
Historical Resource Evaluation Report

335 Alameda Boulevard, Coronado, California

SEPTEMBER 2022

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 evaluate the property located at 335 Alameda Boulevard (APN: 536-191-05-00) (subject property) for historical significance under City designation criteria and integrity requirements. The evaluation involved researching and developing an occupancy timeline; supplemental research on occupants and building development research; survey of the property; a description of the property; and completion of a historical resource evaluation in consideration of City designation criteria and integrity requirements.

As a result of the evaluation, the subject property is recommended 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 Introduction

Dudek was retained by the City of Coronado (City) to complete a Historical Resource Evaluation Report for a single-family residential property located at 335 Alameda Boulevard (APN: 536-191-05-00) in Coronado, California. The property was built in 1926 (City Building Permit) and does not appear to have been previously evaluated for historical significance. In 1985, the subject property was included in the geographic area surveyed as part of an unadopted citywide survey. This survey identified and described the subject property, but did not provide a formal evaluation in consideration of City designation criteria. The current study includes a survey of the property; 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 the City's eligibility requirements.

Dudek Architectural Historian Katie Ahmanson, MHC, completed the subject property's significance evaluation, survey, and preparation of the historical resource evaluation report and State of California Department of Parks and Recreation Series 523 Forms (DPR forms). Dudek Architectural Historian Nicole Frank, MSHP assisted in the subject property's survey and research. The historical resource evaluation report was reviewed for quality assurance/quality control by Senior Architectural Historian Allison Lyons, MSHP. All authors meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for architectural history. Preparers' qualifications are located in Appendix C.

1.1 Project Location

The subject property is located at 335 Alameda Boulevard in the northwest section of the City of Coronado, which is located in the southwest portion of San Diego County (Figure 1). Regionally, the City is bordered by the City of San Diego to the north and east, National City and the City of Chula Vista to the east, the City of Imperial Beach to the south, and the Pacific Ocean to the west. Locally, the residence is situated on the southeast side of Alameda Boulevard, between Third Street and Fourth Street. The building is surrounded by single-family residential buildings to the east with North Island Naval Air Station to the west (Figure 2).

1.2 Regulatory Setting

Local

City of Coronado Historic Resource Code (Chapter 84.10)

4.10.010 Purpose and Intent

The City Council finds as a matter of public policy that the identification, designation, recognition, preservation, enhancement, perpetuation and use of improvements, buildings, structures, objects, monuments, sites, places and natural features within the City that reflect special elements of the City's architectural, artistic, cultural, educational, economic, social, political, engineering, military history, or other heritage are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of this chapter is to:

- A. Safeguard the heritage of the City and enhance its visual character by providing for the preservation of historic resources representing significant elements of its history;
- B. Encourage public knowledge, understanding and appreciation of the City's past as reflected in such historic resources;
- C. Foster civic and neighborhood pride in the beauty and noble accomplishments of its past;
- D. Preserve and enhance the City's historical attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;
- E. Preserve diverse and harmonious architectural styles and design preferences reflecting phases of the City's history;
- F. Enhance property values and increase economic and financial benefits to the City and its residents and property owners through an active historic recognition and benefits program;
- G. Identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses; and
- H. Enable owners and lessees of such resources to apply for all financing, tax, land use, and code application benefits permitted by law for such designated historic resources. (Ord. 2088 § 2 (Exh. A), 2018; Ord. 2029 § 1, 2011; Ord. 2018 § 4 (Att. C), 2010)

84.10.030 Historic Resource and Historic District Designation Criteria

For the purposes of this chapter, a resource may be designated a Historic Resource by the Historic Resource Commission, and any area within the City may be designated a Historic District by the Historic Resource Commission, if it meets two or more of the criteria set forth in this section and, additionally, must be at least 75 years old or have achieved historic significance within the past 75 years:

- A. It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, or engineering history;
- B. It is identified with a person(s) or an event(s) significant in local, State or national history;
- C. It possesses distinctive characteristics of an architectural style, and has not been substantially altered;
- D. It is representative of the notable work of a builder, designer, architect, artisan or landscape professional;
- 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);
- 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)

84.10.040 Historic Resource and Historic District Determination of Historic Significance Procedures

A determination of historic significance application shall be filed with the Community Development Department in association with the nomination of a property as a historic resource; or in association with any project that includes demolition of original features visible from the street right-of-way of any structure that is 75 or more years old.

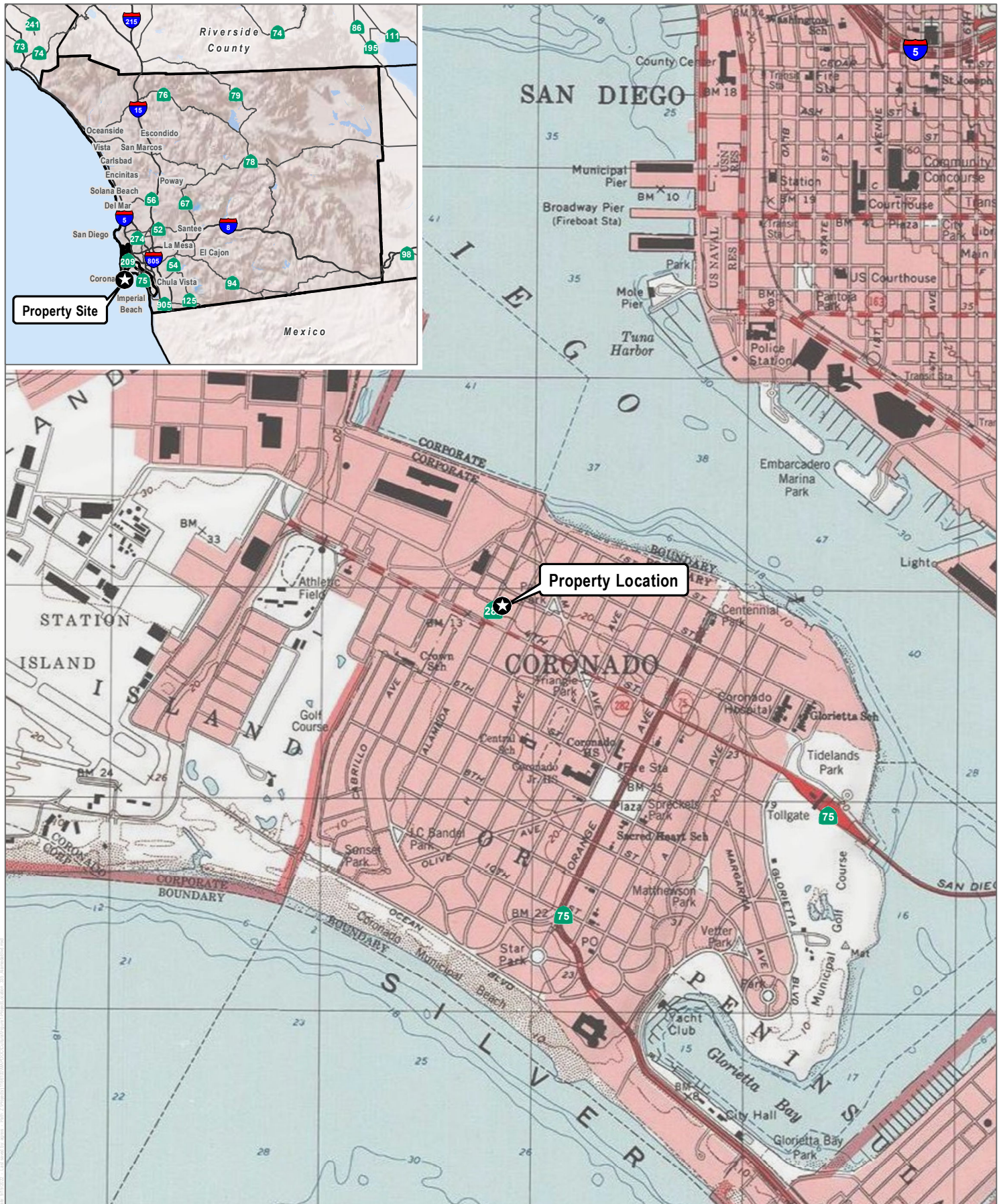
A. Application.

