

HISTORIC RESOURCES EVALUATION REPORT
for the
IMPERIAL BEACH LIBRARY
IMPERIAL BEACH, SAN DIEGO COUNTY,
CALIFORNIA

Lead Agency:

County of San Diego
Department of Planning and Land Use
Contact: Gail Wright
5201 Ruffin Road, Suite B
San Diego, California 92123

Preparer:

Shannon Davis, M.A.
Senior Architectural Historian
Sarah Stringer Bowsher, M.A.
Senior Historian

ASM Affiliates, Inc.
2034 Corte del Nopal
Carlsbad, California 92011
760-804-5757

Project Proponent:

DUDEK
605 Third Street
Encinitas, California 92024

ASM Project Number 21100

November 2013

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NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Authors: Shannon Davis, Sarah Stringer Bowsher

Firm: ASM Affiliates, Inc.

Client/Project Proponent: DUDEK

Report Date: November 2013

Report Title: Historic Resources Evaluation Report for the Imperial Beach Library, Imperial Beach, San Diego County, California

Type of Study: Historic Resources Evaluation

New Sites: Imperial Beach Library

Updated Sites: None

USGS Quad: Imperial Beach 7.5-minute

Acreage:

Keywords: Imperial Beach 7.5-minute quadrangle, Imperial Beach Road, mid-twentieth century library, Modern architecture

LIST OF ACRONYMS

APE	Area of Potential Effect
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CPHI	California Point of Historical Interest
CRHR	California Register of Historical Resources
CSHL	California State Historical Landmark
CUDA	Current Urban Development Area
DPR	Department of Parks and Recreation
NRHP	National Register of Historic Places
RPO	County of San Diego Resource Protection Ordinance
SCIC	South Coastal Information Center

EXECUTIVE SUMMARY

This report is an evaluation of the built environment at 810 Imperial Beach Boulevard in Imperial Beach, San Diego County, California, for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historical Resources (Local Register), and the County of San Diego Resource Protection Ordinance (RPO). The report has been prepared in accordance with the California Environmental Quality Act (CEQA) prior to the County of San Diego's redevelopment of the Imperial Beach Library (Project), which would result in the demolition of the original library. This report follows the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b). The results of this evaluation will assist the County in determining the direct construction impacts to resources and in the creation of a preservation plan for any significant resources.

ASM evaluated one building at the project site that was potentially historically significant because of its age. The intensive-level survey was conducted on October 3, 2013. The property at 810 Imperial Beach Boulevard is a county library in the town of Imperial Beach, California. The building is comprised of 1967 Modern-style single-story library with a 1978 addition. The documentation and evaluation of this building draws upon research ASM previously conducted for a constraints-level analysis of this property in 2010.

The Imperial Beach Library is recommended not eligible for the CRHR, nor the Local Register, nor does it meet the qualifications as a historical resource pursuant to the RPO and CEQA. As this building is not recommended as historically important, the Project will not result in a significant adverse impact, and therefore the effects of the Project on the built environment resource addressed in this report are proposed as not significant. The results of this evaluation will assist the County in determining the direct construction impacts to this resource.

1.0 INTRODUCTION

This historical assessment was prepared to determine the historical and architectural significance of potential historic resources located at 810 Imperial Beach Boulevard in Imperial Beach, San Diego County, California. Section 21084.1 of CEQA defines a historic resource as any resource listed in, or eligible for listing in, the CRHR. This property is not listed in the CRHR; it is not a California Point of Historical Interest (CPHI); and it is not a California State Historical Landmark (CSHL). Furthermore, it is not listed in the NRHP. The parcel at 810 Imperial Beach Boulevard was previously surveyed, but not fully evaluated, for a constraints-level analysis Phase I that ASM conducted for this property in 2010.

In this report, the potential historic resource at 810 Imperial Beach Boulevard is evaluated for its eligibility for designation on the local and state levels as an individual resource and potential contributor to a historic district, in accordance with CEQA, the County of San Diego's RPO, Local Register, and CRHR guidelines. This section of the report provides a project description, a historical context for the property, and a summary of the applicable regulations and criteria for evaluation of resource importance. Chapter 2 addresses the guidelines for determining significant environmental impacts. Research methods and architectural descriptions of the historic resources are discussed in Chapter 3. The historical evaluation and potential for significant impacts are detailed in Chapter 4, followed by the evaluation of effects in Chapter 5. The Department of Parks and Recreation (DPR) 523 site record form for the property is provided in Appendix A, a records search from the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) is located in Appendix B, and resumes of key personnel are found in Appendix C.

1.1 PROJECT DESCRIPTION

The Project is located in Imperial Beach, in southwestern San Diego County, California (Figure 1). The Project's area of potential direct effect (APE) is confined to the parcel boundaries, found on the Imperial Beach USGS 7.5-minute quadrangle map (Figure 2). More specifically, the property is located at 810 Imperial Beach Boulevard to the north side of Imperial Beach Boulevard, bordered by 8th Street on the west and Veteran's Park on the east and north (Figure 3). The Project is located in a suburban setting, with residential, commercial, and civic development located adjacent to and near it.

The Project proposes to demolish the existing 5,000-square-foot library and replace it with a larger approximately 12,000 ft.² library facility. The future library will provide separate areas for children, family, teens, adults, staff, book store, and a great room. The additional building area would result in the library expanding into the existing parking lot. In addition, the project proposes to renovate the existing 2,000-ft.² community room located north of the existing parking lot. The new library building would be connected to the renovated community room (the Marina Vista Room) via a new entry way.

