
Addendum Report

335 Alameda Boulevard, Coronado, California

MARCH 2023

Prepared for:

CITY OF CORONADO

1825 Strand Way

Coronado, California, 92118

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Executive Summary

Dudek was retained by the City of Coronado (City) to complete an addendum to the Determination of Historic Significance Report for the property located at 335 Alameda Boulevard (APN: 536-191-05-00) (subject property). The addendum scope of work included an executive summary of findings; revised architectural style discussion; revised builder section; revised architectural description; revised integrity analysis; revised designation criteria analysis for criteria C and D, and an updated DPR form.

As a result of the evaluation, Dudek recommends the subject property is eligible for inclusion in the City Register under designation criteria C and D. The subject property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

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1 Historic Context for Criteria C and D

1.1 Architectural Style: Spanish Colonial Revival (1915-1940)

Prior to the 1920s, buildings with Spanish-influenced designs were based primarily on the early Spanish missions, which were commonly very simplistic. Architect, Bertram Grosvenor Goodhue (1869-1924), was responsible for the architectural master plan of the 1915 Panama-California Exposition in San Diego. The Panama-California Exposition introduced more elaborate versions of the Spanish prototypes found in other counties. Buildings constructed using this style increased their ornamentation, forms, and materials, borrowing decorative details from the history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles. Following the 1915 San Diego Panama-California Exposition, the style became dominant in San Diego and its outlying areas, including Coronado. The Spanish Colonial Revival style can also be referred to as the Spanish Eclectic style, which draws from the same influence, the 1915 San Diego Panama-California Exposition. From the mid-1910s into the 1940s, Spanish-influenced architectural design was featured prominently in domestic residential construction, thanks in part to its easy adaptability (McAlester 2018; IS Architecture 2017).

Within the Spanish Colonial Revival architectural style there are five principal subtypes: side-gabled roof, cross-gabled roof, combined hipped-and-gabled roofs, hipped roof, and flat roof. In all forms, the roof pitch is low and typically display an asymmetrical plan. The subject property falls within the cross-gabled roof subtype, which covers about 50 percent of Spanish Colonial Revival houses. This subtype features a cross-gable roof with a prominent front-facing gable. Typically, they are L-shaped in plan and either one- or two-stories in height (McAlester 2018; City of Santa Barbara 2023).

Identifying features of the Spanish Colonial Revival style in Coronado include:

Massing and Overall Form:

- Asymmetrical façades
- Simple rectangular or L-shaped massing
- One or two stories in height
- Round, square, or polygonal towers
- Walled entry courtyards

Roof, Cornice, and Eave Details:

- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Emphasis on terra cotta tile that create a decorative edge from the roof to the wall

Porches and Balconies:

- Recessed front entries

- Emphasis on balconies with balustrades of wood, plaster, or iron
- Balconies open or roofed
- Wrought-iron railings and lanterns

Doors:

- Wood entry door that expresses solidity
- Arched or decorative plaster or stone surround
- Doors made of wood planks or panels
- Recessed in the wall plane with a stucco return and no trim
- Colorful decorative tiles used as baseboards

Windows

- Fenestration irregularly placed and recessed
- Stucco return with no trim
- Awnings are often found at windows openings
- Rounded arches above both doors and windows
- Variety of intricate to simple wood or iron grilles over the windows

Vents and Chimneys:

- Venting in gable peaks
- Tower-like stucco chimneys
- Elaborate chimney tops with small tiled roof

Wall Materials:

- Smooth, whitewashed, stucco walls
- Uninterrupted wall surfaces punctuated by careful use of openings
- Painted stucco exterior walls in natural colors, typically white or tan
- Walls extend into gable without a break

Decorative Elements:

- Clay tile vents
- Decorative vigas (exposed roof beams)
- Keystone
- Cartouche
- Ornamental “punched” wall openings
- Decorative tiles
- Fountains
- Arched wing walls

1.2 Builder of 335 Alameda Boulevard

Oscar W. Dorman (1870-1928)

Oscar W. Dorman, or O.W. Dorman, was born in April 1873 in Farmington, Connecticut. He moved to San Diego in the 1890s and was recorded living with his sister Grace at 2357 E Street in 1900 (U.S. Census 1900). His occupation at the time was listed as truckman. Dorman most frequently listed his occupation as a lumberyard salesman for the San Diego Lumber Company, but voter registration records also list him as a contractor or builder (U.S. Census 1910; U.S. Census 1920). During his lifetime, he lived at many locations across the City of San Diego, including 765 Kearney Avenue and 1875 Main Street, and in Coronado at 935 ½ Olive Street and 930 G Avenue. Dorman married his Logan Heights neighbor, Jennie Robertson, in 1907 (SDU 1907). He appears to have become active in real estate transactions in 1911 (SDU 1911). He purchased lots in the Reed & Hubbell's addition area of San Diego and filed a building permit for a cottage on Main Street between Twenty-eighth and Twenty-ninth Streets. His first sale in Coronado was of two lots in block 91 to Eva Proctor Park in 1919 (SDU 1919). Dorman was an active and prolific builder of single-family houses on Coronado's South Island during the 1920s and owned several houses in Coronado. The buildings constructed by Dorman in Coronado were primarily in period revival styles popular during the time, including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. The majority were Tudor Revival with prominent front-facing gables, tapered chimneys of brick or stucco, and used stucco as an exterior cladding material. His buildings varied in scale, ornamentation, and materials. He was a member of the San Diego Builder's Exchange and was highly esteemed in the building community (CEJ 1928). Dorman died at the age of 57 on February 24, 1928, at his home located at 930 G Avenue (SDU 1928).

Ten of Dorman's buildings have been designated as Coronado Historic Resources, eight of which are Tudor Revival in style and two being Spanish Colonial Revival in style.

Other buildings attributed to Dorman in Coronado include:

- 937 ½ Olive Avenue (1920)
- 421 A Avenue (1923)
- 421 B Avenue (1923)
- 823 E Avenue (1923)
- 1024 Encino Row (1923), Designated Coronado Historic Resource*
- 956 G Avenue (1923)
- 448 B Avenue (1924) (demolished)
- 936 E Avenue (1924) *
- 921 G Avenue (1924)
- 967 G Avenue (1924) (demolished)
- 940 G Avenue (1924)
- 1021 G Avenue (1924) (demolished)
- 1009 J Avenue (1924)
- 544 Marina Avenue (1924)
- 943 Olive Avenue (1924) *

- 1027-29 Olive Avenue (1924), Designated Coronado Historic Resource
- 1030-1032 Olive Avenue (1924), Designated Coronado Historic Resource
- 526 A Avenue (1925), Designated Coronado Historic Resource
- 999 Adella Avenue (1925) (demolished)
- 560 B Avenue (1925)
- 566 B Avenue (1925), Designated Coronado Historic Resource
- 925 G Avenue (1925)
- 840 Glorietta Boulevard (1925) (demolished)
- 940 Glorietta Boulevard (1925), Designated Coronado Historic Resource
- 1115 Loma Avenue (1925), Designated Coronado Historic Resource
- 578 Margarita Avenue (1925)
- 611 Tenth Street (1925)
- 911 Tenth Street (1925) *
- 605 Tenth Street (1925), Designated Coronado Historic Resource
- 639 A Avenue (1926) (demolished)
- 1013 Adella Avenue (1926), Designated Coronado Historic Resource
- 757 Alameda Boulevard (1926), Designated Coronado Historic Resource*
- 836 D Avenue (1926)
- 500 Palm Avenue (1926) *
- 764 J Avenue (1927) *
- 300 Ninth Street (1927) *
- 545 Ocean Boulevard (1927)
- 826 San Luis Rey Avenue (1927)
- 812 Second Street (1927)
- 425 Tenth Street (1927)

Properties with an asterisk next to them were built by Dorman in the Spanish Colonial Revival architectural style.

Spanish Colonial Revival Style Buildings Attributed to Dorman in Coronado:

335 Alameda Boulevard (1927) (subject property).
Dudek 2022.



757 Alameda Boulevard (1926) Designated
Coronado Historic Resource. City of Coronado.



1024 Encino Row (1913) Designated Coronado
Historic Resource. Realtor.com.



936 E Avenue (1924). Google 2023.



943 Olive Avenue (1924). Google 2023.



911 Tenth Street (1925). Google 2023.



500 Palm Avenue (1926). Google 2023.



764 J Avenue (1927). Google 2023.



300 Ninth Street (1927). Google 2023.



2 Field Survey

2.1 Methods

Dudek architectural historians Nicole Frank, MSHP, and Katie Ahmanson, MHC, conducted a survey of the property on September 7, 2022. The survey entailed documenting the building from the public right-of-way and walking the exterior of the subject property with photographs and noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. All field notes, photographs, and records related to the current study are on file at Dudek's Encinitas, California, office.

2.2 Results

As a result of the survey and research of historic built environment resources, one residence 96 years of age was identified on the subject property, 335 Alameda Boulevard. Section 3 (Significance Evaluation) provides a detailed physical description of the property and the associated evaluation of historic significance under all applicable local designation criteria and integrity requirements.

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3 Significance Evaluation

The following provides a description and evaluation of the subject property at 335 Alameda Boulevard in consideration of City of Coronado designation criteria and integrity requirements. A DPR form recording the subject property is provided in Appendix A.

3.1 335 Alameda Boulevard

Property Description

The subject property at 335 Alameda Boulevard is located mid-block on the east side of Alameda Boulevard, between Third Street and Fourth Street, on parcel (APN: 536-191-05-00). The subject property contains one single-family residence constructed in 1927 and a garage constructed in 1957 (Exhibits 1 and 7). The original building permit for the subject property lists its start of construction date as October 7, 1926 (Permit # 3302). According to the building inspection, the “Final Date” was April 26, 1927, therefore, the subject property’s year of construction is 1927 (Permit # SP1397). The parcel is slightly angled off the cardinal directions and is enclosed by a stucco-clad wall surrounding the boundaries of the parcel.

The primary (northwest) elevation of the residence is oriented toward Alameda Boulevard and is accessed by an iron gate at the sidewalk that leads to a terra cotta tile pathway to the primary entrance. The rear of the property can be accessed by a wooden gate below an arched stucco wall. The garage is accessed by the alley along the rear of the property. The residence’s northeast and southwest side elevations extend nearly to the lot lines with adjacent residential properties that are developed with two-story single-family residences. Along the rear (southeast) and southwest elevations are a brick and terra cotta tile covered patio adjacent to a pond and fountain. A terra cotta tile pathway leads to the detached garage located in the northwest corner of the property. The subject property’s landscaping includes a lawn area along the primary (northwest) and rear (southeast) elevations and sections of plantings and mature trees.

Residence (1927)

The residence is L-shaped in plan and a combination one and two stories in height. The building is Spanish Colonial Revival in style and is clad in stucco with a cross-gable Mission (half-cylinder) red-tile roof with open eaves and exposed rafters. At the southwest corner of the residence is a tapered belltower chimney with a stepped cap featuring arched hood openings on each side (Exhibit 3). Where the one-story and two-story sections meet, a flat balcony is accessed by the southwest elevation with wood balustrades. Most of the fenestration on the residence is wood-sash multi-light casement windows. The primary (northwest) elevation features a two-story front-gable volume (left) and a single-story rectangular side-gable volume (right). The elevation’s left section displays two paired casement windows on the first story, and on the second story a pair of arched casement windows flanking an arched doorway with an iron Juliette balcony beneath the gable end. The elevations right section includes a recessed entrance sheltered by an extension of the side gable roof with a wood single-panel main entry door accessed by terra cotta tile steps. Fenestration also included a group of three casement windows flanked by wood shutters (Exhibits 1 and 2). The entry vestibule’s southwest elevation displays a section of square ornamental “punched” wall openings.

A brick pathway leads from the primary (northwest) elevation to the side (southwest) elevation and rear patio. A terra cotta tile patio is located along the southwest elevation and is covered with a corrugated plastic shed roof (Exhibit 4). The first story's fenestration includes three wood sash casement windows. From left to right, the first is a smaller wood-sash multi-light casement window with an articulated stucco hood and a decorative wood boxed grille, and two identical wood-sash multi-light casement windows. The elevation's second story is partially obscured by foliage. Observed fenestration from left to right includes a pair of multi-light wood sash casement windows with wood shutters, a fenestration opening (material and operation unknown) with wood shutters, a screened entry door, and a vinyl horizontal sliding window with wood shutters. This elevation displays a second-story roofed balcony with turned wood balustrades, squared wood columns, and a decorative bracket below (Exhibit 5).

The rear (southeast) elevation mirrors the single-story side-gable volume and two-story front-gable volume. The single-story volume includes a wing wall which attaches the residence to the surrounding stucco wall. Fenestration on the one-story section includes an arched wood panel entry door, a pair of wood-sash multi-light casement windows, and a wood French door and screen door accessed by two terra cotta tile steps. The two-story volume includes a group of three wood sash casement windows with wood shutters on the first story and a horizontal sliding vinyl sash window with wood shutters on the second floor (Exhibit 5).

The northeast elevation is accessed by a painted concrete pathway from the rear elevation. The first story's fenestration from left to right includes three wood-sash multi-light casement windows, a wood frame screen door, a pair of wood frame French doors, and an oriel window with wood-sash multi-light casement windows. The second story's fenestration from left to right includes wood-sash multi-light casement window with wood shutters, a wood-sash multi-light casement window, a series of three wood-sash multi-light casement windows, and a pair of wood-sash multi-light casement windows with wood shutters (Exhibit 6).

Garage (1957)

To the residence's southeast is a detached, square-in-plan, one-story garage with a flat roof and a raised parapet. The building's exterior walls are clad in stucco (Exhibit 7). The garage is accessed from the alley behind the subject property. The primary (southeast) elevation features a replacement metal sectional single-car width garage door. The side (southwest and northeast) elevations do not include fenestration aside from a small wood door opening on the southwest elevation. The rear (northwest) elevation displays a door opening and a pair of wood-sash multi-light fixed windows.

Exhibit 1. Primary (northwest) elevation, view to northeast (IMG_0177).



Exhibit 2. Primary (northwest) elevation view southeast (DSC03872).



Exhibit 3. Detail photograph of southeast elevation's chimney, view to northeast (DSC03875).



Exhibit 4. Side (southwest) elevation and rear (southeast), view to northwest (DSC03810).



Exhibit 5. Side (southwest) elevation and rear (southeast), view to northwest (DSC03821).



Exhibit 6. Side (northeast) elevation, view to southeast (DSC03874).



Exhibit 7. Carport primary (southeast) elevation, view to northwest (IMG_0204).



Exhibit 8. Historic photograph of the rear (southeast) and southwest elevations, 1959 (courtesy Lisa Rigdon) (left) compared to present (IMG_0191) (right), note the addition of shutters and replacement of wood windows with vinyl.



Exhibit 9. Historic photograph of primary (northwest) elevation, date unknown (circa 1940s) (courtesy Lisa Rigdon) (top), compared to present (Google, 2022) (bottom), note the addition of block wall, replacement front door, removal, replacement, and addition of shutters, mailbox removal, and decorative window visor removal.



Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey conducted on September 7, 2022:

- 1933: alter a dwelling – frame, interior and exterior lath and plaster, roofing (Permit #4487)
- 1957: erect carport (Permit #13022)
- 1980: construct block wall approximately 75' x 6' (Permit #22493)
- Date unknown: addition of wood shutters to two windows on rear (southeast) and southwest elevations (Exhibit 8)
- Date unknown: removal of two wood casement windows and replacement with horizontal sliding vinyl windows on rear (southeast) and southwest elevations (Exhibit 8)
- Date unknown: installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation
- Date unknown: removal of a decorative window visor on primary (northwest) elevation (Exhibit 9)
- Date unknown: removal, replacement, and addition of wood shutters on primary (northwest) elevation (Exhibit 9)
- Date unknown: replacement of front door on primary (northwest) elevation (Exhibit 9)
- Date unknown: removal of the original mailbox on primary (northwest) elevation (Exhibit 9)
- Date unknown: garage door replacement (observed)

Character-Defining Features reflecting Spanish Colonial Revival Style:

Massing and Overall Form:

- Asymmetrical façades
- L-shaped massing
- Two stories in height
- Walled entry courtyard

Roof, Cornice, and Eave Details:

- Low-pitched cross-gabled roof
- Minimal eaves with little to no overhang
- Red Mission (half-cylinder) clay tile roof

Porches and Balconies:

- Emphasis on balcony with balustrades of iron and wood
- Roofed balcony
- Wrought-iron lanterns

Doors:

- Wood entry door that expresses solidity
- Recessed in the wall plane with a stucco return and no trim

Windows

- Fenestration irregularly placed and recessed
- Stucco return with no trim
- Rounded arches above both doors and windows
- Wood grilles over windows

Vents and Chimneys:

- Venting in gable peak
- Tower-like stucco chimneys
- Elaborate chimney top

Wall Materials:

- Smooth, whitewashed, stucco walls
- Uninterrupted wall surfaces punctuated by careful use of openings
- Walls extend into gable without a break

Decorative Elements:

- Decorative vigas (exposed roof beams)
- Ornamental “punched” wall openings
- Fountain
- Arched wing walls

Visual Examples of the Subject Property’s Character-Defining Features Reflecting the Spanish Colonial Revival Style:

<p>Iron balconette and rounded arched windows</p>	<p>Ornamental “punched” wall openings</p>	<p>Arched wing walls</p>
		
<p>Wood grilles over windows</p>	<p>Roofed balcony with turned wood balustrades</p>	<p>Wrought-iron lanterns and decorative vigas</p>
		
<p>Elaborate chimney top</p>	<p>Walled entry courtyard</p>	<p>Fountain</p>
		

3.2 Local Statement of Significance for Criteria C and D

- C. It possesses distinctive characteristics of an architectural style, and has not been substantially altered;

For a historical resource to be designated under Criterion C, it should be “unaltered or minimally altered from its historic condition” and possess “distinctive characteristics of an architectural style” (City of Coronado 2018). The subject property retains a high number of distinctive characteristics of the Spanish Colonial Revival architectural style. The present character defining features of the style allows the subject property to be considered truly representative of the architectural style in Coronado. Additionally, the subject property has undergone minimal alterations and retains its integrity of design, workmanship, and materials.