1. A determination of historic significance application involving private property must include the consent of the property owner.
2. A determination of historic significance application for designation of a Historic District must include the consent of 75 percent of the owners of contributing resources within the boundaries of the district.
3. A determination of historic significance application shall be submitted to the Community Development Department on forms provided by the City of Coronado Community Development Department.
4. A determination of historic significance application fee shall be paid at the time of application submittal in accordance with the Community Development Department Fee Schedule.
5. Upon the determination that a determination of historic significance application is complete, the Community Development Department shall forward the application to an unbiased third-party historic consultant for preparation of a historic research report to be considered by the Historic Resource Commission at a noticed public hearing.
6. Upon receipt of the historic research report from the historic research consultant, the Community Development Department shall set the application for public hearing at the next available Historic Resource Commission meeting.

B. Historic Resource Commission Hearing.

1. The Community Development Department shall provide notice of the date, place, time and purpose of the hearing at least 10 days prior to the date of the public hearing by posting at City Hall, publication once in a newspaper of general, local circulation, and mailing notice through first class mail to the applicant and private owners of the subject property and all property owners within 300 feet of the subject property.
2. The applicant/property owner(s) or applicant/property owner(s) representative shall attend the public hearing.
3. The Historic Resource Commission shall review the application in reference to the definitions and designation criteria set forth in this chapter.
4. Not later than 21 days following the close of a public hearing on any determination of historic significance application, the Historic Resource Commission shall, by resolution, make a determination on historic significance of the property. The resolution shall also recite the reasons and facts for said determination.
5. The decision of the Commission shall become final 10 calendar days after the adoption of the resolution unless a notice of appeal to the City Council is filed with the City Clerk in accordance with Chapter 1.12 CMC.
6. If the property is designated as a historic resource by the Historic Resource Commission or by the City Council upon appeal, the City Clerk shall cause a notice of designation to be recorded in the Office of the County Recorder. (Ord. 2088 § 2 (Exh. A), 2018; Ord. 2029 § 1, 2011; Ord. 2025 § 20, 2011; Ord. 2018 § 4 (Att. C), 2010).

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SOURCE: USGS 7.5-Minute Series Point Loma Quadrangle
Township 17S / Range 3W / Section 15

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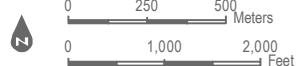


FIGURE 1

Property Location

335 Alameda Blvd, Coronado

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SOURCE: SANGIS 2020, 2022

FIGURE 2

Detailed Property Location

335 Alameda Blvd, Coronado

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2 Background Research

The following sections provide detailed background research conducted on the subject property in an effort to establish a thorough and accurate historic context for the significance evaluation, and to confirm the construction history. The City provided Dudek with the Unadopted SourcePoint Survey from the 1980s, a photograph of the subject property from 2005, two historic newspaper articles, a list of the known occupants of the property, and all available building and electrical permits for the subject property.

2.1 Building Development Research

City of Coronado Building Permits

In August 2022, the City provided copies of all available building permits for the subject property, 335 Alameda Boulevard, for new construction, demolition, alteration, and additions. These documents were essential in establishing a history of alterations to the property (see Section 5.1 Significance Evaluation, Identified Alterations). Six building permits associated with the subject property were on file with the City. The permits are as follows:

- 1926: construct dwelling and garage (Permit #3002)
- 1927: sewer connection (Permit #1397)
- 1933: alter a dwelling – frame, interior and exterior lath and plaster, roofing (Permit #4487)
- 1957: erect carport (Permit #13022)
- 1979: electrical (Permit #13034)
- 1980: construct block wall approximately 75' x 6' (Permit #22493)
- 2012: replace FAU (Permit #MPE1210-009)

Coronado Historical Association

On September 7, 2022, Dudek Architectural Historians Nicole Frank and Katie Ahmanson visited the Coronado Historical Association (CHA)'s Research Center and were assisted by CHA Curator of Collections, Vickie Stone. While at the CHA, Ms. Frank and Ms. Ahmanson reviewed multiple resources, including historic images, and historic newspapers. The information gathered from these sources has been incorporated into the history of the subject property (Section 2.1).

Historic Aerial Photographs

The subject property was reviewed on historic aerial photographs via Nationwide Environmental Title Research LLC (NETR) from the years 1953, 1964, 1966, 1972, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2019 and UC Santa Barbara Library Aerial Photography Information FrameFinder (UCSB) from the year 1941 (Table 1) (NETR 2022; UCSB 2022).

Table 1. Historical Aerial Photograph Review of Subject Property

Photograph Year	Observations and Findings
1941	This is the earliest aerial photograph of the subject property. The property is developed with an irregular plan with a cross-gable roof along the southeast side of Alameda Boulevard. The city block between Third and Fourth Streets is partially developed with single-family residences. The subject property is surrounded by single-family residences to the south and east with a golf course to the north and west.
1953	There is an increase in development around the subject property, with single-family residences east of Alameda Boulevard and North Island Naval Air Station development to the west where the golf course was formerly located. The image is of too poor quality to identify alterations to the subject property.
1964	A carport has been constructed on the rear of the subject property. More commercial development on North Island Naval Air Station is visible southwest of the subject property.
1966, 1972, 1978	The subject property displays no noticeable changes. More development on North Island Naval Air Station is visible southwest of the subject property.
1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000	No discernible changes to the subject property and surrounding area.
2002	The subject property displays no noticeable changes. More development on North Island Naval Air Station appears north of the subject property.
2003	No discernible changes to the subject property and surrounding area.
2005	The subject property displays no noticeable changes. The I area on the west side of Alameda Boulevard directly across from the subject property has been cleared for construction.
2009	The subject property displays no noticeable changes. Stockdale Boulevard and the area to the northwest of the subject property have been developed with parking lots.
2010, 2012, 2014, 2016, 2019	No discernible changes to the subject property and surrounding area.

Sanborn Fire Insurance Maps

The subject property was reviewed on City of San Diego and City of Coronado Sanborn Fire Insurance Maps for the years 1888, 1906, 1921, 1949, and 1988. The subject property is visible on two maps from the years 1949 and 1988 (Table 2).

