

2024 Preservation Awards Nomination

Project/Program Name: Talmadge Historical Society

Address: Talmadge Park Estates Historic District

Category: Preservation Activity

Project Completion Date (month, year): 03/25/2024

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

The Talmadge Historical Society (THS) undertook a 2 year neighborhood community volunteer led project in 2022 to survey and document the potential buildings and structures that might be eligible for nominating Talmadge Park Estates to the National Register of Historic Places. Using community volunteers to identify apx 600 buildings and structures as contributing and non-contributing resources along with developing an innovative data base application for documenting the potential resources, the Talmadge Park Estates Historical District project volunteers successfully listed the Talmadge Park Estates Historic District on the National Register on March 25, 2024. The Talmadge Historical Society and the Talmadge Park Historic District project, in developing the technological application, have offered to share this innovative means to other San Diego communities who have the potential for historic district designation.

Individuals/Organizations Involved in the Project

1. Talmadge Historic Society
2. Laura Henson (President of Talmadge Historical Society)

Nominator Name: Charles Kaminski, charleskaminski23@gmail.com, 858-956-9141

2024 Preservation Awards Nomination

Project/Program Name: Talmadge Historical Society

Address: 4142 Adams Avenue Suite 103-455, San Diego, CA 92116

Category: People in Preservation

Project Completion Date (month, year): N/A

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
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- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

The Talmadge Historical Society (THS) is an organization of residents of Talmadge who genuinely care about their neighbors and its community. Although it was formally established in 2020, its efforts began twenty years prior. In 2000, community volunteers rallied to encapsulate the historicity of their neighborhood by designating its 1927 Talmadge Gates Historic District to the local historical register (HRB #422). They then went on and spearheaded its maintenance two years later as recipients of the Community Development Block Grant funds with support of then Council Member Tony Atkins. In 2016, additional gates and lights were restored. By 2020, concerned property owners banded together and developed a non-profit to designate portions of their subdivision as a historic district for the immediate and future preservation of their neighborhood.

Through the historic district nomination process, the THS organized efforts to research, identify, record, and evaluate nearly 600 resources, including the developers, architects, builders, as well as significant events and persons within the boundaries of Talmadge Park subdivisions. A web-based database was created by THS that generated previous research information that volunteer field surveyors could access through their smart phone/Ipad to identify and record individual parcel's existing conditions and their character-defining

features. Further, a website with built-in queries by the THS provided opportunities for homeowners, past and present, to enter their property's history, as well as photographs, drawings, and other information. Lastly, the website, community meetings, and information booths at neighborhood events both engaged and kept neighbors informed of the Historic District process.

THS' tenacious efforts culminated in the favorable recommendation of the district's National Register nomination from the City's Historical Resources Board in January 2024, a unanimous vote by the State Historical Resources Commission in February 2024, and official listing by the National Park Service and the Keeper of the National Register on March 25, 2024.

Individuals/Organizations Involved in the Project

1. Talmadge Historical Society: Laura Henson, Geoffrey Hueter, Cameron Lindsay-Hewett, David Moty, Priscilla Ann Berge, Deborah Sanders, Ralph Teyssier

Nominator Name: Heritage Architecture & Planning, heritage@heritagearchitecture.com, 619-239-7888



Gates Restoration



Education Tea on the Dennstedts



Info Booth Walking Tour



Tell Us About Your House

We have been able to collect basic information about each house from publicly available data (see Resources for details). To see what we already know about your house, select the address below. If you have additional information, including filling in the gaps in what we have been able to collect, please submit using the form at the bottom of the page.

Select Street Select Address

4711 Monroe Ave
APN 485-610-34-00



Current

| Year Built | Builder | First Owner/ Resident | Occupation |
|------------|----------------|------------------------------------|------------|
| 1938 | Hays & Jackson | William F & Fannie Kielmeier | Grocer |

Notes
4711 Monroe was a grocery store with a meat cutter (Veale J D Meats). The grocery store was owned by the Kielmeiers.

In addition to the publicly available information listed above, you may have your own historical information, including photos, blueprints, or the architect or builder. You may also have an interesting story about the neighborhood that you would like to share.

You can email this information to lhensons@gmail.com or upload it using the form below.