1. Introduction

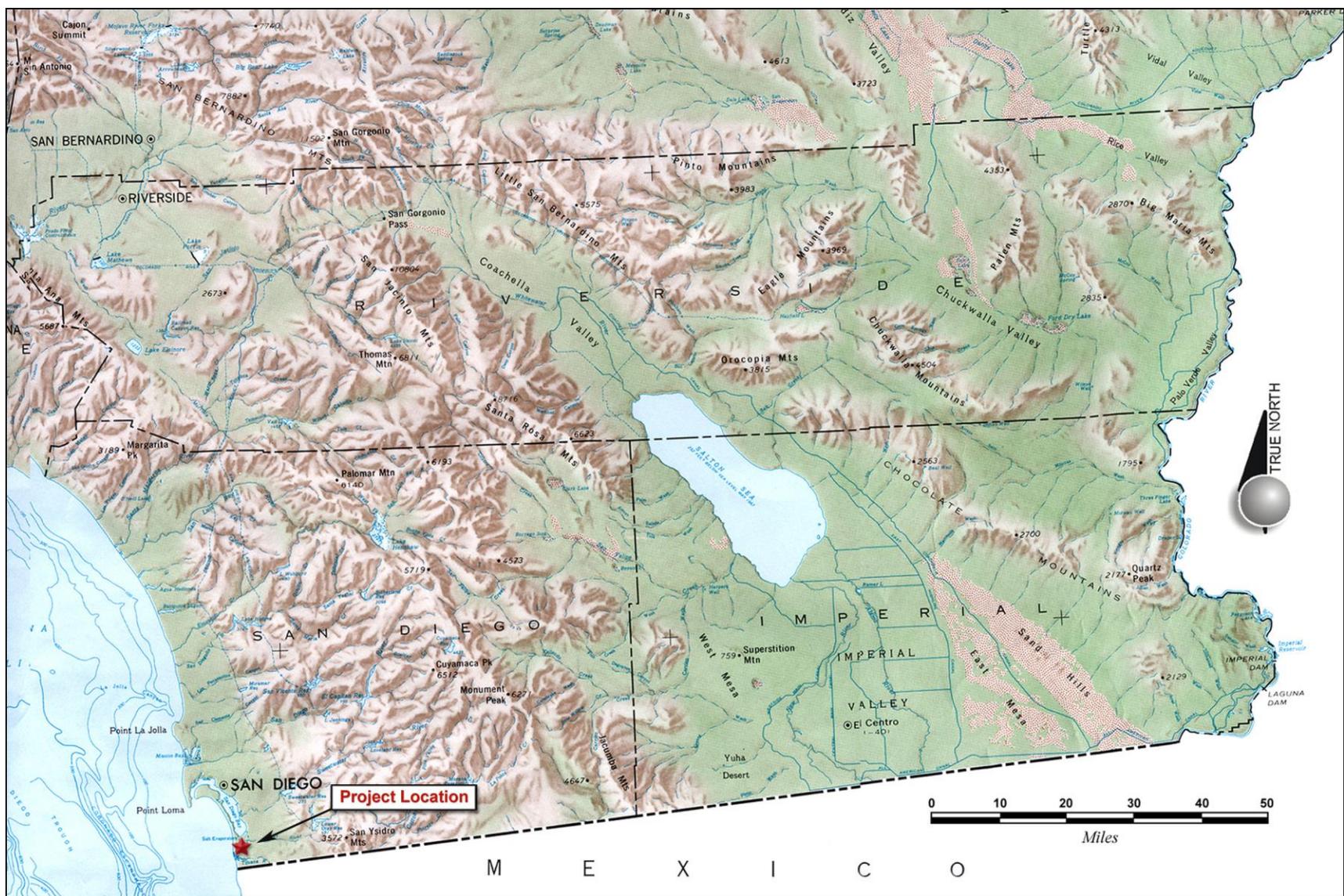


Figure 1. Regional Vicinity Map.

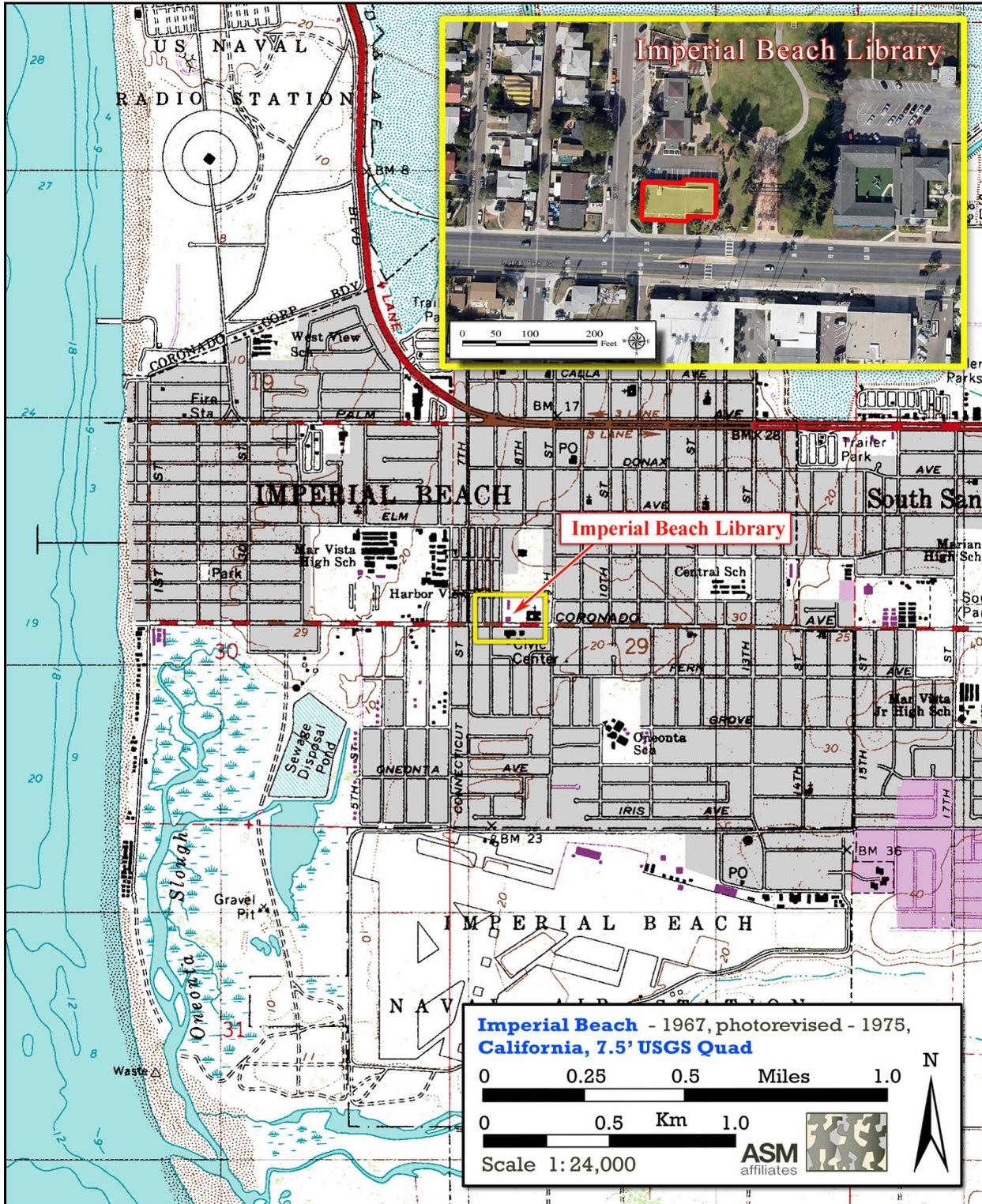


Figure 2. Project Location Map.



Figure 3. Aerial photo of Project location with Imperial Beach Library highlighted in yellow.

On October 3, 2013, ASM conducted an intensive-level survey of the building at the project site—potentially historically significant because of its age. This survey and subsequent report were completed in accordance with the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b), the RPO, Section 21083.2 of CEQA, and the San Diego County CEQA Guidelines. This report addresses the direct construction impacts to resources and proposes a determination as to impact severity as outlined in Section 4.2 of *County of San Diego Guidelines for Determining Significance*.

1.2 EXISTING CONDITIONS

The APE area contains a rich natural and cultural environment. The existing environmental and cultural settings are described below

1.2.1 Environmental Setting

Natural

The APE is located in a relatively flat coastal area, within a developed suburban area at the southwestern corner of the continental United States. The APE is approximately 1 mi. east of the Pacific Ocean, 14 mi. south of downtown San Diego, and 5 mi. northwest of downtown Tijuana, Mexico, which borders the town of Imperial Beach. Elevation within the APE is approximately 20 ft. above mean sea level. No significant features, such as rock outcroppings, native trees, or steep slopes, occur within the APE.

The region is characterized as a coastal climate, and precipitation averages 10.33 mm per year and falls primarily in the winter and spring (from December to April). The landscape within the project vicinity has been subjected to considerable historic human modification, including the replacement and extinction of native perennial grasses through the introduction of nonnative annual grass species. The majority of the APE is developed, with recent landscaping and hardscape surrounding the library building.

Cultural

Imperial Beach became a city in June 1956, but the community began in the midst of San Diego's real estate boom of the 1880s. At the height of the boom, Imperial Beach or South San Diego Beach, as it was first known, was plotted in 1887, and the South San Diego School was constructed in 1888. The new town included Palm City, which has since been incorporated into the City of San Diego. Oneota was also plotted in the 1880s and later became part of Imperial Beach (Elliott 1976:11-12, 27). Imperial Beach was a small beach town surrounded by communities such as Coronado, Nestor, San Ysidro, and neighboring communities of Otay, Chula Vista, and National City. Connecting those communities with the new Hotel del Coronado was the Coronado Railroad (the Belt Line). It operated passenger trains until the San Diego Electric Railway electrified a portion of it and the non-electrified section was absorbed into the San Diego Southern Railway in the early 1900s. Those railroad services connected the communities with San Diego and the border (Price 1988).