The residence reflects a high number of features of the Spanish Colonial Revival style, including its massing and overall form, roof, cornice, and eave details, porches and balconies, doors, windows, vents and chimneys, wall materials, and decorative elements. The character-defining features reflecting the Spanish Colonial Revival style include: asymmetrical façades; I-shaped massing; two stories in height; walled entry courtyard; low-pitched cross-gabled roof; minimal eaves with little to no overhang; red Mission (half-cylinder) clay tile roof; emphasis on balcony with balustrades of iron and wood; roofed balcony; wrought-iron lanterns; wood entry door that expresses solidity; recessed in the wall plane with a stucco return and no trim; fenestration irregularly placed and recessed; stucco return with no trim; rounded arches above both doors and windows; wood grilles over windows; venting in gable peak; tower-like stucco chimneys; elaborate chimney top; smooth, whitewashed, stucco walls; uninterrupted wall surfaces punctuated by careful use of openings; walls extend into gable without a break; decorative vigas (exposed roof beams); ornamental “punched” wall openings; fountain; and arched wing walls.

The majority of the twenty-six character-defining features of the Spanish Colonial Revival style are fully integrated into the historic design, and not simply tacked on as an afterthought or as part of a later remodel or addition. The subject property clearly contains enough characteristics of the architectural style to be considered a true representative of the Spanish Colonial Revival architecture in Coronado. The subject property meets the Coronado guidelines for a building to be either minimally altered or unaltered. The alterations that occurred over time fall into two categories: not visible from the street right-of-way and those that are consistent with the Secretary of the Interior’s Standards.

The alterations not visible from the street right-of-way (not visible from Alameda Boulevard) include the following: alter a dwelling – frame, interior and exterior lath and plaster (1933); erect carport (1957); addition of wood shutters to windows on rear (southeast) and southwest elevations (unknown date); removal of wood casement windows and replacement with horizontal sliding vinyl windows on rear (southeast) and southwest elevations (unknown date); installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation (unknown date); and garage door replacement (unknown date). The 1933 alteration occurred inside the residence and, therefore, cannot be seen from the street right-of-way. The construction of the carport in 1957, addition of wood shutters on the rear (southeast) and southwest elevations, replacement vinyl windows on the rear (southeast) and southwest elevations, installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation, and garage door replacement done on unknown dates are not visible from Alameda Boulevard. These alterations are visible from the rear alley, but the alley is not considered a street right-of-way. Therefore, the above listed alterations are considered minimal as they are not visible from the street right-of-way.

The alterations that are consistent with the Secretary of the Interior's Standards include the following: reroofing (1933); construction of block wall approximately 75' x 6' (1980); removal of a decorative window visor on primary (northwest) elevation (unknown date); removal, replacement, and addition of wood shutters on primary (northwest) elevation (unknown date); replacement of front door on primary (northwest) elevation (unknown date); and removal of the original mailbox on primary (northwest) elevation (unknown date). According to the Secretary of the Interior's Standards for Rehabilitation, Standards 9 and 10: "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property" and "new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired" (Grimmer 2017). The removal of the decorative window visor, wood shutters, and mailbox and reroofing do not substantially destroy the present historic materials, including the exterior cladding and roofing materials. Their removal has a minimal effect on the overall integrity of the subject property, which retains the ability to reflect the Spanish Colonial Revival architectural style. According to National Register Bulletin Number 15, "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation" (NPS 1995).

The inclusion of non-original features, including the block wall along the primary elevation, the addition and replacement of wood shutters on the primary (northwest) elevation, and the replacement of the front door on the primary (northwest) elevation are minor alterations and reversible in nature. These alterations are consistent with the Secretary of the Interior's Standards. They leave as much of the original building materials intact and undamaged as possible. The block wall along the primary (northwest) elevation is separate from the primary elevation and, therefore, can be removed without negatively affecting the subject property's integrity. The window shutters are not integrated into the subject property's exterior cladding material and, therefore, can be removed or replaced with more period-appropriate shutters without damage to the smooth, whitewashed, stucco exterior walls. Additionally, the replacement of the primary entry door on the northwest elevation is reversible in that it did not alter the fenestration opening size. As per the historic photograph, the door's location, width, and height have all remained, and there have been no alterations to the surrounding materials.

In conclusion, the subject property retains a high number of distinctive characteristics of the Spanish Colonial Revival architectural style. Additionally, the subject property has undergone minimal alterations and retains its integrity of design, workmanship, and materials. The alterations to the subject property fall into two categories: those not visible from the street right-of-way and those consistent with the Secretary of the Interior's Standards. Therefore, the subject property is recommended as eligible under City Criterion C.

D. It is representative of the notable work of a builder, designer, architect, artisan or landscape professional;

The residential property at 332 Alameda Boulevard is the notable work of a builder, designer, architect, artisan, or landscape professional. Archival research revealed that the subject property's builder was Oscar W. Dorman (also known as O. W. Dorman). Dorman was an active and prolific builder of single-family houses on Coronado's South Island during the 1920s and owned several houses in Coronado. The buildings constructed by Dorman in Coronado were primarily in period revival styles popular during the time, including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. The majority were Tudor Revival with prominent front facing gables, tapered chimneys of brick or stucco, and used stucco as an exterior cladding material. His buildings varied in scale, ornamentation, and materials. The subject property is notable within Dorman's body of work as a two-story,

minimally altered Spanish Colonial Revival residence constructed in 1927, a year before Dorman's death in 1928. It demonstrates Dorman's understanding of the style and his ability to execute its character-defining features on a residential building. These combined elements make the subject property a remarkable example within his body of work.

Ten buildings in Coronado that are attributed to Oscar W. Dorman are designated Coronado Historic Resources, including 1024 Encino Row (1923), 1030-1032 Olive Avenue (1924), 1027-29 Olive Avenue (1924), 526 A Avenue (1925), 566 B Avenue (1925), 940 Glorietta Boulevard (1925), 1115 Loma Avenue (1925), 605 Tenth Street (1925), 1013 Adella Avenue (1926), and 757 Alameda Boulevard (1926). Eight are Tudor Revival in style, and two are Spanish Colonial Revival in style. In total, forty buildings in Coronado have been attributed to Dorman, eight of which are Spanish Colonial Revival in style. Comparing the subject property to the eight known Spanish Colonial Revival buildings designed by Dorman in Coronado, the subject property is unique in its massing, character-defining features, and high level of integrity. The following properties are all one-story in height and display a small number of character-defining features of the style compared to the subject property: 936 E Avenue, 911 Tenth Street, and 500 Palm Avenue. The property at 943 Olive Avenue displays a high number of character-defining features and integrity but does not have the same massing as the subject property. The subject property is two-stories in height and reflects a larger economic investment in its construction and materials than 943 Olive Avenue.

Dorman is known to have constricted six other residential buildings in 1927, two of which are Spanish Colonial Revival in style, 764 J Avenue and 300 Ninth Street. The property at 764 J Avenue has similar massing to the subject property but was heavily altered between 2011 and 2014 with the construction of a two-story addition, removal of original materials, and alterations to the primary elevation. Therefore, the property at 764 J Avenue does not serve as an intact example of Dorman's work from its date of construction (1927). Comparing the subject property to 300 Ninth Street, the two properties display different character-defining features of the Spanish Colonial Revival style. The property at 300 Ninth Street does not display the following character-defining features seen in the subject property: low-pitched cross-gabled roof; tower-like stucco chimneys; elaborate chimney top; decorative vigas (exposed roof beams); ornamental "punched" wall openings; fountain; and arched wing walls. The distinguishing element of the subject property is the tapered belltower chimney with a stepped cap featuring arched hood openings on each side. This element reflects Dorman's masterful understanding of the architectural style and his ability to fully express it when building the subject property. The subject property is the only known building attributed to Dorman to reflect this specially designed character-defining feature.

Two buildings attributed to Dorman have been designated as Coronado Historic Resources and are Spanish Colonial Revival in style, 757 Alameda Boulevard and 1024 Encino Row. Comparing the subject property to 757 Alameda Boulevard, the subject property displays different character-defining features of the style allowing the two to be distinct within Dorman's body of work. These character-defining features include a group of arched fenestration openings, metal balconette, decorative chimney, and wood window grilles. Comparing the subject property to 1024 Encino Row, the subject property displays larger massing and a high number of character-defining features of the style.

The majority of the buildings attributed to Dorman in Coronado are Tudor Revival in style, making the subject property a rare and remarkable example of his ability to construct designs using the Spanish Colonial Revival style vocabulary. The subject property expresses the late phase of Dorman's work. His first known property was constructed in 1920 at 937 ½ Olive Avenue. Between 1920 and 1927, he constructed forty known properties, the subject property being one of the last before his death in 1928. Due to his early death at the age of 57, the subject property reflects the late part of his building career and is distinguished in that period of his career for the high

number of character-defining features it displays that was not his “signature” style of Tudor Revival. It shows that Dorman could competently build residences in a variety of period revival styles while being distinctive within that style. The subject property reflects special elements of the architectural style especially seen in the subject property’s tapered belltower chimney with a stepped cap featuring arched hood openings. Additionally, the property at 335 Alameda Boulevard has been minimally altered since its construction in 1927, and it continues to represent Dorman’s original work. Therefore, the property can be considered a notable representation of Dorman’s work and is eligible for listing under City Criterion D.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed on the City of Coronado Register of Designated Historic Resources, a property must not only be shown to be significant under at least two of the City’s designation criteria, but it also must have integrity. Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the City Criteria recognize seven aspects or qualities that define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, “a property will always possess several, and usually most, of the aspects.” The subject property’s period of significance is its construction in 1927 (Andrus and Shrimpton 2002; City of Coronado 2018). The evaluation of integrity is at times subjective, but it is based on a thorough understanding of the property’s physical features and how they relate to the historic significance of the property. The residence at 335 Alameda Boulevard retains integrity from its period of significance as shown in detail below.

The residence at 335 Alameda Boulevard retains integrity of location. The location of the building never shifted, nor was it relocated; it maintains the physical location where the residence was constructed in 1927.

The subject property retains integrity of design. Multiple alterations have been conducted on the subject property since its construction in 1927. Despite its alterations, the subject property retains the essential elements of form, plan, space, structure, and style. The subject property retains design elements of the organization of space, proportion, scale, technology, ornamentation, and materials. Alterations are compatible with the original design and do not detract from the conscious decisions made during the initial design and planning process. Therefore, the property retains integrity of design.

The subject property has integrity of setting. Upon its completion in 1927, the surrounding neighborhood was partially developed with single-family residences. At the time of the subject property’s construction in 1927, it was one of seven single-family homes on its block. The subject property, as well as the other homes constructed at this time on this block, remain intact. The scale and massing of surrounding development have not been substantially altered and have not diminished overall integrity of setting. Therefore, the property has integrity of setting.

The subject property retains integrity of materials. Since its construction in 1927 few materials have been added or removed. Alterations include: reroofing in 1933; construction of a carport in 1957; construction of a 75 ft by 6 ft perimeter block wall in 1980; replacement vinyl windows on rear (southeast) and southwest elevations (unknown date); installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation (unknown date); garage door replacement (unknown date); removal of a decorative window visor on primary (northwest) elevation (unknown date); removal, replacement, and addition of wood shutters on primary (northwest) elevation (unknown date); replacement of front door on primary (northwest) elevation (unknown date); and removal of the original mailbox on primary (northwest) elevation (unknown date). Because the majority of these alterations are either not visible from the street right-of-way or they are consistent with the Secretary of the Interior’s Standards,

they have not diminished the property's overall integrity of materials from its date of construction in 1927. The subject property retains the key exterior materials dating from the period of its historic significance (1927). These include the exterior stucco siding, wood-sash windows, decorative wood vents, and a wrought-iron balcony.

The subject property retains integrity of workmanship. The physical evidence of the craftsmanship required to create the 1927 Spanish Colonial Revival-style residence has been retained with minimal alterations. The essential features, such as being two stories in height, irregular plan, asymmetrical massing, decorative features, roof forms, and materials remain. Though some of the original materials have been removed, the property still conveys a high degree of workmanship. Multiple materials and character-defining features reflecting the workmanship exist from the subject property's construction, including the exterior stucco siding, wood-sash windows, elaborate chimney top, ornamental "punched" wall openings, red Mission (half-cylinder) clay tile roof, wood window grilles, and a wrought-iron balcony.

The subject property retains integrity of feeling. With original materials, workmanship, and design remaining intact, the property conveys a sense of a particular period and style. The present physical features convey the property's historic character as a significant Spanish Colonial Revival design completed in the late 1920s in Coronado. Additionally, minimal changes to the neighborhood have preserved its ability to convey the feeling of one residence in a low-scale, single-family home neighborhood. The property conveys its historic character. Therefore, the subject property retains integrity of feeling.

Finally, the subject property retains integrity of association. The Spanish Colonial Revival style building was constructed in 1927 and was minimally altered since its date of construction. The subject property is an excellent example of its style and exhibits the character-defining features of the style and period. The property reflects this architectural style and retains its association.

In summary, the subject property at 335 Alameda Boulevard retains the integrity of location, design, setting, materials, workmanship, feeling, and association. Therefore, the property maintains requisite integrity to warrant designation and inclusion on the Coronado Register.

Summary of Evaluation Findings

The subject property was evaluated in consideration of the City of Coronado designation criteria and integrity requirements. As a result of the evaluation, the property is recommended as eligible for local designation under City of Coronado Criteria C and D. The subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association. As such, the subject property retains the requisite integrity for inclusion on the Coronado Register.

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4 Findings and Conclusions

The residential property constructed in 1927 and located at 335 Alameda Boulevard (APN: 536-191-05-00) in Coronado, California, was reevaluated in consideration of City designation criteria C and D and integrity requirements. Following thorough research and analysis, the subject property was found to be significant under City Criteria C and D. In February 2023, the subject property's owner, Lisa Rigdon, submitted additional information to the City which helped inform this analysis including historic photographs of the subject property. The subject property is recommended eligible for inclusion in the Coronado Register due to its distinctive characteristics of Spanish Colonial Revival style and as a representation of the notable work of the builder, Oscar W. Dorman.

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Appendix A

DPR Form for 335 Alameda Boulevard

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S

Other Listings _____
Review Code _____

Reviewer _____

Date _____

Page 1 of 32 *Resource Name or #: (Assigned by recorder) 335 Alameda Boulevard

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 Point Loma Quadrangle Date 1996(2001 ed.) T 17S; R 3W; of of Sec 15; San Bernardino

B.M.

c. Address 335 Alameda Boulevard City Coronado Zip 92118

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 482840 mE/ 3617916 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 536-191-05-00

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

The subject property at 335 Alameda Boulevard is located mid-block on the east side of Alameda Boulevard, between Third Street and Fourth Street, on parcel (APN: 536-191-05-00). The subject property contains one single-family residence constructed in 1927 and a garage constructed in 1957 (Figure 1 and 7). The original building permit for the subject property lists its start of construction date as October 7, 1926 (Permit # 3302). According to the building inspection, the "Final Date" was April 26, 1927, therefore, the subject property's year of construction is 1927 (Permit # SP1397). The parcel is slightly angled off the cardinal directions and is enclosed by a stucco-clad wall surrounding the boundaries of the parcel. See *continuation Sheet*.

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

HP2. Single-family property

*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 facing southeast, 09/07/22, DSC03872

*P6. Date Constructed/Age

and Source: Historic
 Prehistoric Both

*P7. Owner and Address:

Rigdon Rodger C & Mary C TRS
335 Alameda Boulevard
Coronado, CA 92118

*P8. Recorded by: (Name, affiliation, and address) [name, last name],

Katie Ahmanson, Dudek
38 N. Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded:

09/20/22

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dudek. 2022. Historical Resource Evaluation Report 335

Alameda Coronado, California. Prepared September 2022 for the City of Coronado.

*Attachments: NONE Location 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):

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DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 335 Alameda Boulevard *NRHP Status Code 5S
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B1. Historic Name: 335 Alameda Boulevard
B2. Common Name: 335 Alameda Boulevard
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
*B5. Architectural Style: Spanish Colonial Revival style
*B6. Construction History: (Construction date, alterations, and date of alterations)

See continuation sheet.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

Detached one-story carport southeast of the residence.