Table 2. Sanborn Fire Insurance Map Review of Subject Property

Photograph Year	Observations and Findings
1949	The 1949 Sanborn displays the subject property as a rectangular-shaped lot on the east side of Alameda Boulevard. The primary residence is labeled as a one-story “dwelling” with a non-combustible tile and composition roof and appears irregular in plan. On the northeast side of the property is a one-story garage with a composition roof. The surrounding neighborhood is partially developed with single-family residences (Figure 3).
1988	The 1988 map displays one change to the residence. An addition of a rectangular-in-plan, one-story addition with a non-combustible tile roof has been constructed on the southwest elevation. The neighborhood is now fully developed with single-family residences (Figure 3).

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3 Historic Context

The following historic context addresses relevant themes concerning the history of the subject property. It begins with a general overview of the development of the City of Coronado, which provides a brief discussion of the history of single-family housing development patterns within the City. The context then provides a discussion of the subject property's development, including the history of owners and occupants, the property's Spanish Colonial Revival architectural style, and the property's builder, Oscar W. Dorman.

3.1 Historical Overview of Coronado

In 1602, the Spanish explorer Sebastian Vizcaíno 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 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 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.

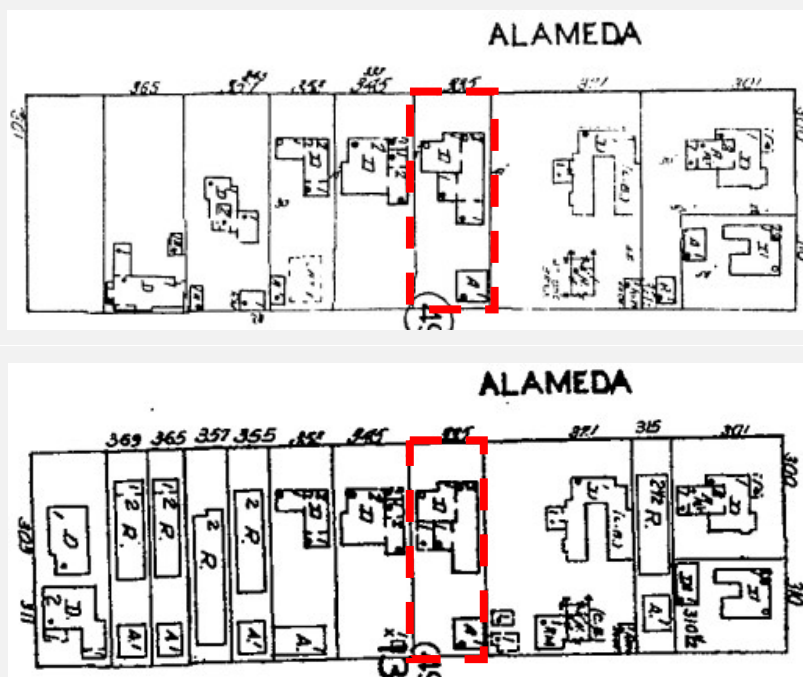
The opening of the San Diego-Coronado Bridge represented the next step in the island's history. The easy access to the bridge granted to both tourists and San Diego locals created a demand for higher-density housing than that provided by the existing single-family houses. In 1971, the first towers on 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).

3.2 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 3) (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 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.

Figure 3. 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)



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).

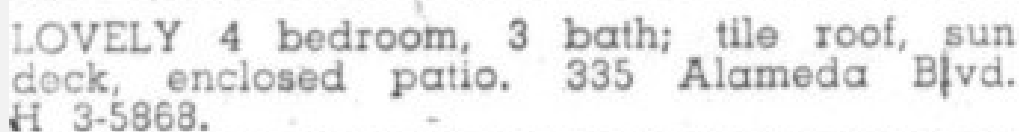
The subject property was rented by Commander Cary W. Magruder from 1936 to 1938 while the Crawfords were away. Commander Magruder was a Naval Commander who resided at the property with his wife Charlotte and daughter Polly (City of Coronado). The Crawford family returned to the subject property in 1938, 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 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 4) (CEJ 1946).

Figure 4. 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.
HI 3-5868.

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). Additional information and a complete list of renters and owner information can be found in Appendix A:

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

3.3 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. It was not until the Panama-California Exposition held in San Diego in 1915 that Spanish-inspired buildings began to increase their ornamentation, forms, and materials, using inspiration from European Spanish architecture. Architect Bertram Grosvenor Goodhue (1869-1924) was responsible for the architectural master plan of the 1915 Panama-California Exposition. He reintroduced Spanish-influenced architecture in San Diego and created the Spanish Colonial Revival architectural style. The Exposition buildings referenced a variety of architectural styles and forms from the formal Spanish Baroque Churrigueresque to building forms influenced by the vernacular architecture of the Spanish, Mexicans, and Native Americans throughout the Iberian Peninsula, California, the American Southwest, and Florida. From the mid-1910s into the 1940s, Spanish-influenced architectural design featured prominently in domestic residential construction, thanks in part to its easy adaptability (McAlester 2018; IS Architecture 2017).

The Spanish Colonial Revival style uses decorative details borrowed 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.

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

- Asymmetrical façades
- Simple rectangular or L-shaped massing
- One or two stories in height
- Round, square, or polygonal towers
- Outdoors spaces take the form of courtyards with or without covered arcaded walkways
- 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)
- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- Wrought-iron balconies, window grilles, railings, and lanterns
- Elaborate chimney tops
- Decorative vents

3.4 Builder of 335 Alameda Boulevard

Oscar W. Dorman (1870-1928)

Oscar W. Dorman or O.W. Dorman was born in April 1873 in 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, 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 28th and 29th 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. The buildings were primarily in period revival styles popular during the time, including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. Dorman died on February 24, 1928, at his home located at 930 G Avenue (SDU 1928).

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)
- 936 E Avenue (1924)
- 921 G Avenue (1924)
- 967 G Avenue (1924)
- 940 G Avenue (1924)
- 1021 G Avenue (1924)
- 1009 J Avenue (1924)
- 544 Marina Avenue (1924)
- 943 Olive Avenue (1924)
- 1030 Olive Avenue (1924)
- 1030-1032 Olive Avenue (1924), Designated Coronado Historic Resource
- 526 A Avenue (1925), Designated Coronado Historic Resource
- 999 Adella Avenue (1925)
- 560 B Avenue (1925)
- 566 B Avenue (1925), Designated Coronado Historic Resource
- 925 G Avenue (1925)
- 840 Glorietta Boulevard (1925)
- 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)
- 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)

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4 Field Survey

4.1 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 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.

4.2 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 5 (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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5 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 B.

5.1 335 Alameda Boulevard

Property Description

The subject property at 335 Alameda Boulevard is located mid-block on the southeast side of Alameda Boulevard, between Third Street and Fourth Street on one parcel (APN: 536-191-05-00). The property contains one single-family residence constructed between 1926 and 1928, and a carport constructed in 1957 (Figures 5 and 12). 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 fence at the sidewalk that leads to a terra cotta tile pathway to the primary entrance. 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. The landscaping surrounding the property includes a lawn area along the primary (northwest) elevation, with sections of plantings and mature trees along the side (southwest) and rear (southeast) elevations. Along the rear (southeast) elevation are a brick and terra cotta tile patio with a terra cotta tile pathway to the detached garage on the northeast side of the rear boundary. The stucco perimeter wall that surrounds the property contains a rear entryway with an arched stucco doorway. The garage is accessed by the alley along the rear of the property. During the survey, the residence's side (northeast and southwest) and rear (southeast) elevations as well as the garage's rear (northwest) elevation were not visible from the public right-of-way. The survey of these elevations was completed on the property with the owner's consent.

