



Del Mar City Hall/Town Hall
Project
Historic Building Survey of the
City Hall Buildings at
1050 Camino Del Mar
Del Mar, California

Prepared for
City of Del Mar
1050 Camino Del Mar
Del Mar, CA 92014

Prepared by
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July 8, 2015

A handwritten signature in black ink, reading "Harry J. Price".

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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report Date: July 8, 2015

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1050 Camino Del Mar in the City of Del Mar, California

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Survey

ABSTRACT

This report presents the methods and results of a historic building evaluation of the City Hall buildings at 1050 Camino Del Mar in the City of Del Mar. The evaluations were conducted to determine the significance of two existing City Hall buildings that are over 50 years old that will be impacted by the proposed Del Mar City Hall/Town Hall Project on the existing City administration property. A review of archival files at the Del Mar Historical Society, San Diego Historical Society, County of San Diego, and an on-foot reconnaissance of the parcel was completed in June 2015.

A field visit to the existing City Hall buildings was conducted on June 2, 2015, by Harry Price to photograph and obtain information on the current condition of the structure. Archival research was conducted at the Del Mar Historical Society, San Diego County Recorder's Office, the San Diego Historical Society, and available on-line resources. Research determined one building (Building A) was constructed between 1920 and 1921 as the Del Mar Elementary School. The second building (Building B) was constructed in 1956 by Saint James Catholic Church for use as a school. The architectural style of Building A is currently closest to a vernacular Streamline Moderne. However, the building façade was heavily

Del Mar City Hall/Town Hall Project
Historic Building Survey of the City Hall Buildings at 1050 Camino Del Mar

altered from its original configuration, which had architectural detailing that matched the Spanish Eclectic style. The second building, Building B, is in the International style.

Neither Building A nor Building B qualifies for listing on the California Register of Historic Resources under any of the four criteria. In addition, neither building qualifies as historically significant under City of Del Mar Municipal guidelines. Because of this, the proposed demolition of the existing Del Mar City Hall buildings will not have an adverse effect on historical resources under the California Environmental Quality Act. RECON recommends no additional cultural resources work for this project.

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1.0 Introduction

A historic building survey and evaluation has been prepared to determine the significance of two buildings on the property that are over 50 years old which will be impacted by demolition for the proposed Del Mar City Hall/Town Hall Project (proposed project) on the existing City administration property. The proposed project would demolish and replace the existing City administration offices, parking lots, City Council hearing room, and the Del Mar TV studios currently located on the property with new offices, meeting spaces, hearing room, outdoor spaces, and parking for up to 160 vehicles.

In accordance with the California Environmental Quality Act (CEQA) and City of Del Mar Municipal Code policies and requirements regarding the protection of historic resources, a historic resource archival search, pedestrian survey, and historic structure assessment were completed for the two pre-1965 Del Mar City Hall buildings at 1050 Camino Del Mar in the City of Del Mar, in San Diego County (Figures 1–3). The parcel number for the property where the buildings are located is 300-093-0200. The property is bordered on the east by Camino Del Mar, on the south by 10th Street, on the west by single-family residences, and on the north by 11th Street. It is in the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Township 14 South, Range 4 West, on the Del Mar, California U.S. Geological Survey (USGS) 7.5-minute topographic maps, 1994 edition.

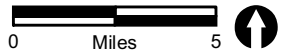
2.0 Research Design

This evaluation was requested by the City of Del Mar to determine the historical significance of the City Hall buildings. The evaluation consisted of a field inspection of the building and archival research at appropriate institutions to determine the historical significance under CEQA criteria. Research included a review of aerial photographs and Sanborn maps, and a literature search at various local archives.

The field survey was completed on June 2, 2015, by Harry J. Price, RECON Environmental, Inc. archaeologist/historian. Archival research was conducted by Richard Shultz, RECON Environmental, Inc. archaeologist, in June 2015.

The field survey included observations of exterior architectural elements and building design. Photographs using a digital single-lens reflex camera were taken of the outside of the building, including elevations, construction details, and general lot conditions.

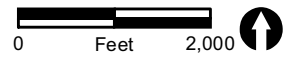
The archival research included a review of the USGS topographic maps, check of the San Diego County Recorder's Office, and review of the files at the Del Mar Historical Society, San Diego Historical Society, and on-line sources. Aerial photographs dating from between 1953 and 2002, available online, were also examined for information on the building.



***** Project Location

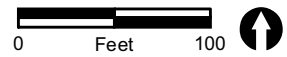
FIGURE 1

Regional Location



 Project Boundary

FIGURE 2
Project Location on USGS Map



 Project Boundary

3.0 Survey Results

The Del Mar City Hall buildings at 1050 Camino Del Mar consists of two buildings, both sit facing east towards Camino Del Mar (see Figure 3). The original building (Building A) is the southernmost of the two buildings, and was constructed between 1920 and 1921. The second building, Building B, on the corner of Camino Del Mar and 11th Street, was built between 1953 and 1958.