In 1909-1910, the community had grown large enough to finance sidewalks, and David Disinger constructed several buildings on First Street. One building served as a post office and a general store, and in 1915 also served as the Imperial Beach Branch of the San Diego County Library system. Disinger became Imperial Beach's first postmaster, and Eva Disinger and her brothers became the first librarians. The first dance pavilion and café made its entry on the community scene and drew crowds during World War I (Elliott 1976:14, 25). Seaside improvements brought more interest to the community and included a new fishing pier, a boardwalk where rented suits were an attraction for locals and tourists, and a new boat landing (Elliott 1976:15). In 1916, the disastrous flood affected all sections of San Diego County, but in the South Bay it caused the Tijuana River to overflow and the Otay Dam broke, both of which destroyed property and roads. The railroad system was never completely rebuilt (Elliott 1976:12). The small community of Imperial Beach continued to develop at a slow pace, with access by trains and horses until automobiles became more popular in the 1920s. By then, few houses from the nineteenth century remained. Poultry raising for local consumption was an important source of family income, as were citrus orchards. Most cottages along the beach had outhouses, as a sanitation district did not yet exist, and most were utilized by summer vacationers (Elliott 1976:5). During the 1930s, tent houses from neighboring Coronado Island were moved to the community (Elliott 1976:6).

The mobilization for World War II prompted tremendous growth in the greater San Diego area. Local military facilities (Ream Field, Amphibious Base, and the Radio Station) brought people from around the United States to the South Bay area (Shettle 2013). Many of them decided to make San Diego their permanent home. New services and organizations emerged to serve the growing population, such as Imperial Beach Elementary School, churches, and numerous civic groups and clubs. The community of Imperial Beach began developing its own interests separate from neighboring Palm City and formed the Imperial Beach Civic Group in 1947. The group represented locals in such matters as renaming streets and fund raising for a local fire truck. The Amphibious Base even donated a Quonset hut as a fire station. When the sanitation district formed in 1949, it provided the infrastructure necessary for residential development, and growth followed. New businesses emerged, including a new shopping district that provided the community with its first theater (Elliott 1976:6-9). By 1950, the population of the larger South Bay area had grown to 81,500, which was largely attributable to military interests in the area and post-World War II businesses. Chula Vista and National City were the largest communities, at 15,927 and 21,199 respectively, while the unincorporated areas of Otay and San Ysidro were the smallest at 1,774 and 2,381 (United States Census Bureau 1950). While neighboring Otay kept its rural character in the early 1950s, postwar infill had made a significant impact on the once-small beach town (United States Department of Agriculture 1953). Discussions about incorporating finally resulted in cityhood in 1956. Additional services such as the fire and police department became a permanent fixture in the 1950s and 1960s. By the early 1960s, densification in Imperial Beach meant the near absence of rural properties, and by 1980, the community had been developed (United States Department of Agriculture 1953, 1964, 1980).

Imperial Beach Branch of the San Diego County Library System

The San Diego County Library system began in February 1913 with nine branches and 700 books. Some collections were placed in local stores and homes, including the Imperial Beach library at the Disinger store/post office (Ring 2013). The Disingers operated the 200-book library at their location until 1958, when the library moved to a 1,300-ft.² building that the local

Coronado Savings and Loan Association had constructed for the library at 730 Delaware Avenue (Evening Tribune 1967; Imperial Beach Star-News 1967a, 1978, 1990; San Diego Union 1967). The needs of the library soon outgrew the Delaware Avenue location, and the current Imperial Beach Library was constructed and dedicated August 23, 1967, with 150 people present, and was designed so that it could be expanded to 5,000 ft.² (Imperial Beach Star-News 1967a). The library officially opened August 29, 1967 (Imperial Beach Star-News 1967b). A neighboring park was planned to complement the library (San Diego Union 1967). That park, now known as Veterans Park, was constructed between 1964 and 1980 (United States Department of Agriculture 1964, 1980).

Construction of the new Imperial Beach Library was completed earlier than many other branches. While the population growth necessitated new additions, most were planned for the late 1970s. Budgetary constraints in 1978 meant many library improvements were delayed until the 1990s (Ring 2013). Despite those budgetary difficulties, improvements were made to the Imperial Beach library. In 1978, a 2,050- ft.² addition was completed for making the building Americans with Disabilities Act accessible and enlarging the building to 5,050 ft.² to house 30,000 books (Imperial Beach Reader; Imperial Beach Star-News 1978). By the late 1970s, the library had offered patrons not just books but also cassette tapes, videos, English as a Second Language training, children's programs, and many other resources to meet the community's needs (Imperial Beach Star-News 1978). In 1984, the library was the first in the county library system to have a new data processing system for library operations (Imperial Beach Star-News 1984). Extensive interior renovations were completed in 2004.

1.2.2 Record Search Results

Previous Studies

ASM Affiliates conducted a records search of the Project area in 2010 with the SCIC of the CHRIS, housed at San Diego State University. No previous cultural resource reports have been completed for the APE. The record search results are included as Appendix B.

Previous Recorded Sites

No cultural resources or historic addresses have been previously recorded within the APE.

1.3 APPLICABLE REGULATIONS

Districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality illustrating or interpreting the heritage of Imperial Beach, San Diego County, or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the County of San Diego's RPO, Local Register, CEQA, CRHR, and NRHP provide the guidance for making such a determination. Imperial Beach does not maintain a local list of historic resources, nor does it have a historic preservation ordinance. The following sections detail the criteria that a resource must meet in order to be determined important.

1.3.1 California Register of Historical Resources Significance Criteria

The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the National Register of Historic Places (NRHP).

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources achieving significance within the past 50 years are considered for eligibility for the CRHR only if they meet special consideration. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance. The NRHP has a comparable special consideration for resources less than 50 years old, and requires those resources to be of “exceptional importance.” In 2012, the California Office of Historic Preservation clarified that the guidance regarding resources less than 50 years old is the same for both the CRHR and NRHP, and that the intent of the CRHR regulations is to be the same as the NRHP (California Department of Transportation 2012).

Not only must historical resources eligible for listing in the CRHR meet one of the criteria of significance described above, eligible resources must also retain integrity, or enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001). This general definition is strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

Integrity

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity

of a property: “Integrity is the ability of a property to convey its significance” (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

1.3.2 San Diego County Local Register of Historical Resources

The County maintains a Local Register that was modeled after the CRHR. Significance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering, or culture. Any resource that is significant at the national or state level is by definition also significant at the local level. The criteria for eligibility for the Local Register are comparable to the criteria for eligibility for the CRHR and NRHP, but significance is evaluated at the local level. Included are:

- 1) resources associated with events that have made a significant contribution to the broad patterns of California or San Diego County’s history and cultural heritage; or
- 2) resources associated with the lives of persons important to our past, including the history of San Diego County or its communities; or
- 3) resources that embody the distinctive characteristics of a type, period, region (San Diego County), or method of construction, or represent the work of an important creative individual, or possesses high artistic values; or

- 4) Resources that have yielded or are likely to yield, information important in prehistory or history.

Districts are significant resources if they are composed of integral parts of the environment that collectively (but not necessarily as individual elements) are exceptional or outstanding examples of prehistory or history.

The County also treats human remains as “highly sensitive.” They are considered significant if interred inside or outside a formal cemetery. Avoidance of impacts is the preferred treatment.

Under County guidelines for determining significance of cultural and historical resources, any site that yields information or has the potential to yield information is considered a significant site (County of San Diego 2007a:16). Unless a resource is determined to be “not significant” based on the criteria for eligibility described above, it will be considered a significant resource. If it is agreed to forego significance testing on cultural sites, the sites will be treated as significant resources and must be preserved through project design (County of San Diego 2007a:19).

1.3.3 County of San Diego Resource Protection Ordinance

The County uses the CRHR criteria to evaluate the significance of cultural resources. In addition, other regulations must be considered during the evaluation of cultural resources. Specifically, the County of San Diego’s RPO defines significant prehistoric and historic sites.