Residence (1926)

The residence is L-shaped in plan and two stories in height. The building is Spanish Colonial Revival in style and is clad in stucco with a cross-gable red-tile roof with open eaves and exposed rafters. Additionally, the roof features a belltower chimney located on the building's southwest elevation (Figure 7). 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 and a single-story rectangular side-gable volume. Two grouped paired casement windows are featured on the first story, and a group of three arched casement windows with an iron Juliette balcony are centered on the second story beneath with a front gable. The single-story volume includes an entrance sheltered by an extension of the side gable roof with a wood single-panel main entry door accessed by terra cotta tile steps and a group of three casement windows flanked by wood shutters (Figures 5 and 6). A pierced stucco decorative vent is located to the side of the entrance.

A brick pathway leads from the primary (northwest) elevation to the side (southwest) elevation and rear patio. The terra cotta tile patio is located along the southwest elevation and is covered with a corrugated metal shed roof. Although foliage obscures the fenestration on the second-story balcony, paired casement windows with wood shutters are visible on either side of the wood rail-enclosed balcony. The northernmost casement window is wood

sash while the southernmost casement window is vinyl sash. Additionally, the first story includes three grouped casement windows. The first is a smaller wood-sash multi-light casement window with an articulated stucco window surround and decorative wood railing adjacent to two identical wood-sash multi-light casement windows (Figures 8 and 9).

The rear (southeast) elevation mirrors the single-story side-gable volume and two-story front-gable volume. The single-story volume includes a wood panel door set in the perimeter wall along the sideyard. Fenestration on the first floor of the rear elevation includes wood-sash multi-light paired casement window. A wood-frame fully glazed with divided-light door with an added screen door is accessed by terra cotta tile steps. Fenestration on the second-story volume includes vinyl-sash multi-light sliding windows with wood shutters above wood-sash multi-light group casement windows with wood shutters (Figures 8 and 9).

The second story of the side (northeast) elevation features wood-sash multi-light casement windows, some with wood shutters. Likewise, fenestration on this elevation includes a variety of window types; wood-sash multi-light casement windows arranged in pairs and groups, a metal sash fully glazed protruding window box, and a protruding stucco window surround with casement windows (possibly altered) (Figure 10).

Carport (1957)

To the southeast of the residence is a detached, rectangular in plan, one-story garage with a flat roof with a raised parapet. The building's exterior walls are clad in stucco (Figure 11). The garage is accessed from the alley behind the property. The primary (southeast) elevation features a wood-paneled garage door. The side (southwest and northeast) elevations do not include fenestration. A vertical wood-board arched door south of the garage leads to the backyard and rear (northwest) elevation of the building. The rear (northwest) elevation includes a wood door and a group of two wood-sash multi-light fixed windows (Figure 12).

Figure 5. Primary (northwest) elevation, view to northeast (IMG_0177)



Figure 6. Primary (northwest) elevation view southeast (DSC03872)



Figure 7. Detail photograph of southeast elevation's chimney, view to northeast (DSC03875)



Figure 8. Side (southwest) elevation and rear (southeast), view to northwest (DSC03821)



Figure 9. Side (southwest) elevation and rear (southeast), view to northwest (DSC03810)



Figure 10. Side (northeast) elevation, view to southeast (DSC03874)



Figure 11. Carport primary (southeast) elevation, view to northwest (IMG_0204)



Figure 12. Carport rear (northwest) elevation, view to southeast (DSC03832)



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:

- 1926: construct dwelling and garage (Permit #3002)
- 1927: sewer connection (Permit #1397)
- 1933: alter a dwelling – frame, interior and exterior lath and plaster, roofing (Permit #4487)
- 1957: erect carport (Permit #13022)
- 1979: electrical (Permit #13034)
- 1980: construct block wall approximately 75' x 6' (Permit #22493)
- 2012: replace FAU (Permit #MPE1210-009)
- Date unknown: partial window replacement on secondary elevations (observed)

Character-Defining Features reflecting Spanish Colonial Revival style

- Asymmetrical façades
- Simple rectangular massing
- Two stories in height
- Outdoor courtyard
- Low-pitched side-gabled roof with a flat roof section
- Minimal eaves with little to no overhang
- Red Mission (half-cylinder) clay tile roof
- Painted white stucco exterior walls
- Walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Wrought-iron balcony
- Elaborate chimney tops
- Decorative vents

Local Statement of Significance

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

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 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 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 has undergone minimal alterations, including alterations to the frame, interior and exterior lath and plaster and reroofing in 1927; erection of a carport in 1933; and construction of a 75 ft by 6 ft wall in 1980; and the replacement of some windows (observed; dates unknown) (City of Coronado). However, the carport and

window replacements are not visible from the street-facing elevations and do not detract from the Spanish Colonial Revival style of the residence.

The residence reflects a high number of features of the Spanish Colonial Revival style, including an asymmetrical façade; an L-shape plan; simple rectangular massing; two stories in height; an outdoor courtyard; low-pitched cross-gabled roof; minimal eaves with little to no overhang; a red Mission (half-cylinder) clay tile roof; painted white stucco exterior walls; walls that extend into gable without a break; fenestration irregularly placed and recessed; a wrought-iron balcony; an elaborate chimney top; and decorative vents. The subject property possesses distinctive characteristics to be considered a significant and representative example of the Spanish Colonial Revival style. These characteristics remain intact.

The subject property meets the Coronado guidelines for a building to be either minimally altered or unaltered. The alterations that took place, including reroofing, construction of the carport, and addition of the perimeter wall, do not detract from the property's distinctive characteristics of the Spanish Colonial Revival style. Although window replacements took place at the rear (southeast) and side (northeast) elevations, they are not visible from the public right-of-way, which allows the subject property to appear unaltered. The subject property retains elements of the Spanish Colonial Revival style and possesses several essential elements that affect the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a distinctive example of the Spanish Colonial Revival style, and with minimal alterations, the subject property still conveys the unique characteristics of the style. Therefore, the subject property is recommended 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 became a contractor/builder in 1911. Throughout the 1920s, he primarily built period revival single-family homes in Coronado with styles including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. Nine of the buildings attributed to him are designated Coronado Historic Resources, including: 1024 Encino Row (1923), 1030-1032 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). Most of the designated properties are examples of the Tudor Revival or English Cottage style. The residence at 1024 Encino Row (1923) is Spanish Revival Eclectic style and the property at 757 Alameda Boulevard (1926) is in the Spanish Colonial Revival style. The subject property is unique when compared to Dorman's other Spanish-influenced buildings because of its distinctive use of a cross-gable red-clay-tile roof, walls that extend into the gable without break, wrought-iron balcony, and belltower chimney. The residence's belltower chimney is a distinctive characteristic of the Spanish Colonial Revival Style and demonstrates Dorman's understanding of the style and his ability to execute its character-defining features on a residential building. These elements in combination make the subject property a remarkable example within his body of work. Additionally, the property at 335 Alameda Boulevard has been minimally altered since its construction in 1926, 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.

- 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.

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. In order 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 1926 (Andrus and Shrimpton 2002, City of Coronado 2018).