Building A is constructed on a west-facing slope and consequently is single story on the eastern half and two story on the western half. The ground-level plan is a rear-facing T, with the arms longer than the base. The building measures approximately 72 feet north-south by 32 feet east-west. The entire building is clad in stucco. The roof is flat with a short parapet, covered with rolled composition roofing. There is a narrow stepped coping on the roofline, which stops just short of the corners, and a raised flat panel above the front door. A 4-inch-x-4-inch wood beam runs along the façade, parallel to the roofline and set approximately 3 feet below the roofline. Both the coping and wood beam run along the east, north, and south sides of the building, and the wood beam continues along part of the west side.

The façade is symmetrical, with a centrally placed double door and sets of three double doors on each side (Photographs 1 and 2). The double front doors are 10 light wood frame doors with wood casings set in a rectangular recess (Photograph 3). The side doors are slightly recessed and separated by flat mullions. These doors match the front doors in design. The side doors on the right have been boarded up (Photograph 4). A portico extends across the entire façade, extending out approximately 16 feet from the wall. Eight red brick pillars, set approximately 12 feet out from the façade and connected by a low red brick wall, support the roof (Photograph 5). The portico roof is stuccoed, and there is an area of open wood beams above the two side sets of doors. The fascia design and the red brick facing match the style of Building B, and it is possible that the portico was constructed at the same time building B was constructed to tie the two buildings together.

The south side of the building has no windows or doors and is completely plain except for the roof coping and wood beam (see Photograph 2). The north side of the building has three single light, wood frame windows set high up on the wall, just below the wood beam (Photograph 6).

As noted above, the west side of the building is two story, with the central portion extending out approximately 10 feet (creating the T-shaped ground plan). There are ten evenly spaced windows on the second floor, four on the extended portion and three each on either side (Photograph 7). The windows on the sides are hopper style, with wood frames and single lights. The central portion windows are one over one double-hung style with wood frames. The windows near the corners are larger than the inner windows. There are two windows on the first floor, both casement styles with wood frames. Both windows are on the right-hand side. There is a single door on each side, set next to the extension. Both are solid panel wood



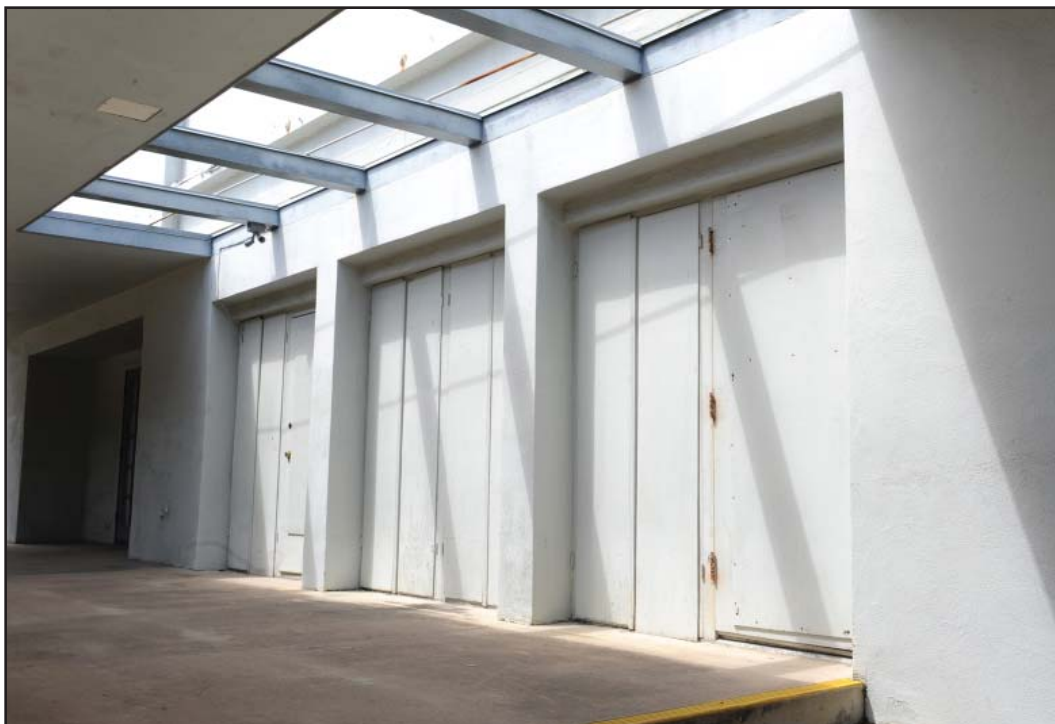
PHOTOGRAPH 1
Building A, Façade Looking Southwest



PHOTOGRAPH 2
Building A, Façade Looking Northwest



PHOTOGRAPH 3
Building A, Front Door



PHOTOGRAPH 4
Building A, Right Hand Boarded Up Doors



PHOTOGRAPH 5
Building A Portico, Looking Northwest



PHOTOGRAPH 6
North Side of Building A



PHOTOGRAPH 7
Building A, Looking East at West Wall



PHOTOGRAPH 8
Building A, North Side of West Wall Showing Bathroom
Extension and Small Lip above First Floor Doors

doors with wood casings. The first floor protrudes out about 1.5 inches, forming a narrow lip above the doors and windows (Photograph 8).