Website information

2024 Preservation Awards

Nomination Form

Project/Program Name: Talmadge Park Estates NR Historic District

Address: Various in Talmadge Park Estates

Category: Preservation Activity

Project Completion Date (month, year): 03/25/2024

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

The Talmadge Park Estates National Register Historic District grassroots efforts began in 2000 with the community's local designation of the Talmadge Gates Historic District, culminating in 2022 with the establishment of the Talmadge Historical Society (THS). Through THS, community members spearheaded efforts to research, identify, record, and evaluate nearly 600 resources, including the developers, architects, builders, as well as significant events and persons within the boundaries of Talmadge Park subdivisions. A web-based database was created by THS that generated previous research information that volunteer field surveyors could access through their smart phone/lpad to identify and record individual parcel's existing conditions and their character-defining features. Further, a website with built-in queries by the THS provided opportunities for homeowners, past and present, to enter their property's history, as well as photographs, drawings, and other information. Lastly, the website, community meetings, and information booths at neighborhood events both engaged and kept neighbors informed of the Historic District process.

The crafting of the nomination was a joint effort between the THS and Heritage Architecture & Planning. Additional research was completed by both Heritage and the THS volunteers in order to provide a comprehensive context and narrative for the district nomination as well as cohesive descriptions for 419 contributing and 175 non-contributing resources. THS' grassroots efforts, with guidance from Heritage, resulted in the recommendations in favor of the district's National Register nomination from the City's Historical Resources Board in January 2024, the State Historical Resources Commission in February 2024, and official listing by the National Park Service on March 25, 2024.

The Talmadge Park Estates National Register Historic District (NR #SG100010106) represents an evolution of San Diego's suburban development in the wake of the Great Depression, into the incorporation of the Federal Housing Administration (FHA) small/minimum house principles for neighborhood planning, and through the World War II housing shortage and construction restrictions. The District provided a bridge for early building practices of one-off construction with mass tract development in postwar period; where the private sector, aided by public assistance, created a successful solution for attractive, efficient, and affordable housing in a planned community environment. Represented architectural styles include Spanish Colonial Revival; the small Ranch, which originated in this neighborhood; and Minimal Traditional. The Talmadge Park Estates National Register Historic District is now the largest historic district listed in San Diego County contributing to the local preservation of San Diego's built environment.

Individuals/Organizations Involved in the Project

(1) Talmadge Historical Society: Laura Henson; Geoffrey Hueter; Cameron Lindsay-Hewett; David Moty; Priscilla Ann Berge; Deborah Sanders; Ralph Teyssier

(2) Heritage Architecture & Planning: Eileen Magno & Camille Jorgenson

Nominator Name: Heritage Architecture & Planning, heritage@heritagearchitecture.com, 619-239-7888

2024 Preservation Awards Nomination

Project/Program Name: Truax House

Address: 598 West Laurel Street, San Diego CA 92101

Category: Preservation Project

Project Start Date (month, year): 07/2019

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

Preserving the city's rich history while forging a sustainable future: the Truax House is a prime example of how developers can easily restore and enhance their communities without sacrificing character or the environment.

Originally built in 1912, the single-family subject property represented a significant jewel in the crown of San Diego's social history as related to the LGBT community and the 1980's-1990's AIDS epidemic. When Soheil Nakhshab discovered the plot of land located at 2513 Union St, the property had been vacant for nearly three decades and was owned by the city of San Diego, which had determined that they no longer had public use for the property. As a result, they put out an RFP with the intent of selling to the most qualified buyer.

Nakhshab took an interest in its unique story and hired an attorney to help certify the historic site regardless of whether he would end up purchasing the property. He also engaged the community directly by meeting with several social and design groups to share his vision, earning their support.

NDD expertly restored the dilapidated structure to meet and exceed the Secretary of the

Interior's Standards with great care, as its future was not guaranteed until Nakhshab had the property designated as historic. Named for Dr. Brad Truax, a local leader in the AIDS awareness and prevention movement, the restored home added 10 additional workforce housing units in place of one, along with an additional 30 units next door, to help alleviate the spiraling housing crisis.

The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995) consists of four treatment standards - Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation: The future of the Truax House was not guaranteed when the City put it out for RFP. It was not until Nakhshab applied for designated status that the property was protected. Through this action, the preservation of the house was ensured.

Rehabilitation: The Truax House was fully renovated to bring it back into use as a residential community.

Restoration: The development team used care and worked with historic preservation experts, as well as the community, to ensure the project restored the Truax House respectfully and accurately depicting the form, feature and character of the original house.