B9a. Architect: none b. Builder: Oscar W. Dorman

*B10. Significance: Theme Residential Architecture Area Coronado
Period of Significance 1926 Property Type Single-family residence Applicable Criteria C & D

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

The subject property was evaluated in consideration of the City of Coronado designation criteria and integrity requirements. As a result of the evaluation, the property is recommended eligible for local designation under City of Coronado criteria C and D. The subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association. As such, the subject property retains the requisite integrity for inclusion on the Coronado Register. See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Katie Ahmanson, MHC

*Date of Evaluation: 9/23/2022

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 of 32 *Resource Name or # (Assigned by recorder) 335 Alameda Boulevard
*Map Name: Point Loma Quadrangle *Scale: 1:24000 *Date of map: 1996 (2001 ed.)



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CONTINUATION SHEET

Property Name: 335 Alameda Boulevard

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***P3a. Description (continued from page 1):**

The primary (northwest) elevation of the residence is oriented toward Alameda Boulevard and is accessed by an iron gate at the sidewalk that leads to a terra cotta tile pathway to the primary entrance. The rear of the property can be accessed by a wooden gate below an arched stucco wall. The garage is accessed by the alley along the rear of the property. The residence's northeast and southwest side elevations extend nearly to the lot lines with adjacent residential properties that are developed with two-story single-family residences. Along the rear (southeast) and southwest elevations are a brick and terra cotta tile covered patio adjacent to a pond and fountain. A terra cotta tile pathway leads to the detached garage located in the northwest corner of the property. The subject property's landscaping includes a lawn area along the primary (northwest) and rear (southeast) elevations and sections of plantings and mature trees.

Residence (1927)

The residence is L-shaped in plan and a combination one and two stories in height. The building is Spanish Colonial Revival in style and is clad in stucco with a cross-gable Mission (half-cylinder) red-tile roof with open eaves and exposed rafters. At the southwest corner of the residence is a tapered belltower chimney with a stepped cap featuring arched hood openings on each side (Figure 3). Where the one-story and two-story sections meet, a flat balcony is accessed by the southwest elevation with wood balustrades. Most of the fenestration on the residence is wood-sash multi-light casement windows. The primary (northwest) elevation features a two-story front-gable volume (left) and a single-story rectangular side-gable volume (right). The elevation's left section displays two paired casement windows on the first story, and on the second story a pair of arched casement windows flanking an arched doorway with an iron Juliette balcony beneath the gable end. The elevations right section includes a recessed entrance sheltered by an extension of the side gable roof with a wood single-panel main entry door accessed by terra cotta tile steps. Fenestration also included a group of three casement windows flanked by wood shutters (Figure 1 and 2). The entry vestibule's southwest elevation displays a section of square ornamental "punched" wall openings.

A brick pathway leads from the primary (northwest) elevation to the side (southwest) elevation and rear patio. A terra cotta tile patio is located along the southwest elevation and is covered with a corrugated plastic shed roof (Figure 4). The first story's fenestration includes three wood sash casement windows. From left to right, the first is a smaller wood-sash multi-light casement window with an articulated stucco hood and a decorative wood boxed grille, and two identical wood-sash multi-light casement windows. The elevation's second story is partially obscured by foliage. Observed fenestration from left to right includes a pair of multi-light wood sash casement windows with wood shutters, a fenestration opening (material and operation unknown) with wood shutters, a screened entry door, and a vinyl horizontal sliding window with wood shutters. This elevation displays a second-story roofed balcony with turned wood balustrades, squared wood columns, and a decorative bracket below (Figure 5).

The rear (southeast) elevation mirrors the single-story side-gable volume and two-story front-gable volume. The single-story volume includes a wing wall which attaches the residence to the surrounding stucco wall. Fenestration on the one-story section includes an arched wood panel entry door, a pair of wood-sash multi-light casement windows, and a wood French door and screen door accessed by two terra cotta tile steps. The two-story volume includes a group of three wood sash casement windows with wood shutters on the first story and a horizontal sliding vinyl sash window with wood shutters on the second floor (Figure 5).

The northeast elevation is accessed by a painted concrete pathway from the rear elevation. The first story's fenestration from left to right includes three wood-sash multi-light casement windows, a wood frame screen door, a pair of wood frame French doors, and an oriel window with wood-sash multi-light casement windows. The second story's fenestration from left to right includes wood-sash multi-light casement window with wood shutters, a wood-sash multi-light casement window, a series of three wood-sash multi-light casement windows, and a pair of wood-sash multi-light casement windows with wood shutters (Figure 6).

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Garage (1957)

To the residence's southeast is a detached, square-in-plan, one-story garage with a flat roof and a raised parapet. The building's exterior walls are clad in stucco (Figure 7). The garage is accessed from the alley behind the subject property. The primary (southeast) elevation features a replacement metal sectional single-car width garage door. The side (southwest and northeast) elevations do not include fenestration aside from a small wood door opening on the southwest elevation. The rear (northwest) elevation displays a door opening and a pair of wood-sash multi-light fixed windows.

***B6. Construction History (continued from page 1):**

The following exterior alterations were identified through a review of property record research and/or during the survey conducted on September 7, 2022:

- 1933: alter a dwelling - frame, interior and exterior lath and plaster, roofing (Permit #4487)
- 1957: erect carport (Permit #13022)
- 1980: construct block wall approximately 75' x 6' (Permit #22493)
- Date unknown: addition of wood shutters to two windows on rear (southeast) and southwest elevations (Figure 8)
- Date unknown: removal of two wood casement windows and replacement with horizontal sliding vinyl windows on rear (southeast) and southwest elevations (Figure 8)
- Date unknown: installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation
- Date unknown: removal of a decorative window visor on primary (northwest) elevation (Figure 9)
- Date unknown: removal, replacement, and addition of wood shutters on primary (northwest) elevation (Figure 9)
- Date unknown: replacement of front door on primary (northwest) elevation (Figure 9)
- Date unknown: removal of the original mailbox on primary (northwest) elevation (Figure 9)
- Date unknown: garage door replacement (observed)

***B10. Significance (continued from page 2):**

Historical Overview of Coronado

In 1602, the Spanish explorer Sebastian Vizcaino passed the offshore islands and isthmus comprising modern-day Coronado on November 8, a holy day for commemorating four Christian soldiers known as "the Crowned Ones." A priest on board the Spanish ship named the islands Las Islas de los Coronados in their honor. The land remained relatively untouched for the next 200 years, until May 15, 1846, when Coronado and its sister island, North Island, became the property of Don Pedro Carrillo. The Mexican Governor Pio Pico granted the land to Carrillo as a wedding gift on the occasion of his marriage to the daughter of Don Juan Bandini, a prominent leader of San Diego. Carrillo used the 4,185-acre land grant, spanning from the border with Rancho de la Nación on the south to the northern edge of North Island, for the next year to graze his cattle. In 1847, the land was sold for \$1,000 to Bezar Simmons, an early American settler in Southern California, who utilized the islands for cattle grazing for the next 25 years (Peterson 1959; Crawford 2010; SDU 1938).

Ownership of the peninsula changed several times between the 1850s and 1885, until November 1885 when Elisha Babcock, Hampton Story, and Jacob Gruendike, along with two other minority partners, purchased the peninsula for \$110,000. On April 7, 1886, the five business partners filed articles of incorporation for the Coronado Beach Company, putting up \$100,000 in capital. The business

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partners chose the name Coronado, which was derived from the Spanish name for the islands and isthmus. The Coronado Beach Company formed subsidiary companies - including the Coronado Beach Water, Ferry, Railroad, Brick, & Transfer Companies - to service the island. The entrepreneurs began subdividing the land and selling off lots to recoup their money from the purchase of the island (Peterson 1959; Crawford 2010; SDU 1938; CHA 2022).

Elisha Babcock and Hampton Story realized early on the appeal that the island had in both its climate and landscape to attract tourists. The sale of residential lots in 1886 helped fund the building of the Hotel del Coronado, which was finished in 1888, only 11 months after its groundbreaking. The 1888 Sanborn Map shows very few residential buildings on the island, which were primarily concentrated in the northeast portion of the city, close to the ferry house (Sanborn 1888). The Coronado Water Company began to run pipes 3,000 feet under the San Diego Bay to ensure that fresh water would reach the island. A new street railway system and steam-powered ferry were in development at the same time to service both locals and tourists. Only one year after the Hotel del Coronado opened, John D. Spreckels purchased the Coronado Beach Company for \$500,000, which included all of Coronado, North Island, the hotel, ferry, trolley, and water system, aside from already privately owned lots. On December 9, 1890, Coronado residents voted to incorporate and be led by a local Board of Trustees (Crawford 2010; CHA 2022).

Coronado continued to grow under the ownership of Spreckels and, after a period of slow development, became a playground for wealthy Americans. The 1906 Sanborn Map shows an increase in residential development in the southeast section of the peninsula, running from the ferry dock at the northern end to the Hotel del Coronado on the southern end (Sanborn 1906). The construction of the Hotel del Coronado encouraged people to build summer homes on the southern end of the city, closer to the beach. From 1900 until 1938, an upscale campground just south of the Hotel del Coronado named Tent City, which was comprised of several hundred tents and thatched roof cottages, became a popular attraction for both locals and visitors. Many families that spent their winters on the island during the early 1900s eventually moved permanently into homes on Coronado (Crawford 2010; CHA 2019). By 1920 development had continued to increase and spread to the western side of the City, including the construction of the Coronado County Club. Subdivided plots of land began to have primarily single-family homes constructed on them, although there were still large amounts of open land available. The City's Board of Trustees governed until 1926 when a city council was formed, and a mayor was appointed (Sanborn 1921; CHA 2022).

The presence of the military paycheck helped Coronado feel less of the effects of the Great Depression from 1929 to 1939. By the 1930s, Coronado had a population of 5,424 including service members and their families on North Island. The greatest impact financially was on landlords who rented out houses to tourists. A large portion of Coronado's real estate was classified as homes available for vacation rental. Fewer families could afford to rent vacation homes during the Great Depression. The amount of "For Rent" signs was so plentiful that the Coronado Realty Board decided to remove all of them. There was also a downturn in the construction of new homes. In the spring of 1940, only eighteen new homes were constructed, representing a major halt in the momentum the construction industry had been experiencing since 1890. After the Depression, there was a period of expansion and development. The growth of single-family homes continued through the 1940s as development stretched further west from the city's center (Enowitz 2015, Crawford 2010; CHA 2022; Carlin and Brandes 1998; Millen 1982).

North Island, used by guests of the Hotel del Coronado to hunt for jackrabbits, remained relatively uninhabited until 1911 when famed aviator Glenn Curtiss leased the land for three years from John Spreckels. During that time, Curtiss experimented with his newly developed seaplane; finding the island to be an ideal place for aviation, he opened a flight school that trained pilots. Also, during these three years, Curtiss convinced the United States Navy to establish their first aircraft squadron on North Island, resulting in it becoming the "Birthplace of Naval Aviation" (Crawford 2010). The Island became a joint Army and Navy base in 1917 after Congress passed a Condemnation Act to acquire 1,232 acres for five million dollars from John Spreckels. The Army's Rockwell Field occupied one-half of North Island with the naval air station occupying the other half, sometimes creating conflict between the two branches. The City experienced rapid growth beginning in the early 1920s, which only increased with the establishment of the Army and Navy bases on North Island. Military families began to move to the peninsula permanently, becoming a

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large part of the total population and changing the overall city demographics. In 1935, President Franklin D. Roosevelt visited North Island and decided that the Army was to relocate. In the early 1940s, the decision was made to dredge a portion of San Diego Bay, known as the Spanish Bight, to create more acreage for the Navy. This reclaimed land was the eventual location of the Naval Amphibious Base, the only base of this type on the West Coast (Crawford 2010; Dellinger 2009; CHA 2022).

The City's population before World War I was 6,932, but by 1945 the population rose to 25,382. A 1941 aerial photograph displays a large increase in development from the 1921 Sanborn Map, the landscape specifically to the west and east of Orange Avenue is dominated by residential development, the majority of which is set back from the street and small in scale (UCSB 2022). The infill of the Spanish Bight, in addition to creating more room for the Amphibious Base, also allowed for the construction of more buildings, easing the congestion on the peninsula's limited amount of space (Crawford 2010; CHA 2022).

Between 1953 and 1964, historic aerials show the development of the four and a half blocks west of Alameda Boulevard, which up until this point was the last block with residential development before entering open land or land owned by Naval Air Station (NAS) North Island. These streets running north to south, including Coronado, Balboa, Cabrillo, and Country Club Avenues, are dominated by single-family residential development (Crawford 2010; CHA 2022; NETR 2022). A long-term goal of the City was to construct a bridge between Coronado and downtown San Diego, which were connected only by ferry. To accomplish this massive undertaking, San Diego Bay was dredged to build the bridge supports deep enough into the ground for stability. Governor Ronald Reagan dedicated the new bridge on August 2, 1969; it measured a full two miles long and 200 feet tall to allow Navy ships to pass underneath it.

The opening of the San Diego-Coronado Bridge represented the next step in the island's history. The easy access to the bridge granted to both tourists and San Diego locals created a demand for higher-density housing than that provided by the existing single-family houses. In 1971, the first towers on Coronado, the Coronado Shores Towers, were completed at 17-stories tall and built on 35 acres of beachfront land once owned by the Hotel del Coronado. The ten Coronado Shores Towers buildings comprised one of the largest complexes constructed in California and led to Coronado residents voting in 1972 to set a 40-foot height limit within the City, from which the Coronado Shores Towers was exempt. Coronado residents were given the power to officially elect their own mayor in 1972. Despite the continued popularity of Coronado, the population has stayed relatively the same since the 1940s. Consistent with an urbanized community, Coronado has experienced relatively little housing growth since 1990. This is due to the limited amount of space on the island and the lack of vacant land available for new housing construction. The 2010 census recorded a population of 24,697, compared to 25,382 in 1945. The Hotel del Coronado still plays a prominent role in the City's identity, hosting more than two million visitors a year. Tourism continues to be the heart of Coronado's economy, along with the still-large presence of the Navy (Zuniga 2008; Crawford 2010; CHA 2022).

History of the Subject Property

According to "Building Permit #3002" filed on October 7, 1926, the single-family residence at 335 Alameda Boulevard was constructed by O.W. Dorman (also known as Oscar W. Dorman) for Mrs. Ida Bell Hall. The residence is situated on the southeast side of Alameda Boulevard, between Third Street and Fourth Street on lot 29-30 of block 135 (Figure 10) (City of Coronado). The subject property has been owned and occupied by several families since its construction in 1926 and 2022.

Mrs. Ida Bell Hall initially owned the subject property. Hall was born in Lyons, Michigan in 1860 and married her husband, Spencer G. Millard, on June 17, 1885, in Ionia, Michigan (U.S. Marriage Records 1885). Millard was an attorney with the law firm Webster & Millard. The couple moved to Los Angeles in 1887 (SDUDB 1895; LAT 1895). Their son, Spencer Jay Millard, was born the following year in Michigan, and in 1891 their daughter, Gertrude Millard, was born in Los Angeles (U.S. Find a Grave Index 1888 & 1891). Spencer G. Millard was elected Lieutenant-Governor of California in 1895, but he passed away in Los Angeles in 1895 during his first year in office (LAT 1895). Hall remained in Los Angeles, where she raised her two children (SDUDB 1895). It is unclear when she

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arrived in Coronado, but newspaper research reveals she was involved in the construction of three residences in Coronado, including the subject property at 335 Alameda Boulevard, as well as a home at 400 B Avenue and a dwelling and garage on lots 19 and 20 of block 120 north, constructed in 1926 (CEJ Nov. 2, 1926; CEJ Nov. 16, 1926). Each of the homes was constructed by the same contractor, O. W. Dorman. Census research indicates that Hall did not reside in any of these homes.

Historic newspaper research records the first occupants of the subject property as Dr. and Mrs. William Dunlop Owens and their maid, Viola Jefferson, in 1928 (CEJ 1928; U.S. City Directories 1928). Owens was born in Washington D.C. in 1878 where he attended Georgetown Medical School before joining the Navy in 1898. After achieving the level of Commander, he served in World War I and, "established a system of medical practice on naval transports which was credited with reducing to a minimum the loss of life among army and navy personnel at sea" (SDU 1930). In 1922, Owens became an Executive Officer at the Naval Hospital in Balboa Park, however, he retired shortly after in 1925 because of his declining health. Owens retired to Coronado with his wife where they lived at 335 Alameda Boulevard until he died in 1930 (SDU 1930).

After the Owens, the subject property was occupied by Mrs. Cora Leighton Millard from 1931 to 1932 (U.S. City Directory 1931). Born Cora A. Leighton in Pepperell, Massachusetts in 1872, she was the only child of Charles Leighton and Addie A. Leighton. (US Birth Records 1872). Although historic newspaper research did not reveal much information about her early life, census research indicated that she lived in Massachusetts with her parents until she married Fred Morrill Haley in Cambridge, Massachusetts in 1892 (U.S. Marriage Records 1892). Haley was a mason and proprietor of a G.M. Worthing store in Boston. The couple lived in Lynn, Massachusetts, and had a daughter, Constance, in 1900. Haley passed away from heart failure in 1909 (U.S. Birth Record 1900; The Boston Globe 1909). Cora later married Hudson Alfred Millard in 1915 and moved to Westchester County, New York (U.S. Marriage Records). Millard was a mining engineer who was drafted into World War I in 1917 as an engineer (WW I Draft Registration Card). Census information indicates that Mr. and Mrs. Millard lived in New York from 1915 to 1930 before moving to Coronado in 1931. The Coronado City Index reveals that Cora Millard (possibly widowed) moved to the subject property for one year with her "servant," Sam H. Laws, and maid, Edith Sandstrom. She rented her house to Admiral and Mrs. Harry E. Yarnell in 1932 then George C. Gordon in 1933 before returning to the property in 1934. By 1935, Cora's daughter, Constance, had ownership of the property and resided there with her husband, Commander David S. Crawford (City of Coronado).