There is a single-story bathroom attached to the extended portion of the west side, approximately 10 feet deep. This appears to be a later addition; a slight joint can be seen on the south side where it attaches to the two-story portion of the building. The small lip near the top of the first floor disappears at the joint between the two-story portion of the building and the one-story bathroom. Also, the windows on the bathroom are small aluminum-framed sliding windows that do not match any other windows on the building.

Building A is extremely plain and has little in the way of design to use in assigning an architectural style. In its current configuration it is closest to a vernacular Streamline Moderne style (City of San Diego 2007, Poppeliers and Chambers 2003, McAlester 2004). It has a flat roof with a low parapet and metal coping. The original portion of the building, excluding the portico, has a horizontal massing and emphasis, and the inset front door and flanking sets of double doors also emphasize the horizontal massing. The building lacks all ornamentation except for a “speedline” set just below the roofline, on the façade south and north walls. Second-floor rectangular windows on the rear wall also emphasize the horizontal lines, as does the narrow lip between the first and second floors. The exterior cladding is stucco with no texturing, a common finish for Streamline Moderne style buildings. Research has determined that the exterior of Building A has been substantially altered from its original design. Building A’s original design will be discussed in Section 4.2.

Building B is also constructed on a west-facing slope and consequently is single story on the eastern half and two story on the western half. The ground plan is a rectangle measuring 57 feet north-south by 45 feet east-west. A low front office/reception area is attached to the front (eastern) side of the building measuring 42 feet north-south by 14 feet east-west. The roof is a side gable style with a very low pitch. The eaves overhang approximately 30 inches on the east and west sides and only about 10 inches on the north and south sides. There is a wood fascia board and enclosed rafters with a stuccoed soffit. The basic cladding is stucco, with red brick details on the façade and north wall (Photograph 9).

The façade, facing east, is asymmetrical in layout. A low entrance office/reception area is offset to the right (north) of the main building and extends out approximately 14 feet from the main building (Photograph 10). This office area is divided into three roughly equal parts, with the double-door entrance set at the left (southern) end. The doors are centered between two red brick pillars, with sidelights consisting of two large fixed panes with wood frames (Photograph 11). Three large, single light fixed windows with narrow wood mullions occupy the central portion of the office area, with the wall area below the windows faced in red brick. The left (north) end of the office is a blank red brick faced wall (see Photograph 9). The south wall of the office area is glass, consisting of six fixed lights, the three upper being larger than the three lower, separated by narrow wood mullions.



PHOTOGRAPH 9
Building B Looking Southwest



PHOTOGRAPH 10
Building B Façade, Looking West



PHOTOGRAPH 11
Front Door of Building B



PHOTOGRAPH 12
Building B, South End of Façade

Approximately three feet of the main building façade is visible above the roof of the office area. The majority of this is occupied by 12 single light windows with wood frames. They may be hopper- or awning-style sashes, but this could not be determined as none were open. The left end of the main building is visible, set in a recess created by the office area. A door offset to the right is flanked on the right by a wood framed bulletin board and on the left by two similar bulletin boards set side by side (Photograph 12).

The south side of the building has two windows offset to the east of center (Photograph 13). Both are aluminum-framed single light sliding windows.

The north wall has a single glass sliding door set just right of center at the second-floor level, in the main building (Photograph 14). A pair of metal frame single light sliding windows are set side by side in the middle of the office/reception area north wall.

As noted above, the west side of the building is two stories (Photographs 15 and 16). The top floor wall is composed almost completely by a bank of 12 sets of metal-framed windows set side by side with narrow wood sash and casings. Each set is composed of six lights in groups of two, separated from the adjacent set by a narrow wood mullion. The second, fourth, sixth, seventh, ninth, and eleventh banks have fixed lights. The first, third, fifth, eighth, tenth, and twelfth banks have a combination of fixed and moveable lights. The top pair is fixed, the middle two comprise an awning style-sash, and the bottom light is a hopper-style sash. The windows do not extend all the way to the floor. The first floor has a bank of nine windows, offset slightly to the left (north). Each window is composed of four lights; in metal sashes with narrow mullions. The top and bottom light are fixed and the middle two are set in an awning-style sash. This bank of windows also has a wood sash and narrow wood casings. On each side of the windows is a single panel wood door. On the right (south) side, there is a single light fixed window south of the door. A wood shade structure, attached to the west side of the building, extends out approximately 10 feet and covers a concrete patio.

Building B is an example of the International style of architecture, based on definitions found in the San Diego Modernism Historic Context Statement (City of San Diego 2007) and *What Style Is It? A Guide to American Architecture* (Poppeliers and Chambers 2003). The ground plan is a rectangle, with a small rectangle attached to the front. The façade of the building is asymmetrical, with a combination of extruded rectangular forms, highlighted by the brick façade on the office/reception area and the long, narrow roof fascia boards. This horizontal theme is used to tie Building B with the earlier Building A by the portico roof and low wall between the pillars. Although the main roof on Building B is gabled, the gable runs north-south and visually appears as a horizontal line above the bank of windows set just below the eaves. Windows are in banks, especially the windows below the eaves, which form a long narrow line. Window sashes are metal, with very narrow unadorned wood frames. Exterior building materials are stucco and brick, with minimal use of wood for the fascia boards.