The County defines a significant prehistoric or historic site under its RPO as follows:

The County defines a significant prehistoric or historic site under its RPO as follows:

- 1) any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
 - (a) formally determined eligible or listed in the NRHP; or
 - (b) to which the Historic Resource (H designator) Special Area Regulations have been applied; or
- 2) one-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data or materials; or
- 3) Any location of past or current sacred religious or ceremonial observances which is either:
 - (a) protected under Public Law 95-341, the American Religious Freedom Act, or Public Resources Code Section 5097.9, such as burials, pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures, or
 - (b) other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

1.3.4 California Environmental Quality Act Significance Criteria

CEQA requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

Historical resources are considered part of the environment, and a project that may cause a substantial adverse effect to the significance of a historical resource is a project that may have a significant effect on the environment. “Historical resource” applies to a building and/or structure that:

- 1) is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.); or
- 2) is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or
- 3) is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Lead agencies have a responsibility to evaluate historical resources prior to making a finding as to a proposed project’s impacts. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) is considered to materially impair the resource’s significance.

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

As outlined in section 4.2 of *County of San Diego Guidelines for Determining Significance* (2007), any of the following will be considered a potentially *significant environmental impact* to cultural resources:

- 1) The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance, or any alteration of characteristics or elements of a resource that cause it to be significant in a manner not consistent with the Secretary of the Interior's Standards.
- 2) The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
- 3) The project disturbs any human remains, including those interred outside of formal cemeteries.
- 4) The project proposes activities or uses damaging to significant cultural resources as defined by the Resource Protection Ordinance and fails to preserve those resources

Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the State CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources. Guideline 3 is included because human remains must be treated with dignity and respect and CEQA requires consultation with the "Most Likely Descendant" as identified by the Native American Heritage Commission for any project in which Native American human remains have been identified.

Guideline 4 was selected because the RPO requires that cultural resources be considered when assessing environmental impacts. Any project that would have an adverse impact (direct, indirect, or cumulative) on significant cultural resources as defined by this Guideline would be considered a significant impact. The only exemption is scientific investigation.

All discretionary projects are required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites, as well as requirements listed in the Zoning Ordinance, General Plan, and the Grading, Clearing and Watercourses Ordinance (§87.429).

3.0 ANALYSIS OF PROJECT EFFECTS

3.1 METHODS

3.1.1 Archival Research

To develop the appropriate historic context from which to evaluate the property, Sarah Stringer Bowsher, ASM Senior Historian, conducted archival research for information on the history of Imperial Beach through the local history records at the San Diego County Imperial Beach Library, as well as secondary sources, newspaper clippings, aerials, drawings, and other appropriate documentation San Diego State University, and Nationwide Environmental Title Research Company. Research from the previous constraints-level analysis conducted by ASM in 2010 was utilized in developing the historic context, including aerial and historic maps, and previously prepared historic contexts for the County of San Diego. A records search for the Project area was requested in 2010 from SCIC of the CHRIS, housed at San Diego State University. To determine the site-specific history, ASM first reviewed previously obtained original architectural drawings for the 1967 library and 1978 addition, obtained from San Diego County's Department of General Services. ASM requested available building permits through the City of Imperial Beach; however, no permits have been received by the date of this report. The year of the construction of the property was confirmed by newspaper clippings, from which detailed information about the library was obtained. A review of photographs available online at Historicaerials.com was performed to confirm the date of construction (Historicaerials.com 1964, 1980).

3.1.2 Survey Methods

Shannon Davis, M.A., ASM Senior Architectural Historian, visited the property on October 3, 2013, to conduct an intensive-level survey to document the building. She took photographs of the building and made notes concerning the building's plans, architectural features, and historical integrity. A windshield survey of the portions of Imperial Beach surrounding the Project area was also conducted. Architectural analysis of the building, including building description and photos, is provided in this chapter.

3.1.3 Structures Assessment

In the assessment of the historical and architectural significance of the building in the Project area, a number of factors were considered, including:

- the history of the building's construction and use;
- the history of the surrounding community and the building's historical context within that community;
- the building's association with important people or events;
- whether the building is the work of a master architect, craftsman, artist, or landscaper;
- whether the building is representative of a particular style or method of construction; and

- whether the building has undergone structural alterations over the years, and the extent to which such alterations have compromised the historical integrity of the building, and the current condition of the property.

These questions must be addressed before a determination of historic importance can be made.

3.2 RESULTS

3.2.1 Historic Resources

Imperial Beach Library Construction Data

Delmar S. Mitchell had designed the Imperial Beach library by August 26, 1966, and it had been constructed by August 30, 1967. During the 1940s through the 1960s, Mitchell had worked with Clarence Joseph (C.J.) Paderewski and Louis A. Dean, first as partners at Paderewski, Mitchell & Dean (established in 1948) and then as partners at Paderewski-Mitchell-Dean & Assoc., Inc. (established in 1960).

The firm was well-respected in San Diego County. By August 1966, Mitchell worked for the Architectural Division of the County of San Diego's Department of Public Works and designed the Imperial Beach Library. Mitchell is not currently on the Master Architects List produced by the Historical Resources Board of the City of San Diego; neither is C.J. Paderewski, a recognized modernist architect who designed Palomar College buildings, the glass elevator and Starlight Room at El Cortez Hotel, West Terminal at Lindbergh Field, and many other projects that included schools, commercial properties, medical facilities, and housing projects. Paderewski and Mitchell worked on a number of projects together, including the Wherry Housing Project in San Diego (1953), the Ducommun Metals & Supply building (1954), Charactron laboratories for General Dynamics Corporation/Convair in San Diego (1954), and South Bay Elementary Schools in San Diego (1955). The firm was therefore familiar with the South Bay area and Imperial Beach prior to the 1967 project. By that time, Mitchell had already left Paderewski-Mitchell-Dean & Assoc., which was renamed Paderewski-Dean & Associates. Since Mitchell and Paderewski worked on a number of projects together over the years, it may be difficult to determine who influenced whom and whether one could be considered a master architect without the same homage paid to the other. The full spectrum of Mitchell's work in San Diego has not been ascertained. By 1970, it is important to note that Paderewski was still part of the American Institute of Architects and Mitchell was not. (County of San Diego 1966; Daniels 1977; Gain 1970; Koyl 1962:, 487, 530; Modern San Diego, 2010).

A later addition to the building was designed by George T. Kern in April 1977 and constructed by December 1978. Since that time, the building has retained the same footprint, despite extensive interior renovations in 2004 (County of San Diego 1977; United States Department of Agriculture 1989, 2005; United States Geological Survey 1980, 2003).

Imperial Beach Library Description

The Imperial Beach Library was constructed in 1967 in the Modern/International style (Figures 4 and 5). It is a one-story library building with a wood frame, a rectangular floor plan, and a

concrete foundation. The exterior is clad in smooth stucco siding. The roof is flat, with overhanging horizontal features on the south façade over the main entrance (Figure 6). The primary entrance consists of a single metal door flanked by a sidelight. Modern/International features of the building include the flat roof, the lack of applied ornament, the asymmetry of the building, its square corners, corner windows, and repetitive, narrow, full-height windows that are made of fixed windows and jalousie windows on the south and north façades (Figure 7). The building also has clerestory window on the south façade. Surrounding the tall narrow windows are projecting concrete frames. Modifications include a major addition (more than 2,000 ft.²) in 1978 and significant interior modifications in 2004 (Figures 8 and 9). Landscape features include small plantings and palm trees surrounding the building.



Figure 4. Oblique view of Imperial Beach Library looking NE at west and south facades.



Figure 5. Oblique view of Imperial Beach Library looking NW at south and east facades.



Figure 6. View of main entrance to Imperial Beach Library looking N at south facade.



Figure 7. Oblique view of Imperial Beach Library looking SE at north and west facades, illustrating corner window.



Figure 8. Oblique view of Imperial Beach Library looking SW at east and north facades, illustrating the eastern addition to the library in 1978.