Commander and Mrs. Crawford occupied the house from 1935 to 1936 (The City of Coronado). Commander Crawford was in the U.S. Navy and served in World War I and World War II (WW I Veterans Service; U.S. Veteran Compensation). The couple had married in 1925 and lived in Westchester, New York until they moved into the subject property with Cora Millard and their sons, Leighton and Glenn, as well as daughter Carole in 1934 (U.S. Marriage Records 1925; Evening Tribune 1934). They stayed for a year before moving to Washington D.C. where Commander Crawford was relocated in 1936 (CEJ May 14, 1936).

The subject property was rented by Commander Cary W. Magruder from 1936 to 1938 while the Crawfords were away. Commander Magruder was a Naval Commander who resided at the property with his wife Charlotte and daughter Polly (City of Coronado). The Crawford family returned to the subject property in 1938, with an article in the *Coronado Citizen* reading, "Mrs. Cora Millard, her daughter and son-in-law, Lr. Comdr. and Mrs. David Crawford and the three Crawford children arrived in Coronado on Tuesday and reopened the home at 335 Alameda Boulevard" (CC 1938). The Crawfords remained at the subject property until 1940 when they moved to 1045 Loma Avenue, and the subject property was subsequently rented by multiple families (U.S. Federal Census 1940).

In 1940, the subject property was rented by Commander Spencer H. Warner, his wife Ruth Warner, and their children, Elise and Jackson (City of Coronado). Warner was a Flight Commander in the Navy who had previously rented homes in Coronado at 762 E Avenue in 1926 and 409 B Avenue in 1928 before moving to 335 Alameda Boulevard (CEJ Aug. 31, 1926; CEJ 1928). The Warners resided at the property for a year. The home was rented to Commander and Mrs. Leland D. Webb in 1941 (SDU 1941). Previously, the Webbs rented a home at 1114 G Avenue before Commander Webb was deployed to Pearl Harbor in 1935 (SDU 1934; U.S. Navy and Marine Corps Registries). The family returned to Coronado in 1941

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and rented the subject property for a year before the Warners returned to the subject property in 1942 (CA U.S. Voter Registrations 1942).

From 1944 to 1945, Naval Commander William C. Fortune and his wife Elizabeth O. Fortune rented the subject property (U.S. City Directories 1944). However, research was unable to uncover much about their lives during the time they resided at the subject property.

Lieutenant Commander Lloyd E. Root to the subject property with his wife and daughter in 1945 (CEJ 1945). The Roots moved to Coronado from Washington D.C. where Lieutenant Commander Root was previously stationed. In Coronado, Root was an assistant Public Works Officer at the Naval Air Station. The family resided in the subject property for a year until the property was listed for sale in the *Coronado Eagle and Journal* in 1946 (Figure 11) (CEJ 1946).

The subject property was next occupied by Mr. and Mrs. Walter D. Christensen in 1947 (CEJ 1947). Mr. Christensen was an electrician and had served in the Army Air Corps (Evening Tribune 1987). The couple rented the residence for less than a year before the property was purchased by Commander and Mrs. Earl Pope in 1947 (CEJ Oct. 30, 1947).

Commander Pope was in the Navy and had been on sea duty on the *U.S.S. Pope* in San Francisco before arriving in Coronado in 1947 (Evening Tribune 1939). Pope was the son of Admiral and Mrs. Ralph Pope of Coronado and remained in the Navy in Coronado before retiring in the mid-1950s (CEJ 1956). He lived in the subject property with his wife for twelve years before moving to 622 Glorietta Boulevard in 1959 (CEJ 1959).

Rodger C. Rigdon, his wife Mary Rigdon, and their children, Jeff Rigdon, Malcolm G., and Lisa D., purchased the subject property in 1961 (CEJ 1961). Mr. and Mrs. Rigdon were teachers in the Coronado School system. Rodger taught woodworking, physical education, varsity football, and junior varsity football while Mary taught English and Latin (CEJ 1960, 1974 & 1980). Their son, Jeff, was enrolled in school at Coronado and participated in swimming, basketball, and track (CEJ 1966, 1968, 1977). The family was heavily involved in the Coronado community with Jeff joining his parents as a teacher in the Coronado School system in 1982 (CEJ 1982). City Directory research indicated that the family resided at the subject property until 2002 (U.S. Phone and Address Directories). Since then, the subject property has remained in the family under the ownership of the Rodger C. and Mary C. Rigdon Trust (ParcelQuest).

Owner/Occupant Timeline

The following section presents a timeline of the owners and/or longer-term occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters) (a complete owner/occupant history is provided in Appendix A of the report):

- 1926-1928: Mrs. Ida Bell Hall* (did not reside in property)
- 1928-1930: Mrs. and Mr. William Dunlop Owens (Eliza), and Viola Jefferson
- 1931-1932: Mrs. Cora Millard,* Sam H. Laws, and Edith Sandstrom
- 1934-1940: Commander. & Mrs. David S. Crawford (Constance) and Mrs. Cora Millard*
- 1940: Mr. & Mrs. Spencer H. Warner (Ruth), Elise and Jackson Warner
- 1941: Commander and Mrs. Leland D. Webb
- 1942: Mr. & Mrs. Spencer H. Warner (Ruth)
- 1944 -1945: Naval Commander William C. Fortune and wife Elizabeth O. Fortune
- 1945-1946: Lieutenant Commander Lloyd E. Root
- 1947: Mr. and Mrs. Walter D. Christensen
- 1947-1959: Comdr. & Mrs. Earl Pope and William Pope*

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- 1960: Vacant
- 1961-2002: Roger C. & Mary C. Rigdon,* Jeff Rigdon, Malcolm G. Rigdon, and Lisa D. Rigdon

Architectural Style: Spanish Colonial Revival (1915-1940)

Prior to the 1920s, buildings with Spanish-influenced designs were based primarily on the early Spanish missions, which were commonly very simplistic. Architect, Bertram Grosvenor Goodhue (1869-1924), was responsible for the architectural master plan of the 1915 Panama-California Exposition in San Diego. The Panama-California Exposition introduced more elaborate versions of the Spanish prototypes found in other counties. Buildings constructed using this style increased their ornamentation, forms, and materials, borrowing decorative details from the history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles. Following the 1915 San Diego Panama-California Exposition, the style became dominant in San Diego and its outlying areas, including Coronado. The Spanish Colonial Revival style can also be referred to as the Spanish Eclectic style, which draws from the same influence, the 1915 San Diego Panama-California Exposition. From the mid-1910s into the 1940s, Spanish-influenced architectural design was featured prominently in domestic residential construction, thanks in part to its easy adaptability (McAlester 2018; IS Architecture 2017).

Within the Spanish Colonial Revival architectural style there are five principal subtypes: side-gabled roof, cross-gabled roof, combined hipped-and-gabled roofs, hipped roof, and flat roof. In all forms, the roof pitch is low and typically display an asymmetrical plan. The subject property falls within the cross-gabled roof subtype, which covers about 50 percent of Spanish Colonial Revival houses. This subtype features a cross-gable roof with a prominent front-facing gable. Typically, they are L-shaped in plan and either one- or two-stories in height (McAlester 2018; City of Santa Barbara 2023). Identifying features of the Spanish Colonial Revival style in Coronado include:

Identifying features of the Spanish Colonial Revival style in Coronado include:

Massing and Overall Form:

- Asymmetrical façades
- Simple rectangular or L-shaped massing
- One or two stories in height
- Round, square, or polygonal towers
- Walled entry courtyards

Roof, Cornice, and Eave Details:___

- Low-pitched side or cross-gabled roof, occasionally hipped or flat roof section
- Minimal eaves with little to no overhang
- Red clay tile roofs either Spanish (S-shaped) or Mission (half-cylinder)
- Emphasis on terra cotta tile that create a decorative edge from the roof to the wall

Porches and Balconies:

- Recessed front entries
- Emphasis on balconies with balustrades of wood, plaster, or iron
- Balconies open or roofed
- Wrought-iron railings and lanterns

Doors:

- Wood entry door that expresses solidity

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- Arched or decorative plaster or stone surround
- Doors made of wood planks or panels
- Recessed in the wall plane with a stucco return and no trim
- Colorful decorative tiles used as baseboards

Windows

- Fenestration irregularly placed and recessed
- Stucco return with no trim
- Awnings are often found at windows openings
- Rounded arches above both doors and windows
- Variety of intricate to simple wood or iron grilles over the windows

Vents and Chimneys:

- Venting in gable peaks
- Tower-like stucco chimneys
- Elaborate chimney tops with small tiled roof

Wall Materials:

- Smooth, whitewashed, stucco walls
- Uninterrupted wall surfaces punctuated by careful use of openings
- Painted stucco exterior walls in natural colors, typically white or tan
- Walls extend into gable without a break

Decorative Elements:

- Clay tile vents
- Decorative vigas (exposed roof beams)
- Keystone
- Cartouche
- Ornamental "punched" wall openings
- Decorative tiles
- Fountains
- Arched wing walls

Builder of 335 Alameda Boulevard

Oscar W. Dorman (1870-1928)

Oscar W. Dorman, or O.W. Dorman, was born in April 1873 in Farmington, Connecticut. He moved to San Diego in the 1890s and was recorded living with his sister Grace at 2357 E Street in 1900 (U.S. Census 1900). His occupation at the time was listed as truckman. Dorman most frequently listed his occupation as a lumberyard salesman for the San Diego Lumber Company, but voter registration records also list him as a contractor or builder (U.S. Census 1910; U.S. Census 1920). During his lifetime, he lived at many locations across the City of San Diego, including 765 Kearney Avenue and 1875 Main Street, and in Coronado at 935 ½ Olive Street and 930 G Avenue. Dorman married his Logan Heights neighbor, Jennie Robertson, in 1907 (SDU 1907). He appears to have become active in real estate transactions in 1911 (SDU 1911). He purchased lots in the Reed & Hubbell's addition area of San Diego and filed a building permit for a cottage on Main Street between Twenty-eighth and Twenty-ninth Streets. His first sale in Coronado was of two lots in block 91 to Eva Proctor Park in 1919 (SDU 1919). Dorman was an

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active and prolific builder of single-family houses on Coronado's South Island during the 1920s and owned several houses in Coronado. The buildings constructed by Dorman in Coronado were primarily in period revival styles popular during the time, including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. The majority were Tudor Revival with prominent front-facing gables, tapered chimneys of brick or stucco, and used stucco as an exterior cladding material. His buildings varied in scale, ornamentation, and materials. He was a member of the San Diego Builder's Exchange and was highly esteemed in the building community (CEJ 1928). Dorman died at the age of 57 on February 24, 1928, at his home located at 930 G Avenue (SDU 1928).

Ten of Dorman's buildings have been designated as Coronado Historic Resources, eight of which are Tudor Revival in style and two being Spanish Colonial Revival in style. Other buildings attributed to Dorman in Coronado include:

- 937 ½ Olive Avenue (1920)
- 421 A Avenue (1923)
- 421 B Avenue (1923)
- 823 E Avenue (1923)
- 1024 Encino Row (1923), Designated Coronado Historic Resource*
- 956 G Avenue (1923)
- 448 B Avenue (1924) (demolished)
- 936 E Avenue (1924) *
- 921 G Avenue (1924)
- 967 G Avenue (1924) (demolished)
- 940 G Avenue (1924)
- 1021 G Avenue (1924) (demolished)
- 1009 J Avenue (1924)
- 544 Marina Avenue (1924)
- 943 Olive Avenue (1924) *
- 1027-29 Olive Avenue (1924), Designated Coronado Historic Resource
- 1030-1032 Olive Avenue (1924), Designated Coronado Historic Resource
- 526 A Avenue (1925), Designated Coronado Historic Resource
- 999 Adella Avenue (1925) (demolished)
- 560 B Avenue (1925)
- 566 B Avenue (1925), Designated Coronado Historic Resource
- 925 G Avenue (1925)
- 840 Glorietta Boulevard (1925) (demolished)
- 940 Glorietta Boulevard (1925), Designated Coronado Historic Resource
- 1115 Loma Avenue (1925), Designated Coronado Historic Resource
- 578 Margarita Avenue (1925)
- 611 Tenth Street (1925)
- 911 Tenth Street (1925) *
- 605 Tenth Street (1925), Designated Coronado Historic Resource
- 639 A Avenue (1926) (demolished)
- 1013 Adella Avenue (1926), Designated Coronado Historic Resource
- 757 Alameda Boulevard (1926), Designated Coronado Historic Resource*
- 836 D Avenue (1926)

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- 500 Palm Avenue (1926) *
- 764 J Avenue (1927) *
- 300 Ninth Street (1927) *
- 545 Ocean Boulevard (1927)
- 826 San Luis Rey Avenue (1927)
- 812 Second Street (1927)
- 425 Tenth Street (1927)

Properties with an asterisk next to them were built by Dorman in the Spanish Colonial Revival architectural style.

Local Statement of Significance

- A. *It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, or engineering history;*

B.

Archival research did not find any associations with special elements of the City's military, cultural, social, economic, political, aesthetic, or engineering history and the subject property. The subject property was completed between 1926 and 1928, during a time of increased development on Coronado. After the construction of the Hotel del Coronado in 1888, the island received an influx of visitors and development. Sanborn Maps from 1906 indicate an increase in residential development as people were encouraged to build summer homes on the southern end of the city. By 1920, development was beginning to spread to the western side of the city where subdivided plots of land were primarily constructed for single-family residences. The subject property simply reflects local history in general as a single-family residence constructed during a period of increased residential development.

The subject property was constructed on the southeast side of Alameda Boulevard in the middle of the block. According to the original building permit from October 7, 1926, O. W. Dorman (also known as Oscar W. Dorman) applied to construct a dwelling and garage on block 135 lots 29-30. Dorman lived and worked in San Diego and began building single-family houses in Coronado during the 1920s.

There is no indication that the construction of this property by Dorman marked a pivotal point in the history of Coronado. The subject property does not rise to the level of a "special element" within the history of Coronado. Rather, its construction merely followed a steady pattern of residential development that continued through the 1920s. Additionally, the subject property is not known to be directly associated with events that have made a significant contribution to the history of Coronado. Therefore, the subject property is recommended not eligible for listing under City of Coronado Criterion A.

- B. *It is identified with a person(s) or an event(s) significant in local, State, or national history;*

Persons: The subject property was constructed by O. W. Dorman (also known as Oscar W. Dorman) (1870-1928) in 1926 for Mrs. Ida Bell Hall. Historic newspaper research reveals she was involved in the construction of three residences in Coronado, including the subject property at 335 Alameda Boulevard as well as a home at 400 B Avenue and a dwelling and garage on lots 19 and 20 of block 120 north constructed in 1926. Each of the homes was constructed by the same contractor, O. W. Dorman, however, census research reveals that Hall did not reside in any of these homes. The subject property has been owned and occupied by several families between 1928 and 2022.

The first recorded residents were Dr. and Mrs. William Dunlop Owens and their maid, Viola Jefferson in 1928. Owens was an Executive Officer at the Naval Hospital in Balboa Park and

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retired to Coronado with his wife in 1925. Together they lived at the subject property for two years before his death in 1930.

The Coronado City Index reveals that Mrs. Cora Millard was the next resident of the property. She moved to the subject property with her servant, Sam H. Laws, and maid, Edith Sandstrom. However, historic newspapers suggest that they rented their house shortly thereafter to Admiral and Mrs. Harry E. Yarnell in 1932. Then in 1933, it was rented by George C. Gordon, before Cora returned to the property in 1934. By 1935, Cora's daughter, Constance, resided in the property with her husband, Commander David S. Crawford.

Commander and Mrs. Crawford occupied the house from 1935 to 1936. Commander Crawford was in the U.S. Navy, served in World War I and World War II, and moved to the subject property with his wife and children in 1935. They stayed for a year before moving to Washington D.C. where Commander Crawford was relocated in 1936.

From 1936 to 1938 the subject property was rented by Commander Cary W. Magruder. Commander Magruder was a Naval Commander who resided at the property with his wife Charlotte and daughter Polly. However, the Crawford family returned to the subject property in 1938. The Crawfords remained at the subject property until 1940 when they moved to 1045 Loma Avenue, and the subject property was subsequently rented by multiple families.

In 1940, the subject property was rented by Commander Spencer H. Warner and his wife Ruth Warner. Warner was a Flight Commander in the Navy who had previously rented homes in Coronado at 762 E Avenue in 1926 and 409 B Avenue in 1928 before moving to 335 Alameda Boulevard. The Warners resided at the property for a year before renting the home to Commander and Mrs. Leland D. Webb in 1941.

Previously, the Webbs rented a home at 1114 G Avenue before Commander Webb was deployed to Pearl Harbor in 1935. The family returned to Coronado in 1941 and rented the subject property for a year before the Commander and Mrs. Warner returned to the subject property in 1942.