Reconstruction: To the extent it was necessary, portions of the Truax House were reconstructed using materials and design to recreate the appearance of the original house and reflecting the time period of its construction. For more details regarding this process, please see the attached Mills Act application and Historic Report for the property.

Additionally, Nakhshab earned LEED Gold status for the home by using eco-friendly building materials and appliances, incorporating a native, drought-tolerant landscape, and installing solar panels on the roof to offset costs and use of electricity. Finally, Nakhshab partnered with the San Diego Housing Commission to designate a percentage of the units at Truax House—and its sister property, Truax Lofts—as 50% AMI affordable.

Since its completion in 2019, Truax Lofts has been the recipient of numerous awards, including Gold Nugget and Urban Land Institute's Americas Awards for Excellence. The property remains a favorite in the Nakhshab portfolio by renters and enjoys nearly continual full occupancy and healthy wait lists.

Individuals/Organizations Involved in the Project

Soheil Nakhshab, Nakhshab Development & Design

Nominator Name: Daniel Reeves, daniel@junipersa.com , 619-832-2327









2024 Preservation Awards Nomination

Project/Program Name: The Ruth Smith & Louise Neece/Lloyd Ruocco & Homer Delawie House

Address: 8015-8017 El Paseo Grande

Category: Preservation Project

Project Completion Date (month, year): 12/2020

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

Introduction to Project

The locally designated duplex at 8015-8017 El Paseo Grande in La Jolla, San Diego, involves a comprehensive rehabilitation effort, blending first-floor interior remodeling with a second-story addition and third-floor view deck. Preserving the designated historic resource, the project integrates key design techniques from architects Lloyd Ruocco and Homer Delawie. Beyond historic preservation and sustainable design, the project contributes to affordable housing availability by maintaining the duplex as rental housing.

Rehabilitation and Design for Integration: The renovation of the historic duplex at 8015-8017 El Paseo Grande, driven by the homeowners' need for more space and privacy, skillfully balances preservation with modern enhancements. Historic research led to its designation for architectural significance and its association with master architects Ruocco and Delawie. The addition, including a second-story and a third-floor view deck, maintains the original dominant rooflines while introducing clean lines and glass elements, reflecting Ruocco and Delawie's architectural legacy.

Highlights of the design are a second-floor garden and roof apertures, which complement

the original entry patio garden and roof aperture. The second-floor roof garden maintains a connection to nature and expands the outdoor living space. The new staircase tower that links the owner's unit from the ground floor to the rooftop sits outside of the historical footprint and provides a light-filled stairway that doubles as a privacy buffer between the two units. The rooftop serves as an open patio space, repeating a connection to nature again, respecting the original design's emphasis on indoor-outdoor connectivity, a hallmark of modernism, and aligning with the Secretary of the Interior's Standards for Rehabilitation. Design for Energy and for Resources: Energy efficiency in operational carbon was a key focus, evidenced by a significant reduction in Energy Use Intensity (EUI) from 26 to 11, over 55% reduction, achieved through insulation, photovoltaic panels, LED lighting, all-electric appliances, and daylighting strategies. Water conservation measures include low-flow fixtures and fittings, and the reuse of existing concrete and framing minimizes new material usage, lowering embodied carbon.

Design for Community: The project's commitment to the community extends beyond historic preservation and sustainable design. By maintaining the existing duplex as rental housing, the rehabilitation project contributes to the availability of critically needed affordable housing in the community.

Historical Significance: The resource is significant not only as an excellent example of a mid-century modern duplex but also for its association with two San Diego Master architects, Lloyd Ruocco and Homer Delawie. The residence was designed as a 2,274 square foot contemporary style duplex by San Diego modernist architects Lloyd Ruocco and Homer Delawie during their short-lived (1959-1961) partnership. Constructed in 1960, the angularly massed, symmetrical building features a roughly U-shaped form with a low-pitched front gable roof that extends outward from the two projecting wings to cover carports that flank a central storage unit. A central, uncovered, and divided courtyard with the main entry to each unit is recessed behind and obscured by the central storage unit.

Overall, the project masterfully integrates historic integrity and contemporary design with the embodied carbon benefits of an existing building and the potential for deep operational carbon improvements. This is all achieved while honoring the legacy of Ruocco and Delawie and adhering to the highest standards of historic rehabilitation.

Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change.

The property continues to be used as a multi-family duplex.

2. The historic character of a property shall be retained and preserved.

The property's historic character is preserved, with a restrained second-story addition at the rear to minimize street visibility and maintain the original duplex's integrity. The west (front) elevation remains untouched, retaining its original features and layout.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, ..., shall not be undertaken.