Figure 9. Interior view of Imperial Beach Library looking east from inside main entrance.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 RESOURCE IMPORTANCE

In order to interpret a resource's importance, a comprehensive assessment must be conducted, including measuring the resource against the guidelines and criteria established by the CRHR, Local Register, RPO, and CEQA, as identified in Section 1.3, as well as assessing the integrity of the resource. To minimize the subjectivity of the interpretive process, it is important to utilize a standard assessment approach for that evaluation. ASM's approach to determining the historic significance of the Imperial Beach Library was also based on guidance in the California Office of Historic Preservation's *Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*, the City of San Diego Historical Resources Board's *Guidelines for the Application of Historical Resources Board Designation Criteria*, and the County of San Diego's *Guidelines for Determining Significance*. ASM also referred to guidance from the NRHP—specifically to *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (National Park Service, National Register of Historic Places 1991). Bulletin 15 establishes the nationally accepted professional protocols to be followed in determining eligibility for nomination/listing:

1. Categorize the property. Determine whether the property is a district, site, building, structure, or object.
2. Determine which prehistoric or historic context(s) the property represents. A property must possess significance in American history, architecture, archaeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register criteria. This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
4. Determine if the property represents a type usually excluded from the National Register. If so, determine if it meets any of the Criteria Considerations.
5. Determine whether the property retains integrity. Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

4.1.1 California Register of Historical Resources Significance Evaluation

The Imperial Beach is recommended ineligible for the CRHR under Criterion 1. ASM carefully considered whether or not the Imperial Beach Library would be eligible for its association with the community development of Imperial Beach. However, the Imperial Beach Library does not convey the significance of that theme well enough to qualify it for eligibility under that criterion. Other resources, such as the adjacent Civic Center built shortly after the city's incorporation, better represent that theme. Further, as the Imperial Beach Library is a resource less than 50 years of age, it must meet special consideration to be eligible for the CRHR, in that sufficient time must have passed to understand its historical importance. In this case, enough time has

passed, but the Imperial Beach Library does not sufficiently represent the theme of community development, and as such it is recommended ineligible for the CRHR under Criterion 1.

The Imperial Beach Library is also recommended ineligible for the CRHR under Criterion 2, as no specific individuals were identified who were closely associated with this property.

The Imperial Beach Library is also recommended ineligible for the CRHR under Criterion 3. Again, as a resource less than 50 years of age, sufficient time must have passed to understand its historic architectural importance. Sufficient time has passed to consider the Imperial Beach Library within the local context of Mid-Century Modernism. However, the library is not an exceptionally significant example of this style. The Imperial Beach Library is a typical example of a Mid-Century Modern public building from the late-1960s in San Diego County and Imperial Beach. In conducting a reconnaissance survey of other public buildings in Imperial Beach, several were identified that are more distinctive examples of the Modern style, including the Civic Center and several of the elementary schools such as Oneonta and Berry, a clinic at 667 Palm Avenue, and St. Charles Church. Further, in considering other examples of Modern libraries throughout the county, several other typical examples were identified, such as Kensington, Fletcher Hills, Lakeside, and the original Central libraries, as well as Love Library at San Diego State University. The Imperial Beach Library does not embody distinctive characteristics of a type, period, or method of construction that would distinguish it architecturally in comparison to similar public or government buildings. While the Imperial Beach Library was designed in the Modern style, better distinctive examples of the style are exhibited throughout San Diego. While Delmar Mitchell, the architect of the Imperial Beach Library, maintained a practice in the San Diego area for no longer than two decades, it does not appear that his contributions to the field of architecture are so significant that he should be considered a master architect. He is not listed among the Modern architects who made a significant contribution to San Diego in the San Diego Modernism context (City of San Diego 2007).

The Imperial Beach Library is not recommended as eligible under CRHR Criterion 4. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

4.1.2 San Diego County Local Register of Historical Resources Evaluation

The Imperial Beach Library is recommended ineligible for the Local Register under Criteria 1-4, following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria.

4.1.3 County of San Diego Resource Protection Ordinance Evaluation

The Imperial Beach Library does not qualify as a significant historic resource under the RPO, as it does not meet any of the definitions set forth by the RPO. The Imperial Beach Library is not formally determined eligible or listed in the NRHP, has not been given an H designator, and is not one-of-a-kind, locally unique, or regionally unique cultural resource that contains a significant volume and range of data or materials.

4.1.4 California Environmental Quality Act Significance Criteria Evaluation

The Imperial Beach Library does not qualify as historical resources under the terms of CEQA, as it does not meet any of the definitions set forth by CEQA. The Imperial Beach Library is not listed, or determined to be eligible for listing, in the CRHR; it is not included in a local register, or identified as significant in an historical resource; nor is it determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

4.2 IMPACT IDENTIFICATION

The Project proposes the demolition of the Imperial Beach Library to create a new, larger library facility. The Imperial Beach Library is recommended as not eligible for listing in the CRHR or the Local Register at the local or state level. Moreover, it does not qualify as a significant historic site under the RPO, nor as a historic resource under CEQA provisions. As the Imperial Beach Library is not recommended as historically important, the Project will not result in a significant adverse impact on the built environment resources addressed in this report.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

As the Project will not result in a significant adverse impact on the built environment resource addressed in this report, the effects of the Project are proposed to be not significant.

6.0 REFERENCES

California Department of Transportation

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City of San Diego

- 2007 *San Diego Modernism Historic Context Statement*. San Diego.

County of San Diego

- 2007a *Guidelines for Determining Significance, Cultural Resources: Archaeological and Historic Resources*. Land Use and Environment Group, Department of Planning and Land Use, Department of Public Works, San Diego County, California.
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Daniels, Richard M.

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- 1976 *A History of Imperial Beach*. City of Imperial Beach, California.

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Gain, John F. (editor)

- 1970 *American Architects Directory*. R. R. Bowker, New York.

Historicaerials.com

- 1964 810 Imperial Beach Blvd., Imperial Beach, CA
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- 1978 Imperial Beach Library Has Come a Long Way. 17 December. On file at the Imperial Beach Branch of the San Diego County Library system.
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Koyl, George S. (editor)

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- 2010 C.J. "Pat" Paderewski. Electronic document, <http://www.modernsandiego.com/Paderewski.html>, accessed December 1, 2010.

Ring, Brenna

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- 1967 Library to Open at Imperial Beach. 24 August. On file at the Imperial Beach Branch of the San Diego County Library system.

Shettle, M. L., Jr.

- 2013 California State Military Museum: Naval Air Station, Imperial Beach. Electronic document, <http://www.militarymuseum.org/NASImperialBeach.html>, accessed October 28, 2013.

United States Census Bureau

- 1950 *Seventh Census of the United States*.

United States Department of Agriculture

- 1953 Aerial.
- 1964 Aerial.
- 1980 Aerial.
- 1989 Aerial.
- 2005 Aerial.

United States Geological Survey

- 1980 Aerial.
- 2003 Aerial.

7.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

Shannon Davis (ASM Affiliates): Acted as Senior Architectural Historian, led the intensive survey, conducted the evaluation, and prepared the technical report.

Sarah Stringer Bowsher (ASM Affiliates): Acted as Senior Historian, conducted the archival and contextual research, and prepared the historic context and site specific history.

Jennifer Krintz (ASM Affiliates): Acted as Senior Architectural Historian, prepared the architectural descriptions and the site forms.

Sinéad Ní Ghabhláin (ASM Affiliates): Provided peer review.

Nick Doose (SCIC): Conducted the CHRIS records search

APPENDICES

APPENDIX A
DPR Forms

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: Imperial Beach Library

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Imperial Beach Date 1967 T 18S R 2W; SW ¼ of NW ¼ of Sec 29; SB B.M.

c. Address 810 Imperial Beach Blvd City Imperial Beach Zip 91932

d. UTM: (give more than one for large and/or linear resources) Zone 11S, 489085.99 mE/ 36043377.57 mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN 626-400-54-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Imperial Beach Library was constructed in 1967 in the Modern/International style. It is a one-story library building located on the northeast side of 8th and Imperial Beach Boulevard in Imperial Beach, in San Diego County. The government building has a wood frame, rectangular floor plan with a concrete foundation. The exterior is clad in smooth stucco siding. The roof is flat with overhanging horizontal features on the south façade over the main entrance. The primary entrance consists of a single metal door flanked by a sidelight Modern/International features of the building include the flat roof; lack of applied ornament; asymmetry of the building; square corners; corner windows; and repetitive, narrow full-height windows that are made of fixed windows and jalousie windows on the south and north facades. The building also has clerestory window on the south facade. Surrounding the tall narrow windows are projecting concrete frames.. Modifications include a major addition (more than 2,000 sq. feet) in 1978, and significant interior modifications in 2004. Landscape features include small plantings and palm trees surrounding the building.