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 1926.

The subject property retains integrity of design. Minimal alterations including reroofing, construction of the carport, perimeter wall, and window replacements at the rear (southeast) and side (northeast) elevations have not affected the building's integrity of design. The subject property retains the essential elements of form, plan, structure, and style. Alterations are compatible with the original design and do not detract from the conscious decisions made during the original design and planning process. Therefore, the property retains integrity of design.

The subject property has integrity of setting. Upon its completion in 1926, the surrounding neighborhood was partially developed with single-family residences. At the time of the subject property's construction in 1926, 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 1926 few materials have been added or removed. Alterations have included reroofing in 1933; construction of a carport in 1957; construction of a 75 ft by 6 ft perimeter wall; and window replacements (observed; dates unknown). These changes have not diminished the property's overall integrity of materials from its date of construction (1926). Multiple materials exist from the subject property's original construction, including 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 1926 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 reflecting the workmanship exist from the subject property's construction including the exterior stucco siding, wood-sash windows, decorative wood vents, 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 1920s. Additionally, minimal changes to the neighborhood over time 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 1926 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 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 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.

6 Findings and Conclusions

The residential property constructed in 1926 and located at 335 Alameda Boulevard (APN: 536-191-05-00) in Coronado, California, was evaluated in consideration of City designation criteria and integrity requirements. Following thorough research and analysis, the subject property was found to be significant under City Criteria C and D. The 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

Occupancy History Timeline

335 Alameda Boulevard Occupancy History Timeline

Date	Occupant	Source	Relevant Notes
1926	none		
1928-1930	William Dunlop Owens Eliza Owens Viola Jefferson Etta Brummet Florence Skelton	US City Directory Coronado Eagle Journal, June 12, 1928	Physician at 1012 Isabella Ave “entertaining houseguests” Maid (1928) Maid (1929)
1931-1932	Mrs. Cora Millard Edith Sandstrom Sam H Laws	US City Directory Coronado Eagle & Journal, January 13, 1932	“...locating in the Crown City in the last six business days...Cora L. Millard, 335 Alameda:”
1932	Admiral and Mrs. Harry E. Yarnell	Coronado Eagle & Journal, May 4, 1932	“...in their new residence at 335 Alameda Boulevard after May 10.”
1933	George C Gordon (Cecelia)	US City Directory	
1933	Clara Smith	US City Directory	Maid
1934	Mrs. Cora L. Millard	US City Directory California US Voter Registrations	housewife
1935-1936	David L Crawford (Constance) Mrs. D. S. Crawford	US City Directory Coronado Eagle & Journal, May 21, 1936	USN “Buffet Supper Sunday Night”
1936-1937	Comdr. Cary W Magruder Mrs. Charlotte Magruder Polly Magruder	Coronado Eagle & Journal, August 13, 1936 US City Directory	“New Arrivals” USN
1940-1941	Spencer H. Warner Mrs. Ruth Warner Elsie (wid Wm) Jackson	US City Directory California US Voter Registrations US City Directory Coronado Citizen, March 27, 1941	Naval Officer, USN Housewife
1941	Comdr. And Mrs. Leland D. Webb	Coronado Citizen, September 12, 1941	“Comdr. Mrs. Webb entertain for houseguest”
1942	Spencer H. Warner Mrs. Ruth Warner	California US Voter Registrations	Naval Officer Housewife
1944-1945	Wm C Fortune (Eliz O)	US City Directory	USN
1945	Lieut. Comdr. Lloyd E Root Mrs. R. E. Root Dorothy Root	Coronado Eagle & Journal, July 12, 1945	“...established at the home they have purchased at 335 Alameda Blvd.”
1946		Coronado Eagle & Journal, June 6, 1946	For Sale
1947-1948	Mary J Christensen Walter D Christensen (Dorothy P)	US City Directory	clerk NAS electrician clerk

335 Alameda Boulevard Occupancy History Timeline

Date	Occupant	Source	Relevant Notes
	Mrs. Betty J Pendleton		
1949-1959	Comdr. and Mrs. Earl Pope William Pope	Coronado Eagle & Journal, February 24, 1949 Coronado Eagle & Journal, July 23, 1959	clerk NAS electrician clerk
1961-2022	Mr. Rodger C. Rigdon Mrs. Mary Rigdon Jeff Rigdon Lisa D. Rigdon Malcom G. Rigdon	Coronado Eagle & Journal, December 7, 1961 U.S., Phone and Address Directories, 1993-2002	"Football Teachers Winning Tradition"

Appendix B

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 30 *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 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 _____, _____mE/ _____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 southeast side of Alameda Boulevard, between Third Street and Fourth Street on one parcel (APN: 536-191-05-00). The property contains one single-family residence constructed between 1926 and 1928, and a carport constructed in 1957 (Figures 1 and 7). 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 fence at the sidewalk that leads to a terra cotta tile pathway to the primary entrance. See continuation sheet page 4

*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.)



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

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

*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):

State of California - The Resources Agency
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 page 5

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

*B8. Related Features:

Detached one-story carport southeast of the residence.

B9a. Architect: _____ 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 page 12

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

*B12. References:

See continuation sheet page 17

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 30

*Resource Name or # (Assigned by recorder) 335 Alameda Boulevard

*Map Name: Point Loma Quadrangle

*Scale: 1:24000 *Date of map: 1996 (2001 ed.)



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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 335 Alameda Boulevard

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

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. The landscaping surrounding the property includes a lawn area along the primary (northwest) elevation, with sections of plantings and mature trees along the side (southwest) and rear (southeast) elevations. Along the rear (southeast) elevation are a brick and terra cotta tile patio with a terra cotta tile pathway to the detached garage on the northeast side of the rear boundary. The stucco perimeter wall that surrounds the property contains a rear entryway with an arched stucco doorway. The garage is accessed by the alley along the rear of the property. During the survey, the residence's side (northeast and southwest) and rear (southeast) elevations as well as the garage's rear (northwest) elevation were not visible from the public right-of-way. The survey of these elevations was completed on the property with the owner's consent.

Residence (1926)

The residence is L-shaped in plan and two stories in height. The building is Spanish Colonial Revival in style and is clad in stucco with a cross-gable red-tile roof with open eaves and exposed rafters. Additionally, the roof features a belltower chimney located on the building's southwest elevation (Figure 3). 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 and a single-story rectangular side-gable volume. Two grouped paired casement windows are featured on the first story, and a group of three arched casement windows with an iron Juliette balcony are centered on the second story beneath with a front gable. The single-story volume includes an entrance sheltered by an extension of the side gable roof with a wood single-panel main entry door accessed by terra cotta tile steps and a group of three casement windows flanked by wood shutters (Figures 1 and 2). A pierced stucco decorative vent is located to the side of the entrance.

A brick pathway leads from the primary (northwest) elevation to the side (southwest) elevation and rear patio. The terra cotta tile patio is located along the southwest elevation and is covered with a corrugated metal shed roof. Although foliage obscures the fenestration on the second-story balcony, paired casement windows with wood shutters are visible on either side of the wood rail-enclosed balcony. The northernmost casement window is wood sash while the southernmost casement window is vinyl sash. Additionally, the first story includes three grouped casement windows. The first is a smaller wood-sash multi-light casement window with an articulated stucco window surround and decorative wood railing adjacent to two identical wood-sash multi-light casement windows (Figures 4 and 5).