The design incorporates contemporary building methods and materials that complement and honor the original design and do not create a false sense of history.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There have been no changes that acquired historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The design preserves the established character-defining features (CDF's) associated with mid-century modern architecture. Including a vertical board and batten siding, a low-pitched gable roof, a large covered carport with an aperture in the roof, and entry patios. The sides and rear of the property are less stylized and lack the detailing present at the front elevation.

6. Deteriorated historic features shall be repaired rather than replaced.

All historic features are repaired rather than replaced. Only when a feature is beyond repair is it replaced in-kind. All reconstructed features were documented.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.

No harmful chemical or physical treatments were used on historic materials.

8. Significant archeological resources affected by a project shall be protected and preserved.

The project's foundation was observed by Native American monitors.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The second-story addition distinguishes itself from the original structure while harmonizing with its massing, size, scale, and architectural elements. Incorporating butt joint glass at room corners imparts a visually lighter touch to the new addition, ensuring compatibility with the historic property's integrity and surroundings.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The second story addition is concentrated to the rear of the property so that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Individuals/Organizations Involved in the Project

Design Architects & Architects of Record: Heather Crane, AIA and Ione R. Stiegler, FAIA

Firm Name: IS Architecture, 5645 La Jolla Blvd., La Jolla, CA 92037, 619-985-8595,
lstiegler@isarchitecture.com

Owner/Client: Christopher Kearns and Lesley Kroupa, 347-414-2679,
christopherjkearns@gmail.com

General Contractor: West Coast General Building Contractors Inc., 619-955-3866,
parker@westcoastgbc.com

Structural: Solid Forms Engineering, Inc., Evan Coles, 858.376.7734,
evan@solidformseng.com

Landscape: Chris Brown, Principal, C.M. Brown Landscape Architect, 858-633-3550,
chris@cmbrownla.com

Nominator Name: Ione R. Stiegler, lstiegler@isarchitecture.com, 619-985-8595

Confidential Project Information *(Preservation)*

Project Name: **Lloyd Ruocco and Homer Delawie Duplex – HRB#1340 Designation**

Project Address: **8015-8017 El Paseo Grande**

Design Architects & Architects of Record: **Heather Crane, AIA and Ione R. Stiegler, FAIA**

Architect's License: **19425 / CA**

Firm Name: **IS Architecture, 5645 La Jolla Blvd., La Jolla, CA 92037, 619-985-8595, Istiegler@isarchitecture.com**

Owner/Client: **Christopher Kearns and Lesley Kroupa, 347-414-2679, christopherjkearns@gmail.com**

General Contractor: **West Coast General Building Contractors Inc., 619-955-3866, parker@westcoastgbc.com**

Structural: **Solid Forms Engineering, Inc., Evan Coles, 858.376.7734, evan@solidformseng.com**

Mechanical/Plumbing: No engineer

Electrical: No engineer

Landscape: **Chris Brown, Principal, C.M. Brown Landscape Architect, 858-633-3550, chris@cmbrownla.com**

Civil: No engineer

Photographer(s): **Chipper Hatter, 760-500-9905, chipper@chipperhatter.com**

Design Narrative (*Preservation*)

Introduction to Project

The locally designated duplex at 8015-8017 El Paseo Grande in La Jolla, San Diego, involves a comprehensive rehabilitation effort, blending first-floor interior remodeling with a second-story addition and third-floor view deck. Preserving the designated historic resource, the project integrates key design techniques from architects Lloyd Ruocco and Homer Delawie. Beyond historic preservation and sustainable design, the project contributes to affordable housing availability by maintaining the duplex as rental housing.

Rehabilitation and Design for Integration: The renovation of the historic duplex at 8015-8017 El Paseo Grande, driven by the homeowners' need for more space and privacy, skillfully balances preservation with modern enhancements. Historic research led to its designation for architectural significance and its association with master architects Ruocco and Delawie. The addition, including a second-story and a third-floor view deck, maintains the original dominant rooflines while introducing clean lines and glass elements, reflecting Ruocco and Delawie's architectural legacy. Highlights of the design are a second-floor garden and roof apertures, which complement the original entry patio garden and roof aperture. The second-floor roof garden maintains a connection to nature and expands the outdoor living space. The new staircase tower that links the owner's unit from the ground floor to the rooftop sits outside of the historical footprint and provides a light-filled stairway that doubles as a privacy buffer between the two units. The rooftop serves as an open patio space, repeating a connection to nature again, respecting the original design's emphasis on indoor-outdoor connectivity, a hallmark of modernism, and aligning with the Secretary of the Interior's Standards for Rehabilitation.