(continued on page)

*P3b. Resource Attributes: (List attributes and codes) HP14. Government Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)

View looking northeast at the southwest façade. Photo taken on October 3, 2013.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1967 (newspaper accounts)

*P7. Owner and Address:

County of San Diego
 1600 Pacific Highway, Room 203
 San Diego, CA 92101

*P8. Recorded by: (Name, affiliation, and address)

Shannon Davis & Jennifer Gorman
 ASM Affiliates, Inc.
 2034 Corte Del Nogal
 Carlsbad, CA 92011

*P9. Date Recorded: 11/1/2013

*P10. Survey Type: (Describe) Pedestrian Intensive

*P11. Report Citation: (cite survey report and sources, or enter "none.") HISTORIC RESOURCES EVALUATION REPORT for the Imperial Beach Library Imperial Beach, SAN DIEGO COUNTY, CALIFORNIA

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Imperial Beach Library

B1. Historic Name: Imperial Beach Library

B2. Common Name: Imperial Beach Library

B3. Original Use: Library

B4. Present Use: Library

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1967, major addition 1978, renovation 2004

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Delmar Mitchell

b. Builder: _____

*B10. Significance: Theme _____ Area: _____

Period of Significance: _____

Property Type: _____ Government Building

Applicable Criteria: _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Imperial Beach is recommended ineligible for the CRHR under Criterion 1. ASM carefully considered whether or not the Imperial Beach Library would be eligible for its association with the community development of Imperial Beach, however the Imperial Beach Library does not convey the significance of that theme well enough to qualify it for eligibility under that criteria. Other resources, such as the adjacent Civic Center built shortly after the city's incorporation, better represent that theme. Further, as the Imperial Beach Library is a resource less than 50 years of age, it must meet special consideration to be eligible for the CRHR, in that sufficient time must have passed to understand its historical importance. Although sufficient time has passed, the Imperial Beach Library does not appear to possess exceptional significance in its association with the theme of community development, and as such it is recommended ineligible for the CRHR under Criterion 1.

The Imperial Beach Library is also recommended ineligible for the CRHR under Criterion 2 as no specific individuals were identified that were closely associated with this property.

The Imperial Beach Library is also recommended ineligible for the CRHR under Criterion 3. Again, as a resource less than 50 years of age, sufficient time must have passed to understand its historic architectural importance. Sufficient time has passed to consider the Imperial Beach Library within the local context of Mid-Century Modernism, however the library is not an exceptionally significant

(continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See Report Bibliography

B13. Remarks: None

*B14. Evaluator: Shannon Davis

*Date of Evaluation: 11/3/2013

(This space is reserved for official comments)





Image 1. View of the south facade looking east.



Image 2. View of the main entrance looking north.



Image 3. View of the south facade looking northwest.



Image 4. View of north and west facades looking southeast.



Image 5. View of the north facade looking south.



Image 6. View of the east facade looking west.

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder)

Imperial Beach Library

Recorded by: Shannon Davis

Date: 10/3/2013

Continuation Update

B10. Significance: Theme continuation

example of this style. The Imperial Beach Library is a typical example of a Mid-Century Modern public building from the late-1960s in San Diego County and Imperial Beach. In conducting a reconnaissance survey of other public buildings in Imperial Beach, several were identified that are more distinctive examples of the Modern style including the Civic Center and several of the elementary schools such as Oneonta and Berry, a clinic at 667 Palm Avenue, and St. Charles Church. Further, in considering other examples of Modern libraries throughout the county, several other typical examples were identified, such as Kensington, Fletcher Hills, Lakeside, and the original Central libraries, as well as Love Library at San Diego State University. As such, it does not embody distinctive characteristics of a type, period, or method of construction that distinguish it architecturally in comparison to similar public or government buildings. While the Imperial Beach Library was designed in the Modern, better distinctive examples of the style are exhibited throughout San Diego. While Delmar Mitchell, the architect of the Imperial Beach Library, maintained a practice in the San Diego area no longer than two decades, it does not appear that his contributions to the field of architecture are so significant that he should be considered a master architect. He is not listed among the Modern architects that made a significant contribution to San Diego in the San Diego Modernism context (City of San Diego 2007).

The Imperial Beach Library is not recommended as eligible under CRHR Criterion 4. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

APPENDIX B
South Coastal Information Center Records Search



South Coastal Information Center
4283 El Cajon Blvd., Suite 250
San Diego, CA 92105
Office: (619) 594-5682
Fax: (619) 594-4483
scic@mail.sdsu.edu
scic_gis@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: ASM Affiliates
Company Representative: Shannon Davis
Date Processed: 11/30/2010
Project Identification: Imperial Beach Library #17280
Search Radius: within project area only

Historical Resources: ND

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: ND

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: ND

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: ND

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements	
Address-Mapped	no
GIS Shapes:	0
GIS Shapes:	4
Searchable Pages:	0
Standard Pages:	0
Aerial Photos:	0
Quads:	1
Hours:	1
RUSH:	no

APPENDIX C
Resumes

Sinéad Ní Ghabhláin, Ph.D.
Principal Investigator

Total Years of Experience: 25

Education:

Ph.D. 1995/Archaeology/University of California, Los Angeles
M.A. 1983/Archaeology/National University of Ireland, Dublin, Ireland
B.A. 1980/Archaeology and French/University College, Dublin, Ireland

Registrations:

2000 Register of Professional Archaeologists

Professional Profile:

Dr. Ní Ghabhláin has 25 years of professional and academic experience in historical archaeology, history, and architectural history in the American Southwest and in Europe. Dr. Ní Ghabhláin currently serves as Vice President of the History Division at ASM and, as such, she manages all projects involving architectural history, history, and historic archaeology and supervises a professional staff of architectural historians, historians, and historical archaeologists. History Division projects include architectural and cultural resource surveys, NRHP and CRHR evaluations and determinations of eligibility, preparation of NRHP nominations, preparation of HABS and Historic American Engineering Record (HAER) documentation, evaluation and data recovery of historic archaeological sites, archival research, and historic artifact analyses.

Selected Project Experience:

Sorrento-to-Miramar Double Track Project, San Diego Association of Governments (SANDAG), San Diego County, California, 2010-2012. As Project Manager, completed an inventory and evaluation of cultural and historic resources within the railroad right of way in Sorrento Valley. Sites included a Native American village site listed in the NRHP. Extensive testing in 2010 determined site boundaries and assessed impacts. In consultation with Native Americans representatives, forensic dog teams were used to identify the potential location of human remains. This project included Native American and agency consultations regarding the preparation of a Memorandum of Agreement (MOA) between the Army Corps of Engineers and the State Historic Preservation Officer (SHPO). Data recovery for this project is underway.

Naval Security Group Activity (NSGA) Skaggs Island Historic Property Inventory and Evaluation, NAVFAC Southwest, Sonoma County, California, 2008-2009. Project Manager and Principal Investigator for an inventory and evaluation of Cold War-era historic resources at NSGA Skaggs Island. Provided an NRHP evaluation of approximately 125 buildings and structures constructed prior to 1945 and reused during the Cold War, and those built between 1946 and 1989. The control building for a Wullenweber Antenna Array was part of a Cold War-era surveillance facility determined eligible under Criteria Consideration G for exceptional significance as an outstanding example of technological innovation from the period.