The rear (southeast) elevation mirrors the single-story side-gable volume and two-story front-gable volume. The single-story volume includes a wood panel door set in the perimeter wall along the side yard. Fenestration on the first floor of the rear elevation includes wood-sash multi-light paired casement window. A wood-frame fully glazed with divided-light door with an added screen door is accessed by terra cotta tile steps. Fenestration on the second-story volume includes vinyl-sash multi-light sliding windows with wood shutters above wood-sash multi-light group casement windows with wood shutters (Figures 4 and 5).

The second story of the side (northeast) elevation features wood-sash multi-light casement windows, some with wood shutters. Likewise, fenestration on this elevation includes a variety of window types; wood-sash multi-light casement windows arranged in pairs and groups, a metal sash fully glazed protruding window box, and a protruding stucco window surround with casement windows (possibly altered) (Figure 6).

Carport (1957)

To the southeast of the residence is a detached, rectangular in plan, one-story garage with a

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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 335 Alameda Boulevard

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flat roof with a raised parapet. The building's exterior walls are clad in stucco (Figure 7). The garage is accessed from the alley behind the property. The primary (southeast) elevation features a wood-paneled garage door. The side (southwest and northeast) elevations do not include fenestration. A vertical wood-board arched door south of the garage leads to the backyard and rear (northwest) elevation of the building. The rear (northwest) elevation includes a wood door and a group of two wood-sash multi-light fixed windows (Figure 8).

*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:

- 1926: construct dwelling and garage (Permit #3002)
- 1927: sewer connection (Permit #1397)
- 1933: alter a dwelling - frame, interior and exterior lath and plaster, roofing (Permit #4487)
- 1957: erect carport (Permit #13022)
- 1979: electrical (Permit #13034)
- 1980: construct block wall approximately 75' x 6' (Permit #22493)
- 2012: replace FAU (Permit #MPE1210-009)
- Date unknown: partial window replacement on secondary elevations (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 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).

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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

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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 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

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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 9) (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 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

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

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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 10) (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

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- 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*
- 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. It was not until the Panama-California Exposition held in San Diego in 1915 that Spanish-inspired buildings began to increase their ornamentation, forms, and materials, using inspiration from European Spanish architecture. Architect Bertram Grosvenor Goodhue (1869-1924) was responsible for the architectural master plan of the 1915 Panama-California Exposition. He reintroduced Spanish-influenced architecture in San Diego and created the Spanish Colonial Revival architectural style. The Exposition buildings referenced a variety of architectural styles and forms from the formal Spanish Baroque Churrigueresque to building forms influenced by the vernacular architecture of the Spanish, Mexicans, and Native Americans throughout the Iberian Peninsula, California, the American Southwest, and Florida. From the mid-1910s into the 1940s, Spanish-influenced architectural design featured prominently in domestic residential construction, thanks in part to its easy adaptability (McAlester 2018; IS Architecture 2017).

The Spanish Colonial Revival style uses decorative details borrowed 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.

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

- Asymmetrical façades
- Simple rectangular or L-shaped massing
- One or two stories in height
- Round, square, or polygonal towers
- Outdoors spaces take the form of courtyards with or without covered arcaded walkways
- 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)

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- Painted stucco exterior walls in natural colors typically white or tan, walls extend into gable without a break
- Fenestration irregularly placed and recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- Wrought-iron balconies, window grilles, railings, and lanterns
- Elaborate chimney tops
- Decorative vents

Builder of 335 Alameda Boulevard

Oscar W. Dorman (1870-1928)

Oscar W. Dorman or O.W. Dorman was born in April 1873 in 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, 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 28th and 29th 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. The buildings were primarily in period revival styles popular during the time, including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. Dorman died on February 24, 1928, at his home located at 930 G Avenue (SDU 1928).

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)
- 936 E Avenue (1924)
- 921 G Avenue (1924)
- 967 G Avenue (1924)
- 940 G Avenue (1924)
- 1021 G Avenue (1924)
- 1009 J Avenue (1924)
- 544 Marina Avenue (1924)

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- 943 Olive Avenue (1924)
- 1030 Olive Avenue (1924)
- 1030-1032 Olive Avenue (1924), Designated Coronado Historic Resource
- 526 A Avenue (1925), Designated Coronado Historic Resource
- 999 Adella Avenue (1925)
- 560 B Avenue (1925)
- 566 B Avenue (1925), Designated Coronado Historic Resource
- 925 G Avenue (1925)
- 840 Glorietta Boulevard (1925)
- 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)
- 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)

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.

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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 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

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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 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

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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 has undergone minimal alterations, including alterations to the frame, interior and exterior lath and plaster and reroofing in 1927; erection of a carport in 1933; and construction of a 75 ft by 6 ft wall in 1980; and the replacement of some windows (observed; dates unknown) (City of Coronado). However, the carport and window replacements are not visible from the street-facing elevations and do not detract from the Spanish Colonial Revival style of the residence.

The residence reflects a high number of features of the Spanish Colonial Revival style, including an asymmetrical façade; an L-shape plan; simple rectangular massing; two stories in height; an outdoor courtyard; low-pitched cross-gabled roof; minimal eaves with little to no overhang; a red Mission (half-cylinder) clay tile roof; painted white stucco exterior walls; walls that extend into gable without a break; fenestration irregularly placed and recessed; a wrought-iron balcony; an elaborate chimney top; and decorative vents. The subject property possesses distinctive characteristics to be considered a significant and representative example of the Spanish Colonial Revival style. These characteristics remain intact.

The subject property meets the Coronado guidelines for a building to be either minimally altered or unaltered. The alterations that took place, including reroofing, construction of the carport, and addition of the perimeter wall, do not detract from the property's distinctive characteristics of the Spanish Colonial Revival style. Although window replacements took place at the rear (southeast) and side (northeast) elevations, they are not visible from the public right-of-way, which allows the subject property to appear unaltered. The subject property retains elements of the Spanish Colonial Revival style and possesses several essential elements that affect the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a distinctive example of the Spanish Colonial Revival style, and with minimal alterations, the subject property still conveys the unique characteristics of the style. Therefore, the subject property is recommended eligible under City Criterion C.

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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 became a contractor/builder in 1911. Throughout the 1920s, he primarily built period revival single-family homes in Coronado with styles including Spanish Colonial Revival, Tudor Revival, and English Cottage or Storybook styles. Nine of the buildings attributed to him are designated Coronado Historic Resources, including: 1024 Encino Row (1923), 1030-1032 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). Most of the designated properties are examples of the Tudor Revival or English Cottage style. The residence at 1024 Encino Row (1923) is Spanish Revival Eclectic style and the property at 757 Alameda Boulevard (1926) is in the Spanish Colonial Revival style. The subject property is unique when compared to Dorman's other Spanish-influenced buildings because of its distinctive use of a cross-gable red-clay-tile roof, walls that extend into the gable without break, wrought-iron balcony, and belltower chimney. The residence's belltower chimney is a distinctive characteristic of the Spanish Colonial Revival Style and demonstrates Dorman's understanding of the style and his ability to execute its character-defining features on a residential building. These elements in combination make the subject property a remarkable example within his body of work. Additionally, the property at 335 Alameda Boulevard has been minimally altered since its construction in 1926, 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.