PHOTOGRAPH 13
South Wall of Building B Showing Windows



PHOTOGRAPH 14
North Wall of Building B



PHOTOGRAPH 15
West Wall of Building B, Looking Southeast



PHOTOGRAPH 16
West Wall of Building B, Looking Northeast

The International features do not extend to the sides and rear of Building B. A small section of brick facing extends to the eastern end of the north wall, but only on the office/reception area. The remainder of the north wall and the south wall are plain stucco with few windows and no other architectural features. The windows on the rear (west) wall cover so much of the wall they do not impart a horizontal feel, as much as a large block. The rear wall layout is also much more symmetrical than the façade, with doors and windows evenly spaced.

4.0 Research Results

4.1 History of the Buildings

Several sources were used to obtain information about the Del Mar City Hall Buildings. The San Diego County Recorder's Office files were checked for information on construction dates and possible architects. The Sanborn Fire Insurance maps were checked to determine if the building was present on any of these maps. The Del Mar Historical Society was consulted for any maps, photographs, or written information on the buildings. The files of the San Diego Historical Society were consulted for any maps, photographs, or written information on the buildings.

Information was also obtained from several sources regarding the two buildings. Mr. Larry D. Brooks of the Del Mar Historical Society provided information that Building A was built as the Del Mar Elementary School, and opened in September 1921. According to a *San Diego Union-Tribune* article (2011) the property/building was sold to a private ownership group in November 1947, after the school moved to a new location on Ninth Street. Plans for a hotel did not materialize and in September 1952, the property/building was sold to Saint James Catholic Church for use as a school (*San Diego Union-Tribune* 2011). Del Mar Historical Society records agree with this date and purchaser. Saint James Catholic Church was located two blocks north on 13th Street. The *San Diego Union-Tribune* article (2011) states that Building B was constructed in 1956. Information from Mr. Brooks corroborated the fact that Saint James Catholic Church constructed Building B for their academy, but did not have a specific date.

In 1972, the City of Del Mar purchased the building to serve as City Hall (*San Diego Union-Tribune* 2011). Both buildings were used until 1975, when Building A was deemed unsafe and subsequently has only been used for storage. The City has continued to use Building B as offices.

A review of historic photographs available on line at Historicaerials.com shows that Building B was constructed sometime between 1953 and 1964. This is also the time frame for the construction of the portico on Building A.

A review of historic aerial photographs on file at the San Diego Historical Society archives shows Building A present in 1927, with the location of Building B occupied by trees. The remainder of the property is cleared but not developed. A 1938 photograph shows the property graded into its current configuration, with the western half cut down several feet below the level of the eastern half. A basketball court and handball courts are visible. A 1952 photograph shows the bathroom addition on the west side of Building A, not visible in previous photographs. The 1958 photograph shows Building B now occupying the area immediately north of Building A. Although difficult to discern, the portico on Building A appears to be present.

4.2 Building A Original Configuration

A photograph accompanying an article on the Del Mar City Hall (Del Mar Village Association 2015) shows Building A in what is probably its original configuration. The current portico is absent and the area in front of the building is lower, with two to three steps up to the front and side doors. A small porch with solid sides and an arched entrance covers the doorway. A small rectangular niche flanks the entryway on both sides. The porch extends to the roofline and has the same coping as the rest of the roof. Small shed roofs supported by four stuccoed brackets cover the two banks of double doors on either side of the main door. The roofline is the same as the current configuration, complete with the metal coping and the bolted-on wood beam. The original porch with curved arch and the small shed roofs add Spanish eclectic flavor to the building.

5.0 Evaluation

5.1 Significance Criteria

5.1.1 CEQA

The California Register of Historical Resources (CRHR) establishes the evaluative criteria used by CEQA in defining a historic resource. A historic resource is significant if it meets one or more of the criteria for listing in the CRHR. Resources are eligible for listing on the CRHR if they:

- A. Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.
- B. Are associated with the lives of persons important to the nation or to California's past.

- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- D. Have yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

Since resources that are not listed or determined eligible for the CRHR may still be historically significant in a local sense, their significance must be determined if they are affected by a project.

5.1.2 Del Mar Municipal Code

Chapter 30.58 of the Del Mar Municipal Code designates the Historic Preservation Overlay Zone (HP-OZ). The HP-OZ is designed to protect the architectural and historic integrity of certain historically significant properties located within the City. The HP-OZ is also intended to provide for the long-term continued preservation of such designated historic landmark properties by providing architectural control and by providing permitted uses more befitting the economic viability of the historic structures occupying said properties than may otherwise exist under the permitted use provisions of the underlying zone. The HP-OZ also provides the means to designate additional properties as historically significant.

Within the HP-OZ, no building, improvement, structure, or portion thereof shall be erected, constructed, demolished, relocated, converted, altered, or enlarged, nor shall any lot or premises be excavated or graded unless approved by the Design Review Board.

Following review and recommendation by the Planning Commission and public hearings, the City Council may designate any property within the corporate limits of the City to be a designated historic landmark property, provided specific findings are made that the designated property contains artifacts of archaeological or paleontological importance, or structures of historic significance.

Historic significance is defined by the Municipal Code to mean any structure and/or use of a property that:

- Possesses a unique architectural style typifying a period of California or Del Mar history;
- Is listed on a site or federal register of historic places;
- Marks or represents a specific historic event; or
- Typifies the historic character of a specific area of the City.