Survey for Downtown Vista Specific Plan (DVSP) Update, Atkins and City of Vista, Vista, San Diego County, California, 2009. As Principal Investigator, managed a cultural and historical resource reconnaissance survey to identify cultural and historical resources within the DVSP update area. The study included: a records search; literature review and archival research to develop a historical context; Native American consultation; survey of the DVSP update area; photo documentation of buildings constructed prior to 1960; data manipulation and analysis; and preparation of a report summarizing the results of the study. Over 300 buildings constructed prior to 1960 were recorded as a result of this reconnaissance survey. Formal evaluation to the CRHR was recommended for 87 of the buildings recorded.

Lemon Grove Honda Historical Assessment, Lemon Grove, Staubach Retail, San Diego County, California, 2006. As Principal Investigator, managed survey of a developed 4.3-acre parcel. Conducted a preliminary assessment of CRHR eligibility of eight buildings, including six warehouses and two residential building constructed between 1930 and 1970. Formal evaluation was not recommended for any of the buildings. Completed field recording of the buildings, conducted archival research, and wrote the report.

Oceanside Beach Resort Historical Evaluation, PBS&J, City of Oceanside, San Diego County, California, 2006. As Principal Investigator, conducted a CRHR evaluation of four buildings for the Oceanside Beach Resort project. Coordinated with the client, managed the project budget, conducted field recording of the buildings, prepared DPR forms for all resources, and wrote the technical report. A Folk Victorian constructed circa 1887-1892 and a two-story Dutch Colonial constructed in 1907 were recommended eligible for the CRHR. One of the buildings will be relocated to an adjacent block and restored to its original appearance. Recommended relocation and adaptive reuse for the second building.

Historical Evaluation of Santa Fe Subdivision, Calexico, Imperial County, California, 2006. As Principal Investigator and Historical Archaeologist, conducted CRHR evaluation of the former Gunterman Ranch. Prepared budget and scope for the project, coordinated with the client, completed field survey and documentation of the ranch buildings, completed archival research, interviewed Gunterman family members and local ranchers, prepared DPR forms for the ranch complex, and wrote the evaluation report. The buildings were recommended not eligible due to a lack of integrity.

Survey for the San Marcos Elementary School District, The Planning Center, San Diego County, California, 2009. Principal Investigator for a cultural and historical resource survey and evaluation, including a records search, survey, Native American consultation assistance, CRHR evaluation of the San Marcos Elementary buildings and the adjacent San Marcos Historical Society Museum building. The 1948 elementary school building, designed by renowned modernist C.J. Pederowski and the 1940 Works Projects Administration (WPA) Building (now the San Marcos Historical Society Museum) were recommended eligible to the CRHR.

Shannon E. Davis, M.A., RPH
Architectural Historian

Total Years of Experience: 16

Education:

M.A. 1998/Historic Preservation/George Washington University, Washington, D.C.
B.A. 1993/American History/University of Southern California, Los Angeles

Registrations

2011 Register of Professional Historians

Professional Profile:

Ms. Davis has 16 years of experience in the field of historic preservation. As an Architectural Historian, Ms. Davis has documented and evaluated numerous cultural resources for CEQA compliance, and has prepared Historic Structures Reports (HSRs), Historic American Building Surveys (HABS), and NRHP evaluations and nominations, as well as Section 106 review. She recently completed a comprehensive city-wide survey of Chula Vista; successfully listed a property in the CRHR; prepared NRHP nominations for a historic highway and a historic residential district; developed the historic context of Los Angeles military history for Survey LA; and prepared planning documents for several California Naval bases.

Before joining ASM, Ms. Davis worked for the National Trust for Historic Preservation as their west-coast representative for heritage tourism. Much of Ms. Davis's professional experience is with the cultural resources programs of the National Park Service. For eight years she worked for the NRHP as an Historian. She also worked as a Historic Preservation Specialist and Project Manager for three other NPS programs: American Battlefield Protection Program, NPS History Program, and HABS/HAER/HALS/CRGIS.

Selected Project Experience:

Historic Resources Due Diligence Report for the Renovation of the Imperial Beach Library, RBF Consulting, San Diego County, California, 2010. As Architectural Historian, evaluated the potential for historical significance of the subject property by conducting a constraints analysis to provide baseline information on the architect of record, date of construction, and potential eligibility to the CRHR.

HSR for Seven Buildings at Palomar College, Palomar College, San Marcos, San Diego County, California, 2010. As Architectural Historian, consulted on and reviewed HSR for seven buildings at Palomar College. In compliance with CEQA, each building was evaluated for eligibility for the NRHP, CRHR, and as a CEQA historic resource.

Citywide Historic Resources Survey for the City of Chula Vista, City of Chula Vista Planning Department, San Diego County, California, 2012. As Senior Architectural Historian, conducted a reconnaissance survey of more than 12,000 parcels and intensive survey of more the 350 parcels,

based on a historic context developed as part of the project for the City of Chula Vista. Solicited public input on and presented findings of the survey in a series of public meetings. Made recommendations of local, state, and national eligibility. In addition to a final survey report, prepared a comprehensive survey database as well as web-based interactive photographs and maps.

HSR for Building 1133 (1st Marine Corps Division Headquarters), MCB Camp Pendleton, NAVFAC Southwest, San Diego County, California, 2011. As Senior Architectural Historian, prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110 of the NHPA.

HSR for Building 51811 (San Onofre Beach Club), NAVFAC Southwest, MCB Camp Pendleton, San Diego County, California, 2011. As Senior Architectural Historian, prepared an HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110 of the NHPA.

Historic Resources Survey, Eligibility Evaluation, and Update of NRHP Eligibility for 73 Buildings at NWS Seal Beach, Detachment Corona, NAVFAC Southwest, Riverside County, California, 2010. As Field Director, surveyed 247-acre site to assess NRHP eligibility of 73 buildings, structures, and landscape features, with careful consideration of the site as a cultural landscape. Authored the evaluation report, considering potential national, state, and local significance for three distinct periods of significance.

NRHP Nomination and HABS Documentation for the Berylwood Historic District, San Diego Military Family Housing, Naval Base Ventura, Port Hueneme, Ventura County, California, 2012. As Project Manager and Senior Architectural Historian, documented, researched, and reevaluated the 10-acre Berylwood Historic District to prepare an amended NHRP nomination and new HABS documentation of the district that included the ca. 1912 Myron Hunt designed mansion and a second home built ca. 1910-1925. Also evaluated supporting structures and the cultural landscape associated with the estate. Developed and presented keynote address for the centennial celebration of the construction of the house.

NRHP Nomination for U.S. Highway 80 for the Sunrise Powerlink Project, SDG&E, San Diego and Imperial Counties, California, 2012. As Senior Architectural Historian, evaluated the 186-mile-long California segment of U.S. Highway 80, one of the earliest all-weather coast-to-coast highways in the United States. Developed NRHP nomination and supporting materials. Recommended an eligible historic district with contributing constructed during the period of significance (1926-1964) that include 42 bridges and culverts and 186 miles of the road from San Diego to Yuma (both currently used and abandoned segments of the road).

Jennifer Krintz (Gorman), M.H.P.
Architectural Historian

Total Years of Experience: 7

Education:

M.H.P. 2009/Historic Preservation/University of Georgia, Athens, Georgia
B.A. 2004/Philosophy/Belmont University, Nashville, Tennessee

Professional Profile:

Ms. Krintz has seven years of experience in historic preservation and architectural history consultation. Her expertise includes the documentation and evaluation of historic resources on local, state, and federal levels. She has completed NRHP nominations for historic districts and a historic highway in California and Georgia. Ms. Krintz has also written extensive historic contexts for several historic resource nominations on the state and local level. She is also skilled in Section 106 review, NRHP nominations, Historic Building Inventory and Evaluations, HABS/HAER documentation, Environmental Assessments and Impact Statements, municipal ordinances and amendments, HPSRs/HRERs, and feasibility studies.