From 1944 to 1945, Naval Commander William C. Fortune and his wife Elizabeth O. Fortune rented the subject property. However, research was unable to uncover much about their lives while living at the residence. The couple lived in the residence for a year until Lieutenant Commander Lloyd E. Root moved in with his wife and daughter in 1945.

The Roots moved to Coronado from Washington D.C. where Lieutenant Commander Root was previously stationed. In Coronado, Root was an assistant Public Works Officer at the Naval Air Station. The family resided in the subject property for a year until the property was listed for sale in the Coronado Eagle and Journal in 1946.

The subject property was next occupied by Mr. and Mrs. Walter D. Christensen in 1947. Mr. Christensen was an electrician and had served in the Army Air Corps. The couple rented the residence for less than a year before the property was purchased by Commander and Mrs. Earl Pope in 1947.

Commander Pope was in the Navy and had been on sea duty on the U.S.S. Pope in San Francisco before arriving in Coronado in 1947. Pope was the son of Admiral and Mrs. Ralph Pope of Coronado. He served in the Armed Forces in Coronado before retiring in the mid-1950s. He lived in the subject property with his wife for twelve years before moving to 622 Glorietta Boulevard in 1959.

In 1961, Rodger C. Rigdon and his wife Mary Rigdon purchased the subject property. Mr. and Mrs. Rigdon were teachers in the Coronado School system. Rodger taught woodworking, physical education, varsity football, and junior varsity football while Mary taught English and Latin. Their son, Jeff, was enrolled in school at Coronado and participated in swimming, basketball, and track. The family was heavily involved in the Coronado community with Jeff joining his parents as a teacher in the Coronado School system in 1982. City Directory research indicated that the

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family resided at the subject property until 2002. Currently, the subject property remains in the family under the ownership of the Rodger C. and Mary C. Rigdon Trust.

While the subject property has been associated with multiple residents throughout its history, research did not suggest that any of the occupants made a significant contribution to the history of the City of Coronado. Therefore, the subject property is recommended not eligible for listing under City of Coronado Criterion B.

Events: Archival research did not indicate that the subject property was associated with any event that may be significant within the context of local, State, or national history. The construction of this property merely followed a pattern of residential development as seen in the City during the 1920s. There is no indication that the construction of this specific residence marked a pivotal point in the history of Coronado.

C. It possesses distinctive characteristics of an architectural style, and has not been substantially altered;

For a historical resource to be designated under Criterion C, it should be "unaltered or minimally altered from its historic condition" and possess "distinctive characteristics of an architectural style" (City of Coronado 2018). The subject property retains a high number of distinctive characteristics of the Spanish Colonial Revival architectural style. The present character defining features of the style allows the subject property to be considered truly representative of the architectural style in Coronado. Additionally, the subject property has undergone minimal alterations and retains its integrity of design, workmanship, and materials.

The residence reflects a high number of features of the Spanish Colonial Revival style, including its massing and overall form, roof, cornice, and eave details, porches and balconies, doors, windows, vents and chimneys, wall materials, and decorative elements. The character-defining features reflecting the Spanish Colonial Revival style include: asymmetrical façades; l-shaped massing; two stories in height; walled entry courtyard; low-pitched cross-gabled roof; minimal eaves with little to no overhang; red Mission (half-cylinder) clay tile roof; emphasis on balcony with balustrades of iron and wood; roofed balcony; wrought-iron lanterns; wood entry door that expresses solidity; recessed in the wall plane with a stucco return and no trim; fenestration irregularly placed and recessed; stucco return with no trim; rounded arches above both doors and windows; wood grilles over windows; venting in gable peak; tower-like stucco chimneys; elaborate chimney top; smooth, whitewashed, stucco walls; uninterrupted wall surfaces punctuated by careful use of openings; walls extend into gable without a break; decorative vigas (exposed roof beams); ornamental "punched" wall openings; fountain; and arched wing walls.

The majority of the twenty-six character-defining features of the Spanish Colonial Revival style are fully integrated into the historic design, and not simply tacked on as an afterthought or as part of a later remodel or addition. The subject property clearly contains enough characteristics of the architectural style to be considered a true representative of the Spanish Colonial Revival architecture in Coronado. The subject property meets the Coronado guidelines for a building to be either minimally altered or unaltered. The alterations that occurred over time fall into two categories: not visible from the street right-of-way and those that are consistent with the Secretary of the Interior's Standards.

The alterations not visible from the street right-of-way (not visible from Alameda Boulevard) include the following: alter a dwelling - frame, interior and exterior lath and plaster (1933); erect carport (1957); addition of wood shutters to windows on rear (southeast) and southwest elevations (unknown date); removal of wood casement windows and replacement with horizontal sliding vinyl windows on rear (southeast) and southwest elevations (unknown date); installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation (unknown date); and garage door replacement (unknown date). The 1933 alteration occurred inside the residence and, therefore, cannot be seen from the street right-of-way. The construction of the carport in 1957, addition of wood shutters on the rear (southeast) and southwest elevations, replacement vinyl windows on the rear (southeast) and southwest elevations, installation of a fountain, patio

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enclosure, and built-in barbeque along the southeast elevation, and garage door replacement done on unknown dates are not visible from Alameda Boulevard. These alterations are visible from the rear alley, but the alley is not considered a street right-of-way. Therefore, the above listed alterations are considered minimal as they are not visible from the street right-of-way.

The alterations that are consistent with the Secretary of the Interior's Standards include the following: reroofing (1933); construction of block wall approximately 75' x 6' (1980); removal of a decorative window visor on primary (northwest) elevation (unknown date); removal, replacement, and addition of wood shutters on primary (northwest) elevation (unknown date); replacement of front door on primary (northwest) elevation (unknown date); and removal of the original mailbox on primary (northwest) elevation (unknown date). According to the Secretary of the Interior's Standards for Rehabilitation, Standards 9 and 10: "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property" and "new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired" (Grimmer 2017). The removal of the decorative window visor, wood shutters, and mailbox and reroofing do not substantially destroy the present historic materials, including the exterior cladding and roofing materials. Their removal has a minimal effect on the overall integrity of the subject property, which retains the ability to reflect the Spanish Colonial Revival architectural style. According to National Register Bulletin Number 15, "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation" (NPS 1995).

The inclusion of non-original features, including the block wall along the primary elevation, the addition and replacement of wood shutters on the primary (northwest) elevation, and the replacement of the front door on the primary (northwest) elevation are minor alterations and reversible in nature. These alterations are consistent with the Secretary of the Interior's Standards. They leave as much of the original building materials intact and undamaged as possible. The block wall along the primary (northwest) elevation is separate from the primary elevation and, therefore, can be removed without negatively affecting the subject property's integrity. The window shutters are not integrated into the subject property's exterior cladding material and, therefore, can be removed or replaced with more period-appropriate shutters without damage to the smooth, whitewashed, stucco exterior walls. Additionally, the replacement of the primary entry door on the northwest elevation is reversible in that it did not alter the fenestration opening size. As per the historic photograph, the door's location, width, and height have all remained, and there have been no alterations to the surrounding materials.

In conclusion, the subject property retains a high number of distinctive characteristics of the Spanish Colonial Revival architectural style. Additionally, the subject property has undergone minimal alterations and retains its integrity of design, workmanship, and materials. The alterations to the subject property fall into two categories: those not visible from the street right-of-way and those consistent with the Secretary of the Interior's Standards. Therefore, the subject property is recommended as eligible under City Criterion C.

D. It is representative of the notable work of a builder, designer, architect, artisan or landscape professional;

The residential property at 332 Alameda Boulevard is the notable work of a builder, designer, architect, artisan, or landscape professional. Archival research revealed that the subject property's builder was Oscar W. Dorman (also known as O. W. Dorman). Dorman was an active and prolific builder of single-family houses on Coronado's South Island during the 1920s and owned several houses in Coronado. The buildings constructed by Dorman in Coronado were primarily in period revival styles popular during the time, including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. The majority were Tudor Revival with prominent front facing gables, tapered chimneys of brick or stucco, and used stucco as an exterior cladding

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material. His buildings varied in scale, ornamentation, and materials. The subject property is notable within Dorman's body of work as a two-story, minimally altered Spanish Colonial Revival residence constructed in 1927, a year before Dorman's death in 1928. It demonstrates Dorman's understanding of the style and his ability to execute its character-defining features on a residential building. These combined elements make the subject property a remarkable example within his body of work.

Ten buildings in Coronado that are attributed to Oscar W. Dorman are designated Coronado Historic Resources, including 1024 Encino Row (1923), 1030-1032 Olive Avenue (1924), 1027-29 Olive Avenue (1924), 526 A Avenue (1925), 566 B Avenue (1925), 940 Glorietta Boulevard (1925), 1115 Loma Avenue (1925), 605 Tenth Street (1925), 1013 Adella Avenue (1926), and 757 Alameda Boulevard (1926). Eight are Tudor Revival in style, and two are Spanish Colonial Revival in style. In total, forty buildings in Coronado have been attributed to Dorman, eight of which are Spanish Colonial Revival in style. Comparing the subject property to the eight known Spanish Colonial Revival buildings designed by Dorman in Coronado, the subject property is unique in its massing, character-defining features, and high level of integrity. The following properties are all one-story in height and display a small number of character-defining features of the style compared to the subject property: 936 E Avenue, 911 Tenth Street, and 500 Palm Avenue. The property at 943 Olive Avenue displays a high number of character-defining features and integrity but does not have the same massing as the subject property. The subject property is two-stories in height and reflects a larger economic investment in its construction and materials than 943 Olive Avenue.

Dorman is known to have constricted six other residential buildings in 1927, two of which are Spanish Colonial Revival in style, 764 J Avenue and 300 Ninth Street. The property at 764 J Avenue has similar massing to the subject property but was heavily altered between 2011 and 2014 with the construction of a two-story addition, removal of original materials, and alterations to the primary elevation. Therefore, the property at 764 J Avenue does not serve as an intact example of Dorman's work from its date of construction (1927). Comparing the subject property to 300 Ninth Street, the two properties display different character-defining features of the Spanish Colonial Revival style. The property at 300 Ninth Street does not display the following character-defining features seen in the subject property: low-pitched cross-gabled roof; tower-like stucco chimneys; elaborate chimney top; decorative vigas (exposed roof beams); ornamental "punched" wall openings; fountain; and arched wing walls. The distinguishing element of the subject property is the tapered belltower chimney with a stepped cap featuring arched hood openings on each side. This element reflects Dorman's masterful understanding of the architectural style and his ability to fully express it when building the subject property. The subject property is the only known building attributed to Dorman to reflect this specially designed character-defining feature.

Two buildings attributed to Dorman have been designated as Coronado Historic Resources and are Spanish Colonial Revival in style, 757 Alameda Boulevard and 1024 Encino Row. Comparing the subject property to 757 Alameda Boulevard, the subject property displays different character-defining features of the style allowing the two to be distinct within Dorman's body of work. These character-defining features include a group of arched fenestration openings, metal balconette, decorative chimney, and wood window grilles. Comparing the subject property to 1024 Encino Row, the subject property displays larger massing and a high number of character-defining features of the style.

The majority of the buildings attributed to Dorman in Coronado are Tudor Revival in style, making the subject property a rare and remarkable example of his ability to construct designs using the Spanish Colonial Revival style vocabulary. The subject property expresses the late phase of Dorman's work. His first known property was constructed in 1920 at 937 ½ Olive Avenue. Between 1920 and 1927, he constructed forty known properties, the subject property being one of the last before his death in 1928. Due to his early death at the age of 57, the subject property reflects the late part of his building career and is distinguished in that period of his career for the high number of character-defining features it displays that was not his "signature" style of Tudor Revival. It shows that Dorman could competently build residences in a variety of period revival styles while being distinctive within that style. The subject property reflects special elements of the architectural style especially seen in the subject property's tapered belltower chimney with a stepped cap featuring arched hood openings. Additionally, the property at 335 Alameda Boulevard has been minimally altered since its construction in 1927, and it continues to represent

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Dorman's original work. Therefore, the property can be considered a notable representation of Dorman's work and is eligible for listing under City Criterion D.

E. It has been listed on or formally determined eligible for the California Register, as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time);

The subject property has not previously been determined eligible for the California Register and therefore is recommended not eligible for listing under City Criterion E.

F. In the case of Historic Districts, at least 75 percent of the buildings within the proposed district (excluding accessory buildings) shall be contributing resources. (Ord. 2088 § 2 (Exh. A), 2018; Ord. 2029 § 1, 2011; Ord. 2018 § 4 (Att. C), 2010)

The subject property has not been determined to be part of a historic district as part of this study; therefore, it is recommended not eligible for listing under City Criterion F.

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Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed on the City of Coronado Register of Designated Historic Resources, a property must not only be shown to be significant under at least two of the City's designation criteria, but it also must have integrity. Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the City Criteria recognize seven aspects or qualities that define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, "a property will always possess several, and usually most, of the aspects." The subject property's period of significance is its construction in 1927 (Andrus and Shrimpton 2002; City of Coronado 2018). The evaluation of integrity is at times subjective, but it is based on a thorough understanding of the property's physical features and how they relate to the historic significance of the property. The residence at 335 Alameda Boulevard retains integrity from its period of significance as shown in detail below.

The residence at 335 Alameda Boulevard retains integrity of location. The location of the building never shifted, nor was it relocated; it maintains the physical location where the residence was constructed in 1927.

The subject property retains integrity of design. Multiple alterations have been conducted on the subject property since its construction in 1927. Despite its alterations, the subject property retains the essential elements of form, plan, space, structure, and style. The subject property retains design elements of the organization of space, proportion, scale, technology, ornamentation, and materials. Alterations are compatible with the original design and do not detract from the conscious decisions made during the initial design and planning process. Therefore, the property retains integrity of design.

The subject property has integrity of setting. Upon its completion in 1927, the surrounding neighborhood was partially developed with single-family residences. At the time of the subject property's construction in 1927, it was one of seven single-family homes on its block. The subject property, as well as the other homes constructed at this time on this block, remain intact. The scale and massing of surrounding development have not been substantially altered and have not diminished overall integrity of setting. Therefore, the property has integrity of setting.

The subject property retains integrity of materials. Since its construction in 1927 few materials have been added or removed. Alterations include: reroofing in 1933; construction of a carport in 1957; construction of a 75 ft by 6 ft perimeter block wall in 1980; replacement vinyl windows on rear (southeast) and southwest elevations (unknown date); installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation (unknown date); garage door replacement (unknown date); removal of a decorative window visor on primary (northwest) elevation (unknown date); removal, replacement, and addition of wood shutters on primary (northwest) elevation (unknown date); replacement of front door on primary (northwest) elevation (unknown date); and removal of the original mailbox on primary (northwest) elevation (unknown date). Because the majority of these alterations are either not visible from the street right-of-way or they are consistent with the Secretary of the Interior's Standards, they have not diminished the property's overall integrity of materials from its date of construction in 1927. The subject property retains the key exterior materials dating from the period of its historic significance (1927). These include the exterior stucco siding, wood-sash windows, decorative wood vents, and a wrought-iron balcony.

The subject property retains integrity of workmanship. The physical evidence of the craftsmanship required to create the 1927 Spanish Colonial Revival-style residence has been retained with minimal alterations. The essential features, such as being two stories in height, irregular plan, asymmetrical massing, decorative features, roof forms, and materials remain. Though some of the original materials have been removed, the property still conveys a high degree of workmanship. Multiple materials and character-defining features reflecting the workmanship exist from the subject property's construction, including the exterior stucco siding, wood-sash windows, elaborate

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chimney top, ornamental "punched" wall openings, red Mission (half-cylinder) clay tile roof, wood window grilles, and a wrought-iron balcony.

The subject property retains integrity of feeling. With original materials, workmanship, and design remaining intact, the property conveys a sense of a particular period and style. The present physical features convey the property's historic character as a significant Spanish Colonial Revival design completed in the late 1920s in Coronado. Additionally, minimal changes to the neighborhood have preserved its ability to convey the feeling of one residence in a low-scale, single-family home neighborhood. The property conveys its historic character. Therefore, the subject property retains integrity of feeling.

Finally, the subject property retains integrity of association. The Spanish Colonial Revival style building was constructed in 1927 and was minimally altered since its date of construction. The subject property is an excellent example of its style and exhibits the character-defining features of the style and period. The property reflects this architectural style and retains its association.

In summary, the subject property at 335 Alameda Boulevard retains the integrity of location, design, setting, materials, workmanship, feeling, and association. Therefore, the property maintains requisite integrity to warrant designation and inclusion on the Coronado Register.

Summary of Evaluation Findings

The subject property was evaluated in consideration of the City of Coronado designation criteria and integrity requirements. As a result of the evaluation, the property is recommended as eligible for local designation under City of Coronado Criteria C and D. The subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association. As such, the subject property retains the requisite integrity for inclusion on the Coronado Register.

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Figure 1. Primary (northwest) elevation, view to northeast (IMG_0177)



Figure 2. Primary (northwest) elevation view southeast (DSC03872)



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Figure 3. Detail photograph of southeast elevation's chimney, view to northeast (DSC03875)



Figure 4. Side (southwest) elevation and rear (southeast), view to northwest (DSC03810).