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. In order 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 1926 (Andrus and Shrimpton 2002, City of Coronado 2018).

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 1926.

The subject property retains integrity of design. Minimal alterations including reroofing, construction of the carport, perimeter wall, and window replacements at the rear (southeast) and side (northeast) elevations have not affected the building's integrity of design. The subject property retains the essential elements of form, plan, structure, and style. Alterations are compatible with the original design and do not detract from the conscious decisions made during the original design and planning process. Therefore, the property retains integrity of design.

The subject property has integrity of setting. Upon its completion in 1926, the surrounding neighborhood was partially developed with single-family residences. At the time of the subject property's construction in 1926, 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 1926 few materials have been added or removed. Alterations have included reroofing in 1933; construction of a carport in 1957; construction of a 75 ft by 6 ft perimeter wall; and window replacements (observed; dates unknown). These changes have not diminished the property's overall integrity of materials from its date of construction (1926). Multiple materials exist from the subject property's original construction, including 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 1926 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 reflecting the workmanship exist from the subject property's construction

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including the exterior stucco siding, wood-sash windows, decorative wood vents, 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 1920s. Additionally, minimal changes to the neighborhood over time 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 1926 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 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 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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World War I Draft Registration Card. "Hudson Alfred Millard." World War I Draft Registration Card 1917-1918.

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)



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Figure 4. Side (southwest) elevation and rear (southeast), view to northwest (DSC03821)



Figure 5. Side (southwest) elevation and rear (southeast), view to northwest (DSC03810)



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



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



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Figure 8. Carport rear (northwest) elevation, view to southeast (DSC03832)



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Figure 9. 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)

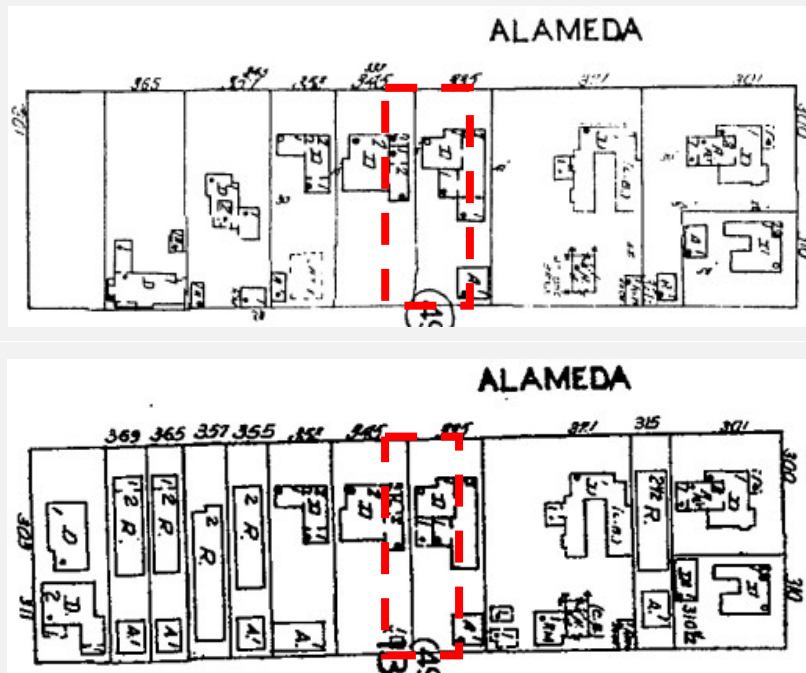


Figure 10. Coronado Eagle and Journal Volume XXXIV, Number 23, June 6, 1946. Page 10 Advertisements Column 3.

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

Appendix C

Preparers' Qualifications

Katie Ahmanson, MA

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with two years' experience in the field of architectural history and heritage conservation. She has experience with Historic Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has familiarity with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.



Education

University of Southern
California School of
Architecture
MA, Heritage
Conservation, 2022
Claremont McKenna
College
BA, Art History, 2019

Project Experience

Gaujome Crest Built Environment Inventory and Evaluation Report, Oceanside, San Diego County, California. Dudek was retained by Ricon Homes to prepare a Built Environment Inventory and Evaluation Report for the proposed Gaujome Crest Project in the City of Oceanside. The goal of the project is to identify and evaluate historic age built environment resources located within the Project site that may be subjected to direct or indirect impacts from the proposed Project. As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, 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 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, 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. As an architectural historian, Ms. Ahmanson completed field work and contributed to a Historic Resources Survey report. (2022)

Oak Knoll Road, Poway, San Diego County, California. Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Ahmanson

Relevant Previous Experience

Preservation Intern, Hollywood Heritage, Hollywood, California. As an intern, managed general office administrative work, maintained and regularly updated the Preservation Sub-Committee to-do and watch lists, set the weekly Admin meeting and monthly Preservation Committee meeting and agendas, and recorded the meeting minutes. Additionally, organized developer and resident meetings, monitored and tracked relevant public hearings

and schedules for Hollywood Heritage issues, and attended public hearings and meetings on behalf of Hollywood Heritage. Assisted residents and concerned parties seeking to designate historic resources and helped prepare nominations for city, state and national designations, such as the Historic Cultural Monument nomination for the Home Savings and Loans on 1500 Vine St. in Hollywood, which passed as a designated monument June 2, 2022. (2021–2022)

Architecture Research Assistant, SPF: Architects, Culver City, California. As a research assistant, researched and collected information about projects and wrote for the company website. In addition, organized content about past and ongoing projects, digitally archived old plans and documents, organized contact lists, and composed press releases for new projects and firm announcements. Aided in making architecture models and model accessories. (2019–2020)

Intern, Frederick Fisher and Partners, Los Angeles, California. As the office intern, archived old plans and documents and scanned documents and digitally archived published materials. In addition, worked with the marketing team to organize contact lists and research competing firms. Also assisted the front desk with answering the phone, welcoming guests, and office cleanup and organization. (2018)

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK*; *she/her*) is an architectural historian with 5 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

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 historical resources technical report (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 the California Environmental Quality Act (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, co-authored the technical report and conducted a pedestrian survey of the site. (2021–Present)

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



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)*

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, co-authored the technical report and conducted a pedestrian survey of the site. (2021–Present)

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–Present)

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, co-authored 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, co-authored the technical report and conducted a pedestrian survey of the site. (2020)

Enclave at Ivanhoe Ranch Project, Vance & 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, co-authored 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, co-authored 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 co-author 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 co-authored 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, 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, 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, co-authored a cultural resources report for CSU Chico, writing ten 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, co-authored 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 co-author 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

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 co-authored 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 co-authored the technical report. (2021–Present)

Mira Mesa Community Plan Area 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 Community Plan Area (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, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

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, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

City of Coronado Historic Context Statement and Historic Resources Inventory, 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 developed 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 also conducted 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). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. 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 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, and 953-57 G 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, co-authoring 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, co-authored 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

- ENVR-40009: Advanced CEQA, UC San Diego Extension, Winter 2022.
- ENVR-40010: CEQA in Practice, UC San Diego Extension, Spring 2021.
- ENVR-40008: Writing Effective CEQA Documents, UC San Diego Extension, Winter 2021.
- BUSA40739: CEQA, UC San Diego Extension, Summer 2019.