5.2 Significance Evaluation

5.2.1 CEQA

- A. Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.

No information could be found to associate either Building A or B with a significant event in California's history or cultural heritage.

- B. Are associated with the lives of persons important to the nation or to California's past.

No information could be found to associate either Building A or B with a person important in either Del Mar's or California's past.

- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Building A does not qualify under this criterion. The building is extremely plain with a lack of distinctive architectural styling that would make it a good example of the Streamline Moderne style of architecture. The portico, the most prominent architectural feature, appears to be a later addition, probably added in the 1950s when Building B was constructed, to help tie the two buildings together. Methods of construction used for Building A were common to the period and no local materials, such as stone, were used in its construction. No information could be found to associate Building A with an important architect. Also, the building has been extensively altered from its original exterior configuration, with the original porch and shed roofs removed. The addition of the portico and deletion of original architectural elements completely alters the look and design of the building and has reduced the integrity of design, materials, feeling, and workmanship to below a level of significance.

Building B also does not qualify under this criterion. Building B is an example of the International architectural style, but it is not an exceptional or distinctive example. Also, the distinctive International style features such as simple rectangular forms with strong right angles, extensive horizontal bands of windows, and strong horizontal rooflines, do not extend to the other sides of the building. The rear (west) wall has extensive windows but these cover so much of the wall that they do not emphasize the horizontal, but are much more a large block. The red brick only extends a short way along the north wall and is absent from the south and west walls. The gable roof is also visible on the north and south walls, differing from the strong horizontal roofline look of the façade.

- D. Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

Neither Building A nor Building B are eligible under this criterion. There is no additional information about either building that would be accessible if they were preserved.

5.2.2 Del Mar Municipal Code

- Possesses a unique architectural style typifying a period of California or Del Mar history;

Building A does not qualify under this criterion. The building is extremely plain with a lack of distinctive architectural styling that would make it a good example of the Streamline Moderne style of architecture. The portico, the most prominent architectural feature, appears to be a later addition, probably added in the 1950s when Building B was constructed, to help tie the two buildings together. Building B also does not qualify under this criterion. Building B is an example of the International architectural style, but it is not an exceptional or distinctive example. The distinctive International style features such as simple rectangular forms with strong right angles, extensive horizontal bands of windows, and strong horizontal rooflines, do not extend to the other sides of the building.

- Is listed on a site or federal register of historic places;

Neither building is listed on the CRHR or NRHP.

- Marks or represents a specific historic event;

No information could be found to associate either building with a significant historic event in Del Mar, regional, or state history.

- Typifies the historic character of a specific area of the City.

Neither Building A nor B qualify under this criterion. The vast majority of the buildings around the project have been developed since 1967, significantly later than Buildings A and B. This long development period has resulted in a wide variety of architectural styles being utilized for different buildings, predominantly reflect recent commercial styles. This variety of architecture has resulted in a lack of a specific identifiable character to the area around the project. Because of this lack of identifiable character, and the fact that Buildings A and B were constructed prior to the majority of area buildings, they do not typify the historic character of the area.

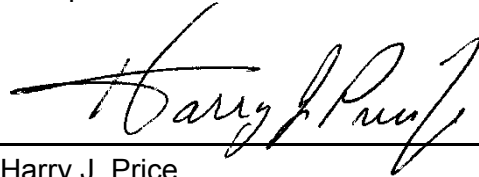
The project property is not within the HP-OZ and, therefore, Buildings A and B are not covered under the overlay zone guidelines.

6.0 Recommendations

Neither Building A nor Building B of the current Del Mar City Hall qualifies for listing on the CRHR under any of the four criteria. In addition, neither building qualifies as historically significant under City of Del Mar Municipal guidelines. Because of this, the proposed project on the existing City administration property will not have an adverse effect on historical resources under CEQA. RECON recommends no additional cultural resources work for this project.

7.0 Certification and Project Staff

This report was prepared in compliance with the California Environmental Quality Act and with policies and procedures of the City of Oceanside. To the best of our knowledge, the statements and information contained in this report are accurate.



Harry J. Price
Architectural Historian

The following individuals participated in the field tasks or preparation of this report. Resumes for key personnel are included as Attachment 1.

Harry J. Price, Jr.	Report Author, Architectural Historian
Richard D. Shultz	Research Analysis
Frank McDermott	GIS Specialist
Chris Nixon	Graphics Specialist
Stacey Higgins	Senior Production Specialist

8.0 References Cited

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Del Mar Village Association

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ATTACHMENT 1

Resumes of Key Personnel

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Harry Price

Architectural Historian



Highlights

- ✓ Field surveying, excavation, and monitoring
- ✓ Experience evaluating properties for the NRHP

Experience:

36 years

Education:

B.A., Anthropology, San Diego State University, 1976

Certifications/Trainings:

County of San Diego
Approved CEQA
Consultants List –
Archaeological and
Historic Resources

Qualified Archaeological
Monitor, City of San Diego

Archaeological Field
Training at Bancroft
Ranch House and San
Diego Presidio

California BLM Cultural
Resource Use Permit No.
CA-11-11

Riverside County Cultural
Sensitivity Training
Course, Register No. 241

Experience Summary

Mr. Price has been working for RECON as an architectural historian and cultural resources specialist since 1986. He has experience in Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) documentation for historic structures. He has performed historic building evaluations and archival research for many historic structures in the San Diego area and is familiar with the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility requirements. Mr. Price is on the County of San Diego's Qualified Consultants List for the fields of Historic Resources and Archaeology.