Selected Project Experience:

HSR for Building 51811 (San Onofre Beach Club), NAVFAC Southwest, MCB Camp Pendleton, San Diego County, California, 2011. As Architectural Historian, prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110.

HSR for Seven Buildings at Palomar College, Palomar College, San Marcos, San Diego County, California, 2010. As Architectural Historian, conducted fieldwork, researched, completed state inventory forms and wrote evaluation report for seven buildings slated for demolition on the campus of Palomar College in the city of San Marcos.

NRHP Nomination for U.S. Highway 80 for the Sunrise Powerlink Project, SDG&E, San Diego and Imperial Counties, California, 2012. As Architectural Historian, conducted fieldwork to document the 200-mile route of Old Highway 80 in the state of California. Utilized GPS Trimble unit data to record bridges, road material alterations, and original alignments off of modern route. Also completed DPR 523 form and assisted with nomination.

NRHP Nomination and HABS Documentation for Berylwood Historic District, San Diego Military Family Housing, Naval Base Ventura County, Port Hueneme, Ventura County, California, 2011. As Architectural Historian, documented, researched and reevaluated the 10-acre Berylwood Historic District to prepare amended NHRP nomination and new HABS documentation of the district that included the 1912 Myron Hunt designed mansion built for prominent local developer and US Senator, Thomas Bard, a second home built 1910-1925 for son and local businessman Richard Bard, as well as supporting structures and the cultural landscape associated with the estate.

Historic Resource Evaluation Report for 6940 Otay Mesa Road, Rabago Otay Technical Business Park, RBF Consulting, San Diego County, California, 2011. As Architectural Historian, documented and evaluated mid-20th-century farmstead including ranch house and barns for eligibility for NRHP, CRHR, San Diego County Local Register of Historical Resources, and the County of San Diego Resource Protection Ordinance in accordance with CEQA.

Survey, Evaluation and Update of NRHP Eligibility at Naval Weapons Station Seal Beach, Detachment Corona, NAVFAC Southwest, Norco, Riverside County, California, 2010. As Architectural Historian, conducted research, helped prepare final report, made edits and responded to comments.

Historic Resources Evaluation Report for Collier Park, Atkins, City of La Mesa, San Diego County, California, 2011. As Senior Architectural Historian, surveyed, documented, and evaluated 7.7-acre park, portions of which were established in 1910. Report prepared in accordance with CEQA and Section 106 of the NHPA prior to the park's redevelopment.

NRHP Nomination for the San Juan Bautista Commercial District, San Juan Bautista, San Benito County, California, 2008. As Architectural Historian, conducted survey and research of historic resources for a NRHP nomination for the commercial district in downtown San Juan Bautista.

Downtown Dinuba Historic District Survey, City of Dinuba, Fresno County, California, 2008. As Architectural Historian, co-conducted the survey of downtown Dinuba in Fresno County. Attended and presented survey findings and recommendations to the preservation commission. The survey process included fieldwork, research, and the completion of DPR 523 form sets as well as identifying potential historic districts and finally providing design guidelines for the historic districts.

PG&E 406/407 National Gas Pipeline, Pacific Gas & Electric Company (PG&E), Sacramento, California, 2008. PG&E proposed a project involving building an underground natural gas pipeline project through agricultural land in four counties in the Sacramento area. As Architectural Historian, co-managed fieldwork, research, and will provide a DPR 523 form for each building within the area of potential effect as well as a summary report stating the finding of effects for all of the properties.

Pine Valley Barn Preliminary Historic Resource Evaluation, RBF Consulting, Pine Valley, San Diego County, California, 2012. As Architectural Historian, conducted a site visit and photographed the barn, and completed a preliminary evaluation of the barn to establish the next step in the CEQA process.

**Sarah Stringer-Bowsher, M.A., RPH
Historian**

Total Years of Experience: 9

Education:

M.A. 2007/History/Public History Program/Arizona State University, Tempe
B.A. 2000/History/University of Arizona, Tucson

Registrations:

2009 Register of Professional Historians

Professional Profile:

Ms. Stringer-Bowsher has nine years of professional experience as a historian. She earned her M.A. through public history course work in historic research methods, applied history, museology, and historic preservation. Ms. Stringer-Bowsher's professional duties have included land use histories and heritage projects for a water and power company in Arizona, archival research in small and large repositories, and numerous papers and reports written for various private and public clients. Each deliverable required that she create or implement a project design, collect pertinent primary and secondary sources, and analyze and synthesize the information into a client-appropriate product. As the Senior Historian for ASM, Ms. Stringer-Bowsher focuses on developing research-based historic contexts, which is the essential foundation for historic site assessment and evaluation. In addition to creating local, project-specific histories and historic contexts, Ms. Stringer-Bowsher prepares land use histories for a multitude of applications including ESA Phase I site assessment reports and cultural resource site assessments.

Selected Project Experience:

NRHP Nomination for U.S. Highway 80 for the Sunrise Powerlink Project, SDG&E, San Diego and Imperial Counties, California, 2012. As ASM's Senior Historian, prepared a historic context that considered the national, state, and local significance of Highway 80 that originally stretched from the Pacific to the Atlantic, from San Diego to Savannah. The historic context considers the national and state road movements, construction methods, and social and political changes that impacted the highway over time from the late nineteenth century of the Good Roads movement to the incoming federal freeway system funded by the 1956 Federal Aid Highway Act.

Historic Resources Survey Chula Vista, City of Chula Vista, San Diego County, California, 2012. As ASM's Senior Historian, conducted limited research, per the scope, and prepared a city-wide context that focused on the project area. The context considered agricultural development, city incorporation, industrial and military development, and commercial expansion that replaced agriculture as a primary economy. Limited research, per the scope, was also conducted on potentially eligible buildings and their potential association with significant persons in the community.

Historic Resources Evaluation of a Mining Site, Southern California Edison, Banning, California, 2012. An evaluation was prepared as an addendum to archeological work completed in the project area. As ASM's Senior Historian, worked collaboratively with ASM's Architectural Historian in evaluating the historical significance of a 1942-era small mine for its eligibility to the NRHP and CRHR. Research conducted focused on creating a context for mining in the region, the identification of the type of mining potentially conducted on the site, and considered potentially significant local persons associated with the site.

Cultural Resources Survey and Historic Assessment of the Escondido Canal Undergrounding Project, Atkins, San Diego County, California, 2010-2011. As Senior Historian, prepared a site-specific historic context and evaluated the Escondido Canal and Rincon Penstock for their eligibility to the CRHR and NRHP.

Evaluation of a Southern California Edison (SCE) 33kV Transmission Line, TEC, Inc., Twentynine Palms, San Bernardino County, California, 2009. As Project Historian and author, prepared an evaluation of the 33kV transmission line for eligibility to the NRHP and the CRHR.

Yuima Historic Road Evaluation, Atkins, San Diego County, California, 2009. As Project Historian and author, prepared an evaluation of a road associated with Stewart Mine within the Pauma/Yuima Indian Reservation for eligibility to the NRHP and the CRHR.

Archaeological Survey Report for the Hagey and Sycamore South Properties, Additions to the Sycamore Canyon and Goodan Ranch Preserves, County of San Diego Department of Parks and Recreation, San Diego County, California, 2012. As ASM's Senior Historian, conducted research and prepared a local context and land use history of the Preserve. The context considered settlement, mining, transportation corridors, and general development. The land use history specifically considered the changes to the Preserve over time from settlement to the present day.

Camp Pendleton Historic Context Study, NAVFAC Southwest, MCB Camp Pendleton, San Diego County, California, 2011-present. As Senior Historian, shaping a master context that will be used as the base pre-installation context from 1769 to 1942. Three historical time periods (Spanish, Mexican, and American) will be developed with specific attention to three important themes on the base: transportation (trails, roads, and railroads), settlement (camps, squatters, ranch house, estancia), and land use (fishing, ranching, farming). Archival research will answer questions posed by management. This context will aid future compliance projects.