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 DCOMOMO US/Chicago 2018 Symposium: Preservation Challenges of Modernist Structures, Chicago, Illinois, 2018.

Allison Lyons, MSHP

SENIOR ARCHITECTURAL HISTORIAN

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.



Education

Columbia University,
MS, Historic Preservation,
2010

Scripps College,
BA, European Studies,
2006

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Selected Experience

City of Coronado Historic Context Statement and Historic Resources Inventory, 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 developed 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 also conducted 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). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Acting as senior architectural historian, reviewed and authored sections of the historic context statement. (2019–Present)

As-Needed Historic Research Consultant On Call Services, Coronado, California. Dudek is currently working with the City of Coronado Community Development Department to provide historic preservation services on an as-needed basis. Services scoped under the current contract include historic resources surveys; archival research; preparation of evaluation reports in consideration of National Register of Historic Places, California Register of Historical Resources, and City of Coronado designation criteria; attendance at Historic Resource Commission and City Council hearings; and review of projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. Since January 2019, Dudek has completed 20 work orders for the city. Ms. Lyons serves as a

senior architectural historian for the historical resource evaluation task orders and is responsible for quality assurance/quality control of specific deliverables. (2021–Present)

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California. The 8730 Sunset Boulevard Billboard Project consists of installation and operation of a new billboard and associated façade improvements at the existing “Sunset Towers” building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s over the course of two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Ms. Lyons served as a senior architectural historian and main author of the Historic Resource Assessment of the Sunset Towers building. (2021)

676 Moss Street Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Chula Vista, California. Ms. Lyons completed a historical resource evaluation and impacts analysis for a redevelopment site of industrial buildings in Chula Vista. She also identified the potential for the project to cause indirect and/or cumulative impacts to adjacent historical resources. (2020)

North Beach Historic District National Register of Historic Places Nomination and Plaque Program, San Clemente, California. Founded in 1925, San Clemente was one of the first new master-planned towns in California. The North Beach Historic District occupies a prominent location as the historic northern tip of the City of San Clemente along North El Camino Real. The North Beach Historic District was listed on the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation. The district features five historic contributing resources designed in the Spanish Colonial Revival style with a period of significance between 1927-1946. Ms. Lyons served as project manager for the National Register of Historic Places nomination of the district and a concurrent, Certified Local Government (CLG) grant-funded project with the City of San Clemente to create content and designs for signage across the district and informational postcards featuring historic images. (2020)

Athens Park Aquatics Facility Renovation Project Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior’s Standards Compliance Review), Los Angeles, California. The County of Los Angeles proposed a rehabilitation project at the Aquatics Facility at Athens Park, a park determined eligible for listing in the National Register of Historic Places. Ms. Lyons worked with the architect for the project on two phases of work. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the Aquatics Facility to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior’s Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. (2020–2021)

Long Beach Airport Section 106 Review, Historic Property Evaluation Report, Long Beach, California. The Long Beach Airport Terminal Area Improvement Project is a multi-phase project that includes the construction of buildings and structures surrounding the existing passenger Terminal Building. The project includes the rehabilitation of the Terminal Building in compliance with the Secretary's Standards for the Treatment of Historic Properties. Ms. Lyons prepared a Historic Property Evaluation Report for Long Beach Airport Terminal Building, seeking State Historic Preservation Officer concurrence on the Area of Potential Effects (APE) for airport and assessment of impacts for the rehabilitation of the historic Terminal Building. Additional work in subsequent phases of the project included additional assessment of impacts for the Quick-Turnaround rental car lot. (2018–2020)

SurveyLA, Los Angeles Citywide Historic Context Statement, Los Angeles, California. Los Angeles's citywide historic context statement provides the framework for identifying and evaluating the City's historic resources. The document, created as part of SurveyLA, identifies important themes in the City's history and development. In addition to work on the fieldwork surveys, Ms. Lyons conducted research and authored several themes within the context. She was the lead author for two themes addressing architectural styles and all sub-themes: "Period Revival, 1919-1950" and "Late 19th and Early 20th Century Residential Architecture, 1865-1950." She also contributed to themes developed for two ethnic and cultural communities in Los Angeles. For the "African-Americans in Los Angeles" theme she wrote sub-themes on "Health and Medicine" and "Social Clubs." For the theme addressing "Jews in Los Angeles," she wrote sub-themes on "Religion and Spirituality," "Social Clubs," and the "Entertainment Industry." Ms. Lyons also peer-reviewed "American Colonial Revival, 1895-1960." During Group 1 surveys she identified and named a sub-theme "Asian Eclectic, 1920-1980," which was later developed for the "Exotic Revival, 1900-1980" theme. (2015–2019)

Angel's Landing Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. Ms. Lyons worked with attorneys for the development team behind Angel's Landing, a proposed 64-story skyscraper and a 42-story high-rise located between Bunker Hill and the Historic Core of downtown Los Angeles. Ms. Lyons prepared a historic resource evaluation and impacts analysis for the vacant project site. The evaluation involved the identification of historical resources in the vicinity and assessment of impacts on numerous adjacent historical resources and historic districts listed on the NRHP, including Angel's Flight funicular railway and the Broadway Theater and Commercial District. (2018–2020)

Artisan, 1520 Ivar Avenue Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. The Artisan project involved the construction of a 25-story residential and commercial tower in the center of Hollywood. The project site was mostly a vacant surface parking lot. Ms. Lyons verified that the project site did not contain historic resources and would not have a significant impact on adjacent properties identified as historic resources. Ms. Lyons prepared a Historic Resource Evaluation Report and analysis of project impacts using the Secretary of the Interior's Standards. She also participated in public outreach with Hollywood Heritage. (2018–2021)

Vista Irrigation District Reservoirs E2 and F Historical Resource Evaluation Historical Resource Evaluation Report, Vista, California. Ms. Lyons evaluated components of a historic irrigation district in northern San Diego County. Two concrete reservoirs dating to the early twentieth century were recorded and evaluated for historical significance. The significance evaluation included conducting fieldwork and archival research for the reservoirs and completion of a historic context. The reservoirs were evaluated for historical significance and determined not eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or the County Register. (2015)

James K. Van de Kamp (La Loma Road) Bridge Rehabilitation Historic American Engineering Record (HAER)-like documentation, Pasadena, California. Ms. Lyons prepared a Historic American Engineering Record (HAER) report

for the historic La Loma Road bridge in the Arroyo Parks and Recreation National Register Historic District. The report was completed as mitigation in compliance with Section 106. Ms. Lyons' contributions included the preparation of a written historical and descriptive data report as well as coordinating the photographic documentation. Since renamed the John K. Van de Kamp Bridge, the project received a Preservation Design Award from the California Preservation Foundation and a Historic Preservation Awards from the City of Pasadena's Historic Preservation Commission. (2015)

Sunkist Building Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior's Standards Compliance Review), Los Angeles, California. The Sunkist Building was designed by the master architecture firm A.C. Martin and Associates in 1970. The distinctive brutalist building is shaped like an inverted pyramid and surrounded by expansive surface parking lots. As part of a proposed residential development for the parking lots, Ms. Lyons completed a historic resource evaluation of the Sunkist Building and analyzed the impacts of new buildings proposed as part of the site redevelopment plan. Ms. Lyons participated in substantial design collaboration with the development team. (2013–2015)