Representative Projects

Historic Evaluation of Two Buildings for the Atmosphere Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1960 buildings at 1434 and 1492 Fifth Avenue in downtown San Diego to determine their eligibility for listing on the California Register of Historical Resources and the San Diego Register of Historical Resources. These reports included architectural descriptions of the building, research results, photographs, and discussions and determinations of significance.

Historic Evaluation of Two Buildings for the Alpha Square Project, San Diego, CA

Mr. Price completed historic resource research reports for two pre-1950 buildings at Market Street and 14th Avenue in downtown San Diego. These reports included architectural descriptions of the building, photographs, and historic research, and are used to determine the building's eligibility for listing on the San Diego City Register of Historic Resources.

El Granito Rancho Adobe, El Cajon, CA

Mr. Price developed and directed the efforts to research and record an adobe house, wood-frame house, and barn prior to their demolition. Research included accessing primary material from various sources. Recordation included photo documentation of all buildings, exterior drawings of the wood-frame house, and exterior and interior drawings of the adobe. Research determined the adobe was constructed in 1941 by James Streeter.

ARE Spectrum Redevelopment, San Diego, CA

Mr. Price was the Principal Investigator/Architectural Historian for this project, which began with a survey of the 7.1-acre project site. The report included an evaluation of a complex of concrete foundations identified during the survey for significance under California Register of Historical Resources and the San Diego Register of Historical Resources criteria.

Mount Laguna Air Force Station Heritage Review, San Diego County, CA

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of the Mount Laguna Air Force Station located in the Cleveland National Forest. The evaluation for potential eligibility for inclusion on the National Register involved a building-by-building inspection of the remaining 23 buildings and the development of a historic context of Mount Laguna Air Force Station to use in the evaluation process. In addition, a cultural resources survey of the 140 acres of Mount Laguna Air Force Station was also conducted.

Historic Building Survey of Four Buildings on South Orange Avenue, Escondido, CA

Mr. Price was the project architectural historian for this redevelopment project in Escondido. He was responsible for background research, on-site current conditions survey, and buildings evaluation report with mitigation recommendations for these four buildings (three residences and an outbuilding) built between 1930 and 1960. The evaluation included archival, aerial photography, and architectural research following CEQA and City of Escondido Guidelines.

Wal-Mart/Escondido Union School District Planned Development Project EIR, Escondido, CA

Mr. Price conducted archival photographic research on history of a half-round metal building constructed by the Escondido Water District to determine its significance under CEQA and City of Escondido Guidelines.

Additional Projects

- ◆ Rohr Complex Building Evaluation for Chula Vista Bayfront Master Plan EIR, Chula Vista, CA
- ◆ Cultural Resource Survey and Building Evaluation of the AMCAL Multi-housing Project, El Centro, CA
- ◆ Historic Building Survey on West San Ysidro Boulevard, City of San Diego, CA
- ◆ Historical Building Evaluation of the Buildings at 4040 Fifth Avenue, San Diego, CA
- ◆ Historic Building Assessment and Context Development for the El Cajon Downtown Specific Plan, El Cajon, CA

- ◆ Evaluation of the Ivey Ranch House at the Ivey Ranch Park, Oceanside, CA
- ◆ Historical/Structural Assessment for 101 Mission Avenue, The Pishon/Guenther Residence, Oceanside, CA
- ◆ Historic American Building Survey (HABS) for the Descanso Ranger Station, Engine Garage, San Diego County, CA
- ◆ National Register Evaluation/Documentation of Schwanbeck's Store, Crossroads, CA
- ◆ Historic American Engineering Record (HAER) Documentation of Six Base End Stations in the White's Point Reservation, Los Angeles County, CA
- ◆ Evaluation and Documentation of the Alta Loma Heights Citrus Association Packing House, Rancho Cucamonga, CA.
- ◆ Excavations and Evaluations of Historic Ceramics at Los Peñasquitos (Johnson Taylor) Ranch House, San Diego, CA
- ◆ Cultural Resource Survey of the Shawnee Grantville Redevelopment Project, Mission Gorge, City of San Diego, CA
- ◆ San Diego Flume Documentation and Assessment of Mission Gorge Superior Mine, San Diego, CA
- ◆ Imperial Irrigation District Irrigation System Assessment in Association with South Fourth Street Property, El Centro, CA
- ◆ Consideration of Edgemore Geriatric Hospital and Polo Barn Relative to Proposed Development of Santee Town Center Specific Plan Amendment, Santee, CA
- ◆ Savage/Spreckles Tire Factory and Aztec Brewing Company Historic Archaeological Studies and Construction Monitoring, San Diego, CA
- ◆ Construction Monitoring for the Egyptian Condominiums, San Diego, CA
- ◆ Cultural Resources and Historic Resources Survey for the Camp Lockett Sewage Treatment Plant Garage, San Diego County, CA