Design for Energy and for Resources: Energy efficiency in operational carbon was a key focus, evidenced by a significant reduction in Energy Use Intensity (EUI) from 26 to 11, over 55% reduction, achieved through insulation, photovoltaic panels, LED lighting, all-electric appliances, and daylighting strategies. Water conservation measures include low-flow fixtures and fittings, and the reuse of existing concrete and framing minimizes new material usage, lowering embodied carbon.

Design for Community: The project's commitment to the community extends beyond historic preservation and sustainable design. By maintaining the existing duplex as rental housing, the rehabilitation project contributes to the availability of critically needed affordable housing in the community.

Historical Significance: The resource is significant not only as an excellent example of a mid-century modern duplex but also for its association with two San Diego Master architects, Lloyd Ruocco and Homer Delawie. The residence was designed as a 2,274 square foot contemporary style duplex by San Diego modernist architects Lloyd Ruocco and Homer Delawie during their short-lived (1959-1961) partnership. Constructed in 1960, the angularly massed, symmetrical building features a roughly U-shaped form with a low-pitched front gable roof that extends outward from the two projecting wings to cover carports that flank a central storage unit. A central, uncovered, and divided courtyard with the main entry to each unit is recessed behind and obscured by the central storage unit.

Overall, the project masterfully integrates historic integrity and contemporary design with the embodied carbon benefits of an existing building and the potential for deep operational carbon improvements. This is all achieved while honoring the legacy of Ruocco and Delawie and adhering to the highest standards of historic rehabilitation.

Project Name: Lloyd Ruocco and Homer Delawie Duplex – HRB#1340

Type of Project : Residential Duplex
Historic Preservation Rehabilitation

Location: 8015-8017 El Paseo Grande

Building Area (SF):

Existing: 2,274 sq.ft.

New: 1,473 sq.ft.

New Exterior Living: 555 sq.ft.

Construction Cost: \$1,800,000

Cost per square foot: \$428 per sq.ft.

Completion Date : 12/2020

Third Party Rating Systems:

Zero Tool: Baseline: 26 EUI/100 Zero Score

Project: 11 EUI/42 Zero Score

Carbon and Water Savings : Rigid insulation over previously uninsulated cathedral ceilings. Ducted split –mini replace former FAU. Tankless water heaters replace former tanks. All walls now insulated. 32 new PV panels. Low flush toilets, water conservation plantings.

Walkscore.com: 73 Very Walkable

Indicate YES / NO:

YES / NO: *I have submitted an element(s) Of this project for a Divine Detail Award.*

Preservation Entry # (Chapter use only)

Secretary of the Interior's Standards for Rehabilitation:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change. **The property continues to be used as a multi-family duplex.***
2. *The historic character of a property shall be retained and preserved. **The property's historic character is preserved, with a restrained second-story addition at the rear to minimize street visibility and maintain the original duplex's integrity. The west (front) elevation remains untouched, retaining its original features and layout.***
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, ..., shall not be undertaken. **The design incorporates contemporary building methods and materials that complement and honor the original design and do not create a false sense of history.***
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **There have been no changes that acquired historic significance.***
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **The design preserves the established character-defining features (CDF's) associated with mid-century modern architecture. Including a vertical board and batten siding, a low-pitched gable roof, a large covered carport with an aperture in the roof, and entry patios. The sides and rear of the property are less stylized and lack the detailing present at the front elevation.***

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **The design maintains key mid-century modern architectural features such as vertical board and batten siding, a low-pitched gable roof, a spacious covered carport with a roof aperture, and entry patios. While the front showcases detailed styling, the sides and rear exhibit a simpler aesthetic.***
6. *Deteriorated historic features shall be repaired rather than replaced. **All historic features are repaired rather than replaced. Only when a feature is beyond repair is it replaced in-kind. All reconstructed features were documented.***
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. **No harmful chemical or physical treatments were used on historic materials.***
8. *Significant archeological resources affected by a project shall be protected and preserved. **The project's foundation was observed by Native American monitors.***



After



Secretary of the Interior's Standards for Rehabilitation #9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The second-story addition distinguishes itself from the original structure while harmonizing with