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Figure 5. Side (southwest) elevation and rear (southeast), view to northwest (DSC03821)



Figure 6. Side (northeast) elevation, view to southeast (DSC03874)



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Figure 7. Carport primary (southeast) elevation, view to northwest (IMG_0204)



Figure 8. Historic photograph of the rear (southeast) and southwest elevations, 1959 (courtesy Lisa Rigdon) (left) compared to present (IMG_0191) (right), note the addition of shutters and replacement of wood windows with vinyl.



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Figure 9. Historic photograph of primary (northwest) elevation, date unknown (circa 1940s) (courtesy Lisa Rigdon) (top), compared to present (Google, 2022) (bottom), note the addition of block wall, replacement front door, removal, replacement, and addition of shutters, mailbox removal, and decorative window visor removal.



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HRI #
Trinomial

CONTINUATION SHEET

Property Name: 335 Alameda Boulevard

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Figure 10. 1949 Sanborn map (Top) prior to the block's development compared to the 1988 Sanborn map of 335 Alameda Boulevard (Bottom) with the subject property outlined in red (Sanborn 1949 and 1988)

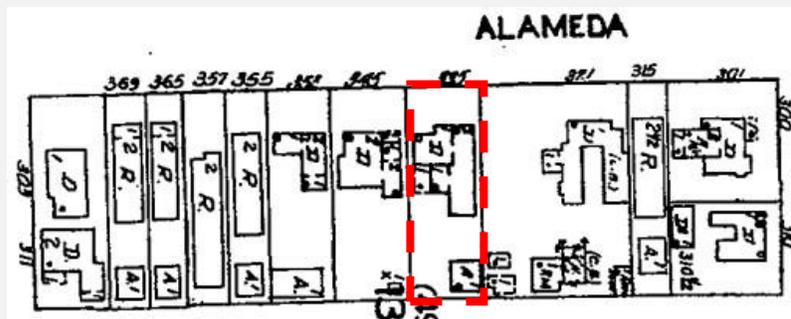
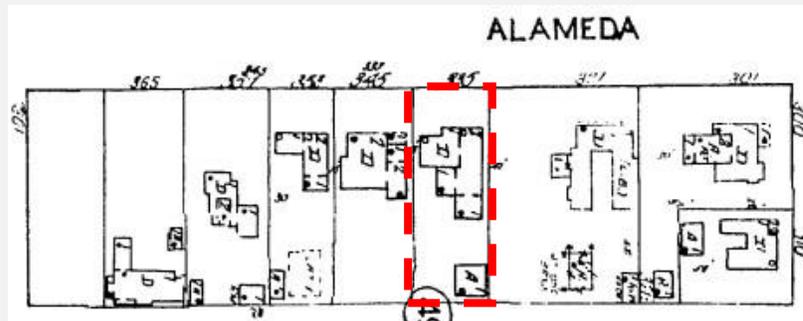


Figure 11. Coronado Eagle and Journal Volume XXXIV, Number 23, June 6, 1946. Page 10 Advertisements Column 3.

LOVELY 4 bedroom, 3 bath; tile roof, sun deck, enclosed patio. 335 Alameda Blvd. H 3-5868.

Appendix B

Preparers' Qualifications

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 6 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Project Experience Development

Historical Resource Research Report, 1424 Olivet Lane, L Jane Ryan Trust, La Jolla, California, 92037. Dudek was retained by L Jane Ryan Trust to prepare a Historical Resource Research Report for the single-family residence located at 1424 Olivet Lane, La Jolla. The report was prepared in accordance with City of San Diego guidelines and evaluated under all applicable City guidelines and regulations. The property was nominated for designation as a historical resource under HRB Criteria A, B, and C under the name the Harry W. Child House. Acting as project manager and primary author, conducted the intensive-level survey; building development and archival research; development of an appropriate historic context for the property; and recordation and evaluation under City guidelines and regulations. (2022-Present)

Vista Melrose Residential Project, Urban Advisory & Building Group LLC, City of Vista, San Diego County, California. Dudek was retained by Urban Advisory & Building Group LLC to complete a historical resources technical report to identify all historical resources (if any) on the Project site to determine whether the proposed Project would result in a significant impact to historical resources under CEQA. The report included the results of a California Historical Resources Information System records search; an intensive survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the evaluation of the Project site; and recordation and evaluation of one church property and one single-family residential property over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Vista designation criteria and integrity requirements. Acting as architectural historian, conducted a survey of the Project site, and prepared this report and the associated property significance evaluations. (2022-Present)



Education

*The School of the Art
Institute of Chicago
MS, Historic Preservation,
2018*

*The College of Charleston
BA, Historic Preservation
and Art History, 2016*

Professional Affiliations

*Encinitas Preservation
Association, President
California Preservation
Foundation*

*Association for
Preservation Technology
(APT)*

Vista Foothill Residential Project, TTLC Vista Foothill, LLC, City of Vista, San Diego County, California. Dudek was retained by TTLC Vista Foothill, LLC to complete a historical resources technical report to identify all historical resources (if any) on the Project site to determine whether the proposed Project would result in a significant impact to historical resources under CEQA. One of the five parcels that comprises the Project site contains buildings that are more than 45 years of age and required evaluation as a potential historical resource. As a result of Dudek's extensive archival research, field survey, record search, and property significance evaluations, no historical resources were identified within the Project site, nor were any adjacent cultural resources identified that could be indirectly impacted by proposed Project activities. Acting as built environment project manager, conducted intensive-level survey, delegated writing, and research tasks, and coauthored the technical report. (2022)

Tooley Carlsbad Project, Atlantis Group Land Use Consultants, City of Carlsbad, San Diego County, California. Dudek was retained by Atlantis Group Land Use Consultants to prepare a historical resources technical report for the Tooley Carlsbad Project (Project), which proposes to develop a mixed-use development consisting of 219 multifamily units and 13,764 square feet of retail space, including parking and open space in Carlsbad, California. The report included an intensive-level survey of the Project site and its vicinity by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource with buildings over 45 years old for historical significance and integrity in consideration of National Register of Historic Places, California Register of Historical Resources, and local designation criteria and integrity requirements. After research and evaluation, the Project site does not appear eligible under any National Register of Historic Places, California Register of Historical Resources, or City of Carlsbad (City) cultural resource designation criteria due to a lack of significant historical associations and architectural merit. Acting as built environment project manager, conducted intensive-level survey, delegated writing, and research tasks, and coauthored the technical report. (2022-Present)

6365 Imperial Avenue Historical Resources Technical Report Project, Denya LLC, San Diego, California. Dudek was retained by Denya LLC to prepare a historical resources technical report (HRTR) for a property located at 6365 Imperial Avenue in the City of San Diego. The report was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5, for historical resources and all applicable City guidelines and regulations. One built environment resource was identified with the subject property as a result of the background research and survey: the commercial building associated with the address 6365 Imperial Avenue. The significance evaluation found that 6365 Imperial Avenue is not eligible under any designation criteria due to a lack of the requisite integrity necessary to convey significant historical associations and a lack of architectural merit. Acting as architectural historian, coauthored the technical report and conducted a pedestrian survey of the site. (2022)

5146–5148 and 5150 Dehesa Road Project, Kevin R. Carlin, San Diego County, California. The property owner, Kevin R. Carlin, is proposing a Tentative Parcel Map to subdivide an existing 5.87-acre parcel into four parcels and one remaining undeveloped parcel, known as the 5146–5148 and 5150 Dehesa Road Project. Dudek completed a HRTR to identify all historical resources (if any) within the project area to determine whether the proposed project would result in a significant impact to historical resources under CEQA. To complete the evaluation of significance, Dudek conducted archival and building development research and developed an appropriate historic context for the evaluation of the project area. All buildings and structures over 45 years old were recorded and evaluated for historical significance. The subject property is recommended not eligible for inclusion in the NRHP, CRHR, and San Diego County Local Register of Historical Resources under all designation criteria due to a lack of historical or architectural significance and lack of integrity. Acting as architectural historian, coauthored the technical report and conducted a pedestrian survey of the site. (2021–2022)

Downtown Buena Park Project, Merlone Geier, Buena Park, California. Dudek prepared an HRTR for a project that proposes the redevelopment of a former Sears building, parking lot, and Sears Automobile Service Station

at the Buena Park Downtown Mall, located at 8150 La Palma Avenue in the City of Buena Park. The redevelopment plans include 1,381 residential units, 41,500 square feet of amenity and lobby space, and 2,551 residential parking spaces over 28-acres. The report included an intensive-level survey of the Buena Park Downtown Mall by a qualified architectural historian for historical significance and integrity in consideration of NRHP and CRHR designation criteria; building development and archival research; development of an appropriate historic context for the Buena Park Downtown Mall; and recordation and evaluation of the Sears building, a built environment resource over 45 years old. The Buena Park Downtown Mall does not appear eligible under any NRHP or CRHR designation criteria due to a lack of significant historical associations, architectural merit, and compromised integrity. Acting as architectural historian, coauthored the technical report and conducted a pedestrian survey of the site. (2021)

6th and Victoria Avenue Warehouse Project, Confidential Client, Highland, California. Dudek completed a Historic Resource Evaluation Report (HRER) for a project that proposes to construct a single 307,455-square-foot industrial/warehouse building (inclusive of 10,000 square feet of office/mezzanine). Associated improvements include loading docks, truck and vehicle parking, and landscape areas. The report included an evaluation of three buildings more than 45 years old. Each property was recorded on State of California Department of Parks and Recreation Series 523 Forms (DPR Forms) and was evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. As architectural historian, authored a historical resources inventory and evaluation report. (2021)

Forest Resiliency Program Project SPI Keystone, Golden State Finance Authority, Tuolumne County, California. Dudek completed a historical resources inventory and evaluation report for a project that proposes to redevelop a site in La Grange and Jamestown in Tuolumne County to facilitate the transport of forest material (e.g., trees with no lumber value and underbrush) by truck, turn it into wood fuel pellets, and then ship the pellets from the site using the existing railroad line. Completed this report to be consistent with Section 106 of the National Historic Preservation Act (NHPA) (36 Code of Federal Regulations 800), CEQA Section 15064.5, Public Resources Code 5024, and applicable local regulations. This report included (1) a California Historical Resources Information System records search conducted at the Central California Information Center for the area of potential effect (APE) plus a 1-mile buffer; (2) a pedestrian surface reconnaissance of the APE for archaeological and built environment resources; and (3) a historical significance evaluation of Property 1 Assessor's Parcel Numbers (APNs) (063-190-056, 063-350-004, 063-350-005, and 063-190-051) and Property 2 (Sierra Railroad–Mainline, Keystone Segment) located within the APE. As architectural historian, authored a historical resources inventory and evaluation report. (2021)

Senior Residences at Hillcrest Project, DFA Development, San Diego, California. Dudek prepared a Historic Properties Inventory Report for the project, which proposes to develop a 68-unit, affordable senior housing community located in the Hillcrest neighborhood of San Diego. The project site is partially developed with existing buildings for preschool services associated with the adjacent University Christian Church and a parking lot. The project is proposing to receive U.S. Department of Housing and Urban Development project vouchers issued to the San Diego Housing Commission and is therefore required to undergo a National Environmental Policy Act (NEPA) analysis for receiving federal funding. Acting as architectural historian, coauthored the technical report and conducted a pedestrian survey of the site. (2020–2021)

Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, Unincorporated San Diego County, California. Dudek completed a Historic Properties Inventory and Evaluation Report for the proposed project, located within the vicinity of El Cajon, California, in unincorporated San Diego County. The project proposes a fee-to-trust transfer of five parcels that cumulatively total approximately 40 acres. The transfer of land from the Sycuan Band to the Bureau of Indian Affairs (the federal lead agency) would include several parcels. Dudek's report included development of a project APE map; the relevant results of a California Historical Resources

Information System records search and background research; a pedestrian survey of the APE for built environment resources; and a historical significance evaluation of all properties more than 50 years of age within the APE, in consideration of potential adverse effects to historic properties under Section 106 of the NHPA. The evaluation found that Properties 1, 2, 4, and 5 were not eligible for the NRHP at the individual level or as part of a larger historic district. As a result, no historic properties were identified within the APE, and Dudek recommended a finding of No Historic Properties Affected. As architectural historian, conducted background research and a pedestrian survey. (2021)

Ranch at River Bend Project, Save Gregory Canyon Hills LLC, Community of Pala, California. Dudek completed an HRTR in support of the proposed project, which includes the development of a new, mixed-use community. Acting as architectural historian, coauthored the technical report and conducted a pedestrian survey of the site. (2020)

Enclave at Ivanhoe Ranch Project, Vance and Associates, Rancho San Diego, California. Dudek completed an HRTR in support of the proposed residential development project. The project site totals approximately 121.9 acres in Rancho San Diego. Included in the project site is a historic-era complex of horse ranch buildings and accompanying residences, located at 3256, 3261, 3263, 3267, and 3269 Ivanhoe Ranch Road (APNs 518-030-41, 518-030-43, 518-030-44, and 518-030-45), which were evaluated for historical significance. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of CEQA guidelines, and the project site was evaluated in consideration of NRHP, CRHR, and County of San Diego Historic Preservation Ordinance and resource protection ordinance requirements. Acting as architectural historian, coauthored the technical report and conducted a pedestrian survey of the site. (2020)

Shawnee/CG7600 Master Plan Redevelopment Project, Palmer Mission Gorge Properties, LP, San Diego, California. Dudek conducted a Potential Historical Resource Review (in accordance with Information Bulletin 580) for four properties more than 45 years old within the City of San Diego. Acting as architectural historian, conducted a photographic survey of the four properties within the project site. Updated three 2011 DPR Forms and created a new DPR Form for a previously unrecorded property within the project site. (2020)

740–790 East Green Street Mixed-Use Project, City of Pasadena, California. Dudek completed a Cultural Resources Technical Report (CRTR) for five commercial buildings located in the City of Pasadena (Assessor's Identification Nos. 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. Acting as architectural historian, updated the Pasadena historic context, conducted archival research, and wrote significance evaluations for the five buildings that are more than 45 years old. (2019)

8850 Sunset Boulevard Project, City of West Hollywood, California. Dudek completed a CRTR for the proposed project, which consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard. Acting as architectural historian, assisted in the completion of the technical report as the primary writer. (2019)

Palmetto Avenue Warehouse Project, Patriot Development Partners, Rialto, California. Dudek conducted a Cultural Resources Report in support of the proposed project, which proposed to demolish buildings on six parcels in the City of Rialto and construct an industrial/warehouse building on an approximately 4.24-acre property located at the northeast corner of Palmetto Avenue and Baseline Road. Acted as evaluator for three of the six properties, which were at least 45 years old. (2019)

14545 Lanark Street Project, Clifford Beers Housing Inc., Los Angeles, California. Dudek completed an HRER for a property located at 14545 Lanark Street in the Panorama City neighborhood of Los Angeles (APN 2210-011-900). Acting as architectural historian, authored the HRER for the subject property, a Public Social Services Department building constructed in 1967. (2019)

Confidential Solar Energy Project, Confidential Client, California. Dudek completed an HRTR for a confidential solar project. Acting as architectural historian, authored the report evaluating a complex of 20 buildings for historical significance. (2019)

1605 Industrial Avenue Warehouse Project., City of San José, California. Acting as architectural historian, coauthored the CRTR for the project, which included the construction of an approximately 186,000-square-foot industrial warehouse building on an approximately 10.96-gross-acre property located in the northern part of the City of San José. Preparation of the historical context statement involved archival research, building descriptions, historic context development, and historical significance evaluations. (2018)

Jefferson La Mesa Project, JPI, La Mesa, California. The project proposed to demolish three industrial automotive buildings to redevelop the property. Served as architectural historian and coauthor of the HRER for the project. Contributed archival research and historical context development for the three automotive buildings. (2018)

Education

Riverside City College Life Science/Physical Science Reconstruction Project, Riverside Community College District, Riverside, California. Dudek completed a CRTR for the project that proposes to modernize the currently vacant Life Science and Physical Science connected buildings on the Riverside City College campus to allow for growth in the Business and Information Systems programs. Acting as architectural historian, conducted research on the buildings associated with the project. (2021)

Richland Elementary School Reconstruction Project, San Marcos United School District, San Marcos, California. Dudek completed a CRTR for the project located at 910 Borden Road. The proposed project involves the demolition of the existing Richland Elementary School, which includes seven permanent buildings and 24 portable classrooms, and the reconstruction of the school, including the redevelopment of play fields and playgrounds. Acting as architectural historian, conducted a field visit, researched the school district and elementary school, and coauthored the technical report. (2021)

University of California San Diego, Future College Living and Learning Neighborhood, University of California San Diego Campus Planning Office, San Diego, California. Dudek was retained by the University of California (UC) San Diego Campus Planning Office to conduct a visual analysis for the proposed project, which would consist of five housing buildings providing an additional 2,000 beds to serve the student population of the UC San Diego campus. As architectural historian, conducted a field visit to gain a better understanding of the visual environment of the project site and surrounding area. (2020)

San Francisco State University Master Plan Update Environmental Impact Report, San Francisco State University Capital Planning, Design, and Construction, San Francisco, California. Dudek conducted a historic built environment study for the proposed project. Only buildings more than 45 years of age and proposed for renovation or demolition were included in this historic built environment study. Acting as architectural historian, participated in a survey of the San Francisco State University (SFSU) Psychology and Ethnic Studies Building and conducted archival research to prepare appropriate historic context for San Francisco, SFSU, and the Psychology and Ethnic Studies Building. Conducted research on 18 buildings located on the SFSU campus and wrote historic contexts, descriptions, and lists of alterations for each. (2019)