Richard Shultz

Project Archaeologist

Experience Highlights

- ✓ California BLM Cultural Resource Use Permit
- ✓ Field surveying, excavation, and monitoring
- ✓ Meets the Secretary of the Interior Standards for Archaeology

Experience

27 years

Education/Registrations

MA, Cultural Resources Management, Sonoma State University, 2006

BA, Anthropology, San Diego State University, 1991

Certifications/Permits

California BLM Cultural Resource Use Permit No. CA-15-01

Arizona BLM Cultural Resource Use Permit AZ-000590

Training

Qualified Archaeological Monitor, City of San Diego

Unexploded Ordnance Safety Training for Archaeological Survey and Excavation Programs, MCAGCC 29 Palms, MCB Camp Pendleton, Fort Irwin, and Naval Air Facility, El Centro

ARC-GIS 9.x - BLM Cultural Tool Database System

Association of Environmental Professionals 2007 Award for Outstanding Technical Report or Survey

Mr. Shultz has been involved in archaeological research since 1987. His extensive experience in cultural resources management includes numerous surveys, testing and mitigation programs, monitoring programs, and other research agendas. He has successfully implemented the requirements of and Section 106 of the National Historic Preservation Act (NHPA), as well as requirements of the Federal Energy Regulatory Commission (FERC), the Environmental Protection Act (EPA), the California Environmental Quality Act (CEQA), the Bureau of Indian Affairs (BIA) guidelines, and the Native American Graves Protection and Repatriation Act (NAGPRA). Mr. Shultz is also experienced with integrating archaeological theory and principles with Native American concerns for site protection. He has project experience in the mountain and desert regions of the southwestern United States.

Nelson Lake Flight Landing Strip, National Training Center, Fort Irwin, CA

Mr. Shultz was one of the Secretary of Interior qualified archaeological monitors for the construction of the C-17 capable landing strip. This was a fast turnaround project that consisted of both day and night construction to meet the aggressive completion deadline. Mr. Shultz was present during the grading for the project, recorded daily notes, and kept the incumbent Base cultural resources team informed of his findings. When monitoring exposed one feature, he followed discovery procedures, including consulting with the Base Archaeologist, and took detailed notes and photographs. Mr. Shultz also exercised the safety protocols after identifying two unexploded ordinance devices within the excavation area.

The Elms and The Ivy (formerly Kasai) Property, San Diego, CA

Mr. Shultz participated as a field director during the survey of the 33.7-acre project and served as the field director during the excavation phase. Responsibilities included directing and supervising six field archaeologists, maintaining the project paperwork including daily photos and notes, and communicating updates to the project manager.

Pinto Basin Road Rehabilitation EA and BA, Joshua Tree National Park, Riverside County, CA

Mr. Shultz served as the principal investigator for the Pinto Basin Road Improvements project in Joshua Tree National Park. The project proposed to redesign and realign approximately 23 miles of the road. RECON archaeologists relocated 17 previously recorded isolates and eight of the nine

previously recorded sites, and identified 135 new isolates and 40 newly recorded sites. Management recommendations included construction monitoring for 22 sites and additional testing of two sites that were within 10 meters of the road alignment.

Group Job 809 Archaeological Data Recovery and Construction Monitoring, City of San Diego, CA

Mr. Shultz is the field director for the archaeological excavations at two cultural resources. These excavations are required prior to the start of construction. He coordinates with construction crews to open and close units with steel plates and set up traffic control.

Imperial Solar Energy Center (CSOLAR) South and West Projects, Imperial County, CA

Mr. Shultz served as the field director for the Imperial Solar Energy Centers South and West projects in Imperial Valley within portion of the Yuha Desert. The project consists of two utility-scale solar energy project sites (photovoltaic solar field and associated transmission lines) covering over 3,000 acres of both private and BLM lands. As part of this effort he and his crew recorded 65 sites and 110 isolated artifacts. Mr. Shultz also attended one tribal meeting and one site visit with a member of Cocopah and a member from the San Pasqual Band of Indians.

Ancient Lake Cahuilla Shoreline, Target Area 101, Naval Air Facility El Centro, CA

Mr. Shultz conducted a cultural resource survey of a portion of ancient Lake Cahuilla. The survey identified over 2,200 heritage resources, which helped define an archaeological district within a cultural landscape, both of which are considered eligible for inclusion in the National Register of Historic Places.

Archaeological Survey of Selected Bureau of Land Management Road Closures in the Yuha Desert and East Mesa, Imperial County, CA

Mr. Shultz conducted cultural resource surveys for a two-phase heritage resources inventory of road segments in the West Mesa area of Imperial County. The first phase entailed a reconnaissance or intensive survey of 29 miles, as appropriate, while the second phase covered just under 55 miles.

Lower Colorado River Cultural Landscape Study and Sears Point Ethnography Study, Yuma, AZ

Mr. Shultz conducted site forms research in support of an ethnographic study of the Sears Point Area of Critical Environmental Concern (ACEC), for the BLM Yuma Field Office.

Heritage Resource Sample Survey at Remote Training Site, Warner Springs, CA

Mr. Shultz conducted a cultural resource survey for a two-phase systematic sample survey in the upper San Luis Rey watershed in northern San Diego County. The survey identified two ethnographic village sites and numerous supporting resource locations. The results of the survey furnished enough data to test True and Waugh's San Luis Rey settlement models in the upper watershed.