Keats Building and Amphitheater, California State University Fresno, California. As architectural historian, authored the description of the amphitheater and Keats Building on the California State University (CSU) Fresno campus for the CRTR. Also prepared DPR Forms for the two buildings. (2018)

College Park Demolition Project, CSU Chico, California. Dudek was retained by CSU Chico to complete a cultural resources study for a project that proposes demolition of 10 single-family residences near the CSU Chico campus. As architectural historian, coauthored a cultural resources report for CSU Chico, writing 10 building feature descriptions. (2018)

Energy

Battery Storage Project, Confidential Client, San Diego, California. Dudek prepared an HRER for a project that proposes to develop a battery energy storage system located in San Diego. All buildings and structures more than 45 years old identified within the project area were recorded and evaluated for historical significance. The significance evaluation involved conducting archival research and building development research for the project area and completing an appropriate historic context. Acting as architectural historian, conducted pedestrian surveys to evaluate the presence of historic built environmental resources and authored the HRER. (2021)

Battery Energy Storage Project, Confidential Client, Grand Terrace, California. Dudek prepared an HRER for a project that proposes to develop a battery energy storage system in the City of Grand Terrace. This report included development of a built environment study area map, a pedestrian survey of the proposed project study area for built environment resources, and a historical significance evaluation of a steam plant in consideration of state designation criteria and integrity requirements. The significance evaluation found that the steam plant is not eligible under any designation criteria due to a lack of architectural merit and a lack of the requisite integrity necessary to convey significant historical associations. As such, the steam plant is not considered a historical resource under CEQA. Acting as architectural historian, conducted pedestrian surveys and authored the HRER. (2021)

Confidential Solar Project, San Diego County, California. Serving as architectural historian, coauthored the HRTR for the project, which proposed the development of a solar energy facility and energy storage system. The project site totals approximately 1,356 acres and is in unincorporated southeastern San Diego County. The HRTR involved a pedestrian survey for the presence of historic built environment resources. All buildings and structures more than 45 years old were recorded and evaluated for historical significance. The significance evaluation included conducting archival research and building development research for a dairy and creamery complex located on the project site and completing a historic context. The complex of dairy buildings was evaluated for historical significance and is not eligible for inclusion in the NRHP, CRHR, or the County Register due to a lack of significant historical associations. (2020)

Healthcare

St. Joseph's Hospital Master Plan Project, Devenney Group Ltd., Stockton, California. Dudek prepared a historical resources inventory and evaluation report in support of the project. The proposed project site included five properties in the City of Stockton: (1) 1638 North California Street (APN 127-190-32), (2) 1800 North California Street and 542 McCloud Avenue (APN 127-180-44), (3) 534 East Maple Street (APN 127-190-30), (4) 425 East Harding Way (APN 127-150-39), and (5) 445 East Harding Way (APN 127-150-51). Served as architectural historian and coauthor of the historical resources inventory and evaluation report, conducting research on properties 2–4 of the historic-age built environmental resource properties, primarily located within the St. Joseph's Medical Center Complex or on parcels adjacent to the complex that may be acquired. (2020)

Municipal

Ocean Beach Pier Improvements Project, City of San Diego, California. Dudek was retained by the City of San Diego to prepare an HRTR for the Ocean Beach Pier Improvements Project. The City requested an evaluation of whether the Ocean Beach Pier (Ocean Beach Municipal, Pier, or Pier Project site) met eligibility criteria for local, state, or federal designation. The report was prepared in accordance with CEQA Guidelines, Section 15064.5, for historical resources and all applicable City guidelines and regulations. As a result of the evaluation, the Ocean Beach Pier is recommended eligible under NRHP and CRHR Criteria A/1 and C/3 and San Diego Historical Resources Board Designation Criteria A, C, and D. The Ocean Beach Pier reflects special elements of Ocean Beach's historical and economic development and embodies distinctive characteristics of the concrete fishing pier typology. Responsibilities include fieldwork, archival research, and the associated property significance evaluation. (2022)

Los Angeles County Metro Area Plan Project, County of Los Angeles Department of Regional Planning, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement in support of the project. The goal of the Historic Context Statement component is to inform, enhance, and streamline the larger project as it pertains to historical resources. The communities included within the Historic Context Statement include the following: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. The Historic Context Statement documents the development history of the communities from the rancho period to the present; identifies important themes, events, and patterns of development; and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Responsibilities include conducting archival research, coauthoring the Historic Context Statement, engaging with stakeholders, collaborating with the GIS team to create an online mapping tool, performing field survey, attending public meetings, and collaborating with the graphics team for flyers and social media content. (2021-2022)

Florence-Firestone Community Plan Area Historic Resources Survey, County of Los Angeles Department of Regional Planning, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement and conduct a Historic Resources Survey for the Community Plan Area (CPA) of Florence-Firestone. The goal of the project is to document the development history of the community from the rancho period to the present; identify important themes, events, and patterns of development; and describe the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Responsibilities include conducting archival research, coauthoring the Historic Context Statement, engaging with stakeholders, collaborating with the GIS team to create an online mapping tool, attending public meetings, and collaborating with the graphics team for flyers and social media content. (2021-2022)

East Los Angeles Historic Resources Survey of Historic Age Commercial Signage, County of Los Angeles Department of Regional Planning, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to perform a Historic Resources Survey and focused Historic Context Statement for historic age commercial signage located in the CPA of East Los Angeles. The goal of the project is to document the history of commercial signage, record and evaluate significant historic signs, and designate all applicable signs as County Landmarks. Responsibilities include archival research, collaboration with the GIS team to create an online mapping tool, and collaboration with the graphics team for flyers and social media content. (2021-Present)

Mission Bay Park Improvements Project, City of San Diego, California. Dudek reviewed the City's proposed seawall and bulkhead designs for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically the Standards for Rehabilitation. This review included advising the design team on how to remain in conformance with the standards by way of informal design review/check-ins throughout the design review process. Acting as architectural historian, conducted a pedestrian survey, and coauthored the Mission Beach Seawall Evaluation Memorandum. (2021–Present)

Pier View Way Bridge and Lifeguard Headquarters Restoration/Replacement Project, Confidential Client, Oceanside, California. Dudek is preparing a CRTR for a project that proposes to restore or replace the concrete portion of the Pier View Way Bridge and the Lifeguard Headquarters in the City of Oceanside. This report includes a pedestrian survey for historic built environment resources, development research, archival research to develop the appropriate historic context, and a historical significance evaluation. The report discusses the proposed project description, regulatory framework, all sources consulted, research and field methodology, setting, and findings. In addition, the report discusses the proposed project's potential to impact historical resources under CEQA and will provide recommendations as appropriate. Acting as architectural historian, conducted pedestrian surveys and coauthored the technical report. (2021–Present)

Mira Mesa CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek prepared a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa CPA. This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian, coauthored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–2022)

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek prepared a historic context statement identifying the historical themes and associated property types important to the development of the University CPA, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Acting as architectural historian, coauthored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek will develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek will also conduct a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

As-Needed Historic Research Consulting Services, City of Coronado, California. Dudek provides as-needed historic consulting services for various projects. Each evaluation involves the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored or co-authored HRERs for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451-55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, 816 1st Street, 820 A Avenue, 953-57 G Avenue, 725 Adella Avenue, 754 H Avenue, 168-70 F Avenue, 1011 E Avenue, 404 8th Street, 1421 6th Street, 820 G Avenue, 335 Alameda Boulevard, 1027 Olive Avenue and 1029 Olive Lane, 743 B Avenue, 925 9th Street, and 517 I Avenue. (2019-Present)

Gilroy Citywide Historic Resources Inventory, City of Gilroy, California. Dudek is currently bringing to completion a citywide historic context statement and historic resources inventory update of the City of Gilroy's outdated 1986 historic resources inventory. Dudek hosted a public kickoff meeting/outreach session that was well-received by the community, successfully completed a reconnaissance-level survey of more than 3,000 properties on time and within budget, and completed a draft citywide historic context statement. Dudek is also preparing a Public Guide to Preservation that provides an overview of the City's existing policies, what it means to live in a designated property/a district contributor, answers to commonly asked questions concerning restrictions on alterations, and clarification of common misconceptions about property owner requirements. Acting as surveyor, utilized Dudek's architectural survey application to record the features, alterations, and photographs of historic-era buildings throughout the City. Additionally, assisted in the data management and cleanup of the majority of the DPR Forms produced for each of the surveyed buildings. This process included assigning status codes, editing descriptions, choosing an accurate photograph, and adding proper narrative significance. (2020)

955 Hancock Avenue, City of West Hollywood, California. Dudek completed a City-compliant Historical Resource Assessment for a single-family residential property located at 955 Hancock Avenue in West Hollywood. The property was built in 1910 and did not appear to have been previously evaluated for historical significance. This study included a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Register eligibility requirements. Acting as architectural historian, assisted in the completion of the assessment as the primary writer. (2018)

Transportation

Keller Road/Interstate 215 Interchange Project, California Department of Transportation, Murrieta and Menifee, California. The project proposed to construct a new, full interchange and auxiliary lanes at Interstate 215 and Keller Road in Riverside County. Acted as architectural historian for the project, coauthoring the HRER. Preparation of the report included a site visit, archival research, historic context development of Murrieta and Menifee, building feature descriptions of six historic-era resources, and historical significance evaluations. (2018)

Water/Wastewater

Southern First Aqueduct Structures Rehabilitation Project, San Diego County Water Authority, San Diego, California. Dudek conducted a Phase I Cultural Resources Inventory (including both archaeological and built environment) for the Southern First Aqueduct Rehabilitation Project, located along a 21-mile stretch of the First

San Diego Aqueduct, east of Interstate 15 from the City of Escondido in the north to the Goodan Ranch/Sycamore Canyon County Preserve west of San Vicente Reservoir. As part of this effort, the San Diego Water Authority will be applying for a Letter of Permission under its Programmatic Master Plan Permit with the U.S. Army Corps of Engineers (ACOE), pursuant to Section 404 of the Clean Water Act. ACOE is the federal lead agency responsible for overseeing compliance with Section 106 of the NHPA, as this project is exempt from review under CEQA. Acting as architectural historian, coauthored the Phase I Cultural Resources Inventory Report and authored the analysis of potential adverse effects. (2021)

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, San Diego, California.

Dudek completed a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

Historical Resources Impacts Assessment for Maintenance on the Morena Dam Spillway, City of San Diego, California.

Acted as the primary author for an impacts assessment of proposed project activities, including maintenance to the Morena Dam, which is considered a historical resource under CEQA and a historic property under Section 106 of the NHPA. (2019)

Specialized Training

- Specialized Certificate in CEQA Practice, UC San Diego Extension, 90 hours of study, March 2022.
 - BUSA40739: California Environmental Quality Act (CEQA), UC San Diego Extension, Summer 2019.
 - ENVR-40008: Writing Effective CEQA Documents, UC San Diego Extension, Winter 2021.
 - ENVR-40010: CEQA in Practice, UC San Diego Extension, Spring 2021.
 - ENVR-40009: Advanced CEQA, UC San Diego Extension, Winter 2022.

Publications

Frank, N. 2018. "Mid-Century Glass Block: The Colored Patterned and Textured Era." Master's Thesis; The School of the Art Institute of Chicago.

Presentations

Frank, N. 2018. "Mid-Century Glass Block: The Colored Patterned and Textured Era." Presented at the Association for Preservation Technology Annual Conference, Buffalo, New York, 2018.

Frank, N. 2018. "Mid-Century Glass Block: The Colored Patterned and Textured Era." Presented at the Association for Preservation Technology Western Great Lakes Chapter and DOCOMOMO US/Chicago 2018 Symposium: Preservation Challenges of Modernist Structures, Chicago, Illinois, 2018.

Adrienne Donovan-Boyd, MSHP

ARCHITECTURAL HISTORIAN

Adrienne Donovan-Boyd (*AY-dree-en DON-uh-vin BOID; she/her*) is an architectural historian with significant experience in Oregon and the Pacific Northwest. Ms. Donovan-Boyd has 17 years of experience in all elements of cultural resources management, including intensive- and reconnaissance-level field investigations, architectural history studies, and historical significance evaluations for compliance projects, the National Register of Historic Places (NRHP), and local landmark designations. She is a skilled researcher, is adept at evaluating historic properties, and is an experienced author of historical resources evaluation reports, findings-of-effect documentation for Sections 106 and 110 of the National Historic Preservation Act (NHPA), historic context statements, and management plans for historic properties. Ms. Donovan-Boyd meets the Secretary of the Interior's Professional Qualification Standards for architectural history and maintains a strong professional relationship with State Historic Preservation Office staff in Washington and Oregon. Ms. Donovan-Boyd has completed numerous projects requiring compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project Experience

Education

Built Environment Inventory and Evaluation Report for Monterey Bay Master Plan, California State University, Monterey Bay, California. Dudek was retained by California State University, Monterey Bay, to conduct a built environment inventory and evaluation study and report for the proposed California State University, Monterey Bay, Master Plan. For the purposes of this project, Dudek formally recorded and evaluated 11 campus properties more than 45 years old that were proposed for renovation, alteration, or demolition as part of the project. All 11 of these built environment properties were identified as not eligible for national, state, or local designations. Ms. Donovan-Boyd worked with a team of architectural historians. The properties were photographed, researched, and evaluated in consideration of NRHP, California Register of Historical Resources, California Historic Landmarks, local designation criteria and integrity requirements, and potential impacts to historical resources under California Environmental Quality Act and Public Resources Code, Sections 5024 and 5024.5. (2021)

Phase I Historic Resources Technical Report for Building 7045, Devereux Gymnasium, University of California, Santa Barbara, California. Served as an architectural historian and coauthor of the report for Phase I: Building 7045, Devereux Gymnasium, on the west campus of the University of California, Santa Barbara. Dudek was retained by the University of California, Santa Barbara, to complete the project. The project was federally funded by the National Endowment for the Humanities, making the project subject to federal review under Section 106. The project was also subject to review under California Environmental Quality Act and Public Resources Code, Sections 5024 and 5024.5, for state-owned resources. The project report included a California Historical Resource Status records search of the proposed project area and a 1-mile radius; the identification of previously recorded historic



Education

*University of Oregon
MS, Historic Preservation,
2009*

*Portland State University
BA, Community
Development, 2006*

Certifications

*National Safety Council
First Aid/CPR/AED
Certification, 2019*

Professional Affiliations

*National Trust for Historic
Preservation*

*Portland Architectural
Heritage Center*

Oregon Historical Society

properties in the vicinity of the project area; an intensive-level survey; archival and building development research; an evaluation of the building for NRHP, California Register of Historical Resources, California Historic Landmarks and Santa Barbara County local eligibility criteria and integrity requirements; and an assessment of effects to historic properties. (2021)

Cultural Landscape Report for The Shire, University of Oregon, Skamania County, Washington. Served as the lead architectural historian on a multidisciplinary team working for the University of Oregon on a Cultural Landscape Inventory for John Yeon's Columbia River Gorge property, The Shire. Contributed archival research, in-field research, geographic information system data, and sections of the report, including landscape descriptions, the historic context section, existing conditions, significance evaluations, and treatment recommendations. The project proposed that the site was eligible at the local and state level for the NRHP. (2019–2020)

Energy

Class III Inventory and Cultural Resources Report, Confidential Client, Washoe County, Nevada. Served as the lead architectural historian on a multidisciplinary team to complete a Class III Cultural Resources Inventory for an energy-related development. Coauthored the report, including the historic context section, significance evaluations, and recommendations. The project proposed that the historic period residential buildings and linear features that remained were not eligible for the NRHP. (2022)

Built Environment Inventory and Evaluation Report, Confidential Client, Sacramento County, California. Served as an architectural historian for a built environment inventory and evaluation for an energy-related development. Contributed to archival research and coauthored the report, including the historic context section, significance evaluations, and recommendations. The project proposed that several of the historic period buildings remaining were eligible for the NRHP. (2021–2022)

Cultural Resources Report, Confidential Client, Swisher County, Texas. Served as the lead architectural historian for a built environment inventory and evaluation for an energy-related development. Completed fieldwork, contributed to archival research, and coauthored the report, including the historic context section, significance evaluations, and recommendations. (2022)

Class III Cultural Resources Inventory and Evaluation Report for a Solar Project, Confidential Client, Laramie County, Wyoming. Served as the lead architectural historian on a multidisciplinary team working on a Class III Cultural Resources Inventory report. Contributed to archival research and reporting—including the historic context statement, significance evaluations, and recommendations—and provided quality assurance and quality control for the project. The project proposed that the historic period buildings remaining were not eligible for the NRHP. (2022)

Cultural Resources Inventory for the Olympia–Grand Coulee No. 1 Insulator Replacement Phase 4 Project, Bonneville Power Administration, Pierce and King Counties, Washington. Served as the lead architectural historian for the Cultural Resources Inventory for Bonneville Power Administration's 50-mile-long project to replace worn insulators. Dudek conducted background research and prepared a literature review report. Historic context, methods, and survey results will be compiled into a technical report to the Washington Department of Archaeology and Historic Preservation and Bonneville Power Administration's standards, including NRHP eligibility evaluations and management recommendations for any identified resources. (2020–2022)

Built Environment Inventory and Evaluation Report for Golden State Natural Resources Gould Site, Golden State Finance Authority, Lassen County, California. Served as an architectural historian and coauthor of the report for the project. Dudek was retained by the Golden State Finance Authority to complete a built environment inventory and evaluation report for the proposed project that would redevelop a site in Nubieber, located in Lassen County, to facilitate the transport of forest material (such as trees or underbrush that have no lumber value). The project parcels comprised approximately 65 acres, a light-industrial site associated with regional logging, and an abandoned 1930s Great Northern and Western Pacific Railroad station. (2022)

Cultural Resources Inventory for Spring Creek–Wine Country No. 1 Impairment and Insulator Replacement Project, Bonneville Power Administration, Klickitat and Yakima Counties, Washington. Served as the lead architectural historian for the Cultural Resources Inventory for Bonneville Power Administration’s 33-mile-long project to remove impairments and replace worn insulators. Ms. Donovan-Boyd conducted background research, prepared applicable historic context for the report, recorded four new historic built environment resources, and prepared a technical report to the Washington Department of Archaeology and Historic Preservation and Bonneville Power Administration’s standards, including NRHP eligibility evaluations and management recommendations for identified resources. (2020–2021)

Class III Inventory and Cultural Resources Report, Confidential Client, Washoe County, Nevada. Served as an architectural historian on a multidisciplinary team to complete a Class III Cultural Resources Inventory for an energy-related development. Contributed to archival research and coauthored the report, including the historic context section, significance evaluations, and recommendations. Ranching-related buildings that remained were not eligible for the NRHP. (2020)

Federal

Cultural Resources Report for Horning Tree Seed Orchard, Bureau of Land Management, Washington County, Oregon. Served as the lead architectural historian on an interdisciplinary team. Attended project meetings and contributed to archival research; in-field research; geographic information system data; and sections of the report, including landscape descriptions, the historic context section, significance evaluations, and recommendations. The project proposed that the site was eligible at the local and state level for the NRHP. (2020)

Municipal

Lone Fir Cemetery Archival and Records Research, Metro, Multnomah County, Oregon. Served as project manager. The project consisted of archival and records research to help determine 1) the burial location of patients from the 19th-century Oregon Hospital of the Insane within Lone Fir Cemetery and 2) the burial arrangements of Chinese and Chinese-American individuals within Lone Fir Cemetery’s Block 14. The project was conducted in support of Metro’s plans to create memorials to commemorate the Chinese and Chinese-American individuals who were buried in Block 14 as well as patients from the hospital. The Dudek team successfully identified the former Oregon Hospital of the Insane section of the cemetery (now mostly unmarked), and the research about the Chinese section of the cemetery remains ongoing. Ms. Donovan-Boyd managed the project, conducted research, and provided a senior-level review for the report (2022).

Portland International Airport Hangar Display Mitigation Project, Port of Portland, Oregon. Served as researcher and writer. This project involved the creation of eight interpretive panels to help mitigate the adverse effects to two historic airplane hangars that were removed at Portland International Airport. Mitigation was required by Section 106 of the NHPA of 1966 (as amended) and its implementing regulations, 36 Code of Federal Regulations 800. Six interpretive panels focused on the two historic hangars, while two focused on the Native peoples of the Portland area and their traditional trade network. The finished panels were installed at Portland International in August 2022. Ms. Donovan-Boyd was responsible for the content of the six panels focusing on the airplane hangars. Contributions included conducting a literature review, writing the text for the display, and selecting appropriate images. (2020–2022)

Cultural Resources Investigations for 10-Year Pile Maintenance Project, Port of Portland, Oregon. Served as the project manager and lead architectural historian for the proposed Port of Portland's 10-Year Pile Maintenance Project on five properties along the Columbia and Willamette Rivers as part of the USACE permitting process under Section 106. The investigations involved taking inventory of and evaluating nine berths. Ms. Donovan-Boyd completed archival research, conducted the intensive-level survey, evaluated the identified resources for the NRHP, and co-authored the report. (2022)

Port of Hueneme Oxnard Harbor District Built Environment Inventory and Evaluation, Port of Hueneme, Oxnard Harbor District, Ventura County, California. Served as an architectural historian for the Port of Hueneme Oxnard Harbor District, built environment inventory, and evaluation report as part of the Former Navy Property Restoration Project. The project was completed in conformance with California Environmental Quality Act Guidelines, Section 15064.5, for historical resources and all applicable local guidelines. The report concluded that a single building remained eligible for the NRHP, but the project, as proposed, would have no effect on historic properties. (2022)

Reconnaissance-Level Inventory, City of Gresham, Gresham, Oregon. Conducted reconnaissance-level surveys for approximately 450 properties in the Centennial and Rockwood neighborhoods in Gresham, Oregon. Properties were recorded in the Oregon State Historic Preservation Office's Historic Sites Database. (2020–2021)

Intensive-Level Inventory, City of Roslyn, Roslyn, Washington. Conducted intensive-level surveys of historic properties in Roslyn, Washington, in stages over 2 years. Recorded all information in the Washington Department of Archeology and Historic Preservation Office's online WISAARD Database. (2012–2014)

Historic American Engineering Record Documentation for the Port of Portland Terminal 4 Grain Elevator, Port of Portland, Portland, Oregon. Assisted in the completion of Historic American Engineering Record-level documentation of the Portland Municipal Terminal No. 4 Grain Elevator, Historic American Engineering Record No. OR-163. Assisted with large-format photography and site and building descriptions and coauthored the report. (2010)

Stream Restoration

Cultural Resources Inventory for Quartz Creek Floodplain Restoration Project, Eugene Water and Electric Board, Lane County, Oregon. Oversaw built environment coordination for the proposed 130-acre floodplain restoration on private land near Nimrod, Oregon. The project is subject to National Environmental Policy Act, Section 106, and Federal Emergency Management Agency requirements. The Dudek team completed a cultural resources assessment for the project, including an archaeological survey, subsurface testing, and an aboveground historic resources survey. (2021)

Cultural Resources Inventory for North Fork Touchet River Phase II Habitat Restoration Project, Confederated Tribes of the Umatilla Indian Reservation Fisheries, Columbia County, Washington. Served as the lead architectural historian for the Confederated Tribes of the Umatilla Indian Reservation Fisheries' project to restore

hydrologic connectivity, floodplain processes, and riparian habitat along river miles 1.6–2.7 of the North Fork Touchet River, near the community of Baileysburg. The project was subject to Section 106 of the NHPA, and Bonneville Power Administration was the lead agency. Led the built environment investigations, which included archival research, a historic resources survey, and the evaluation of cultural resources. (2021)

Cultural Resources Inventory for Lower Elochoman Floodplain Restoration Project, Columbia Land Trust, Wahkiakum County, Washington. Served as an architectural historian for the Columbia Land Trust’s project to restore floodplain functionality and stream and riparian habitat along the Lower Elochoman River. The project was subject to Section 106 of the NHPA, and BPA was the lead agency. Investigations included archival research, a historic resources pedestrian survey, and the evaluation of built environment cultural resources. (2021)

Cultural Resources Inventory for Dungeness Streamflow Restoration Off-Channel Reservoir, County of Clallam, Washington. Served as an architectural historian for Clallam County’s proposed project to restore streamflow along the Dungeness River on two parcels owned by Washington State Department of Natural Resources. The streamflow restoration design included the excavation of an off-channel reservoir, which will encompass an 88-acre area. The project was funded by a streamflow restoration grant managed by Washington State Department of Ecology and was therefore subject to the requirements of Washington State Governor’s Executive Order 05-05. Conducted archival research and coauthored the report with recommended determinations and findings. (2021)

Relevant Previous Experience

Education

Cultural Resources Inventory for The Shire First Bay Shoreline Restoration Project, University of Oregon, Skamania County, Washington. Served as the lead architectural historian for the University of Oregon’s project to conduct shoreline and habitat restoration at The Shire property in Skamania County. The project was subject to Section 106 review, and the lead agency was Federal Emergency Management Agency. Led the aboveground survey, conducted archival research, and coauthored the report, which included recommended determinations of eligibility and findings of effect. (2018–2019)

Federal

Lower Snake River Programmatic Environmental Impact Statement, USACE, Washington, Oregon, and Idaho. Served as an architectural historian. Researched and reported on historic built environment resources for the cultural resource sections for a programmatic environmental impact statement related to the USACE sediment management plan. The project area included the Lower Snake River and four associated subbasins: Clearwater River, Salmon River, Grande Ronde River, and Hells Canyon Reach of the Snake River. Made eligibility recommendations and coauthored the report. (2014)

Cultural Resources Investigations for the Mouth of the Columbia River South Jetty Rehabilitation Project, Oregon Parks and Recreation Department, Clatsop County, Oregon. Served as architectural historian for the proposed U.S. Army Corps of Engineers (USACE) South Jetty rehabilitation within Fort Stevens State Park. The investigations involved taking inventory of and evaluating the South Jetty and the historic trails system. Evaluated the identified resources for the NRHP and coauthored the report. (2018)

Cultural Resources Services for Master Planning Deliverables, USACE, Portland District, Oregon. Served as an architectural historian for the USACE Portland District’s Master Plan and integrated environmental assessment for the Mid-Columbia (Bonneville, The Dalles, John Day, and Willow Creek) and Rogue River (Lost Creek, Elk

Creek, and Applegate) basin regions. Attended project meetings, conducted site-visit reconnaissance surveys within the Lost Creek Project area, and prepared the associated historic properties management plan. (2018)

Lower Snake River Programmatic Environmental Impact Statement, USACE, Washington, Oregon, and Idaho.

Served as an architectural historian. Researched and reported on historic built environment resources for the cultural resource sections for a programmatic environmental impact statement related to the USACE sediment management plan. The project area included the Lower Snake River and four associated subbasins: Clearwater River, Salmon River, Grande Ronde River, and Hells Canyon Reach of the Snake River. Made eligibility recommendations and coauthored the report. (2014)

Cape Arago Lighthouse Historic American Buildings Survey Documentation, USACE, Coos Bay, Oregon. Served as an architectural historian. Assisted in the completion of Historic American Buildings-level documentation of the Cape Arago Lighthouse, Historic American Buildings No. OR-189. Assisted with site documentation and site and building descriptions, measured drawings, and co-authored the report. (2008)

Municipal

Reconnaissance-Level Inventory, City of Gresham, Gresham, Oregon. Conducted two reconnaissance-level surveys for approximately 57 properties in the Mt. Hood neighborhood and approximately 177 properties in the Kelly Creek neighborhood of Gresham, Oregon. Recorded all information in the Oregon State Historic Preservation Office's Historic Sites Database. (2017)

Intensive-Level Inventory, Enterprise Cemetery, City of Enterprise, Enterprise, Oregon. Conducted an intensive-level survey of the Enterprise Cemetery in Enterprise, Oregon. Conducted all fieldwork, authored the report, and completed all necessary archival research to outline the cemetery's historic context. (2017)

Intensive-Level Survey for World War II Hangars, Port of Portland, Portland, Oregon. Conducted an intensive-level survey for two World War II airport hangars at the Portland International Airport and completed a cultural resource report with recommendations for the potential to list the structures on the NRHP. The hangars were significant for being the last remaining World War II-constructed hangars on the Portland International Airport site. (2017)

Reconnaissance- and Intensive-Level Inventory, City of Hood River, Hood River, Oregon. Conducted a reconnaissance- and intensive-level survey of the Heights neighborhood in Hood River, Oregon. Recorded all information in the Oregon State Historic Preservation Office's Historic Sites Database, completed all fieldwork, coauthored the report, and completed all mapping requirements. (2008)

Selected Local and National Register Nominations

Edward J. Miller Barn, Washington Heritage Barn Register, Skamania County, Washington. Prepared, coordinated, and authored the Washington Heritage Barn Register nomination for the Edward J. Miller Barn, an example of an English Gambrel barn, completed circa 1923. (2021)

Roy E. and Hildur L. Amundsen House, NRHP Nomination, City of Gresham, Oregon. Prepared, coordinated, and authored the NRHP nomination for the City of Gresham. The Amundsen House is locally significant under NRHP Criterion C, in the area of architecture at the local level, as an excellent, intact example of a Wrightian-styled, architect-designed residence in Gresham's Northwest neighborhood. The house, constructed in 1961, displays many distinctive characteristics of Frank Lloyd Wright's Usonian designs in its small-sized, slab-on-grade foundation with radiant floor heat, horizontal emphasis, natural ornamentation, floor-to-ceiling glass windows, central hearth, and minimal ornamentation. (Added to the NRHP on July 15, 2019)

Paul E. and Miriam R. Emerick House, Gresham Historic and Cultural Landmarks List, City of Gresham, Oregon.

Prepared documentation to nominate the Paul E. and Miriam R. Emerick House for inclusion in the Gresham Historic and Cultural Landmarks List. The 3,300-square-foot Emerick House, designed by well-known Vancouver, Washington, architect, Day W. Hilborn, is an excellent example of Northwest Regional style and is described as a “mid-century marvel.” Completed archival research, worked with the City on necessary documentation, and authored the report. (Added to the Gresham Historic and Cultural Landmarks List in August 2017)

Multiple Property NRHP Nomination, City of Silverton, Oregon. Prepared and edited three NRHP nominations: one individual nomination and two through the existing Multiple Property Document, Domestic Architecture, in Silverton, Oregon, and its environs. The individual nomination was Moser Barn (listed on the NRHP on June 14, 2013). Nominations through the existing Multiple Property Document included the Magnus and Emma Ek House, an 1890 Queen Anne (listed on the NRHP on February 20, 2013), and the Peter and Bertha Soderberg House, a 1921 side-gabled Craftsman bungalow (approved by the State Advisory Committee on Historic Preservation on February 15, 2013). Completed archival research, worked with the state on necessary revisions, and moved the three nominations through the committee process. (2013)

Nutty Narrows Bridge, NRHP Nomination, Longview, Washington. Prepared, coordinated, and coauthored the NRHP nomination, with sole responsibility for the historic context and auxiliary documentation. The Nutty Narrows, erected in 1963, is a 60-foot-long catenary bridge between two trees with a faux-suspension superstructure. It is significant as Longview’s primary roadside attraction and as the oldest-known squirrel bridge in the United States. Completed archival research, worked with the City on necessary documentation, and co-authored the report. (Added to the NRHP on August 18, 2014)

Multiple Property NRHP Nomination, City of Enterprise, Oregon. Assisted with the preparation of a Multiple Property NRHP Nomination for downtown Enterprise, Oregon, for the period between 1888 and 1956. The following three associated buildings were nominated to the NRHP during this project: the Enterprise Mercantile and Milling Company Building, the O.K. Theatre, and the Enterprise IOOF Hall. Completed contextual archival research for all three nominations, coordinated fieldwork, and authored the Mercantile and Milling Company Building NRHP Nomination. The Mercantile and Milling Company Building, constructed from 1916 to 1922, is the largest and most impressive historic commercial building in downtown Enterprise. (All buildings were added to the NRHP on March 7, 2012)

U.S. Forest Service Quilcene Ranger Station, Historic District Nomination, U.S. Forest Service, Quilcene, Oregon. The Quilcene Ranger Station is locally significant under NRHP Criterion A for its association with the U.S. Forest Service administration of the Quilcene Ranger District, one of the oldest in the Olympic National Forest, and under Criterion C, as an example of the U.S. Forest Service’s emphasis on “rustic” architectural designs. Provided all architectural reporting, conducted fieldwork, and saw the nomination through the committee process. (Added to the NRHP on March 27, 2012)

Stream Restoration

Cultural Resources Inventory for Seestrom Tidelands Project, Coquille Watershed Association, Coos County, Oregon. Served as an architectural historian for the Coquille Watershed Association’s project to restore muted tidal flows to more than 200 acres of floodplain pastureland along the Coquille River. The project was subject to Section 106 of the NHPA, and U.S. Fish and Wildlife Service was the lead agency. Prepared the research design and managed the investigations, which included archival research, an archaeological and historic resources pedestrian survey, and the evaluation of both archaeological and built environment cultural resources. (2018)

Cultural Resources Inventory for Bear, Mary's, and Ferris Creeks Restoration Project, Columbia River Estuary Study Taskforce, Clatsop County, Oregon. Served as the lead architectural historian for Columbia River Estuary Study Taskforce's project to restore wetland habitat along three creeks in the Columbia River Estuary, just east of Astoria, Oregon. The project was subject to Section 106 of the NHPA, 36 Code of Federal Regulations 800. BPA was the lead agency. Coauthored the report, completed archival research, conducted a historic resources pedestrian survey, and evaluated built environment cultural resources. (2018)

Specialized Training

- **Oregon Department of Transportation Cultural Resources Consultant Qualification Training.** 2019.
- **Washington State Department of Archaeology and Historic Preservation Consultant Training.** 2019.
- **Pacific Northwest Preservation Field School, Heyburn State Park, Idaho.** Training in preservation technology and restoration of timber and masonry features on Civilian Conservation Corps park structures. 2007.

Publications

Donovan-Boyd, A.K. 2009. "Historic Preservation of Pacific Northwest Beach Houses: A Study of Beach Houses Along Tillamook County's Coast." Master's thesis; University of Oregon, Eugene.