Emery Road Realignment

The proposed project is the realignment of an existing one-quarter mile section of the Emery Road which would result in the construction of new culverts to serve the realigned roadway. Mr. Shultz assisted during the data recovery program phase of this project.

San Vicente Road Improvements Project, San Diego, CA

For this County project, served as a field archaeologist responsible for completing archaeological test excavations within the area of proposed impact in order to comply with the County's cultural review requirements in accordance with CEQA. The test excavations consisted of 16 shovel test pits and three one-by-one meter units.

Positive Archaeological Survey Report for a Coastal Access Scenic Bikeway on a Portion of Port Road and Off-Highway Parcels in the City of Point Arena, Mendocino County, CA

This project included an architectural and cultural resources survey for a proposed bikeway in the City of Point Arena. Mr. Shultz was responsible for project coordination, implementation, contact with Native American representatives, records search, field evaluations, report documentation, and proposal of recommendations.

Architectural Evaluation: Norwood Tentative Parcel Map, County of Sacramento, CA

Mr. Shultz documented and evaluated for inclusion on National Register of Historic Places/California Register of Historical Resources a circa 1905 residential building for the County of Sacramento Department of Environmental Review and Assessment.

Effects of Fire and Fire Management on Cultural Resources, Point Reyes National Seashore, National Parks Service, Marin County, CA

Mr. Shultz developed documentation on the effects of fire and fire management on cultural resources, provided feasible mitigation measures, and conducted cultural resource surveys prior to prescribed burns for the Department of the Interior,

Point Reyes National Seashore and Golden Gate National Recreation Area.

Archaeological Testing at the Alta School Site Otay Mesa, CA

Mr. Shultz coordinated and conducted a field testing program on the historic Alta School Site at Brown Field, Otay Mesa. He implemented research design, and prepared a technical report for the City of San Diego.

Archaeological Monitoring Report for Pump Station 20-Force Main, San Diego, CA

Mr. Shultz conducted archaeological resource monitoring program for this pump station and pipe replacement in La Jolla, California. He conducted historical background research and prepared a findings report for the City of San Diego.

Highway 14 and 395/Freeman Gulch Four-lane Expansion Project, Caltrans District 10, Ridgecrest/Freeman Junction, CA (Southwestern Great Basin)

As project archaeologist/crew chief with the Anthropological Studies Center, Mr. Shultz tested and evaluated for inclusion on the National Register of Historic Places over 20 previously recorded cultural resources as part of a Caltrans proposed widening of two road alignments in Kern County. Sites were evaluated through the California Archaeological Resource Identification and Data Acquisition Program (CARIDAP). This program concerns identifying subsurface deposits in sites that indicate little surface expression at the time of the survey. Many of the sites were considered not significant, however, a few proved to be more complex than previously indicated, and were found to be eligible for inclusion on the National Register.

National Training Center Fort Irwin Cultural Resources Survey (Southwestern Great Basin)

Crew member for this large-scale survey project between Tiefert Mountain, Avawtz Pass, Drinkwater Lake, and Silver Lake. Responsible for conducting field surveys, mapping, GPS recording, and site recording. Entailed recordation of scores of lithic scatters and flaking stations, particularly in desert pavement settings, as well as temporally diagnostic sites including a number of archaic period deposits.

Mojave River Pipeline - Newberry Springs Recharge Facility, San Bernardino County, Mojave Water Agency (Southwestern Great Basin)

Mr. Shultz conducted cultural resource survey, subsequent testing and evaluation of three archaeological sites for inclusion on the National Register of Historic Places, artifact analysis, and subsequent monitoring programs as part of project compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, for the Mojave Water

Agency.

Diamond Heritage Cultural Resources Survey, Plumas and Lassen National Forests, Mount Hough Ranger District (Western Great Basin)

Mr. Shultz conducted a cultural resources survey of 17,000 acres of Plumas National Forest in Plumas and Lassen Counties, visiting, updating, and documenting over 110 previously recorded sites, as well as documenting scores of previously unknown resources, including historic-period mining camps and homesteads, mining areas, Basque sheep camps and grazing lands, and high altitude, trans-mountain prehistoric sites.

Cultural Resources Services for the San Diego Border Barrier Project, Border Field State Park, San Diego, CA

Mr. Shultz served as Field and Laboratory Director on this Border Field Border Fence project, under which the U.S. Department of Homeland Security proposed to build an improved fence along the international border with Mexico. The Fort Worth US Army Corp of Engineers was responsible for overseeing environmental studies. Mr. Shultz was responsible for managing up to 18 field and 4 laboratory archaeologists. He successfully negotiated the multifaceted aspects of this project through constant open dialogue between federal and state agency heads, project construction personnel, and concerned Native American monitors.

Class III Cultural Inventory within the Pine Wash, Stokes, and Fife fuel reduction projects, Lincoln County and Ely District, NV

Mr. Shultz co-conducted a 2,700 acre cultural resource survey for a fuels reduction program issued by the BLM. Several previously recorded sites were revisited, and over forty new prehistoric archaeological desposits were identified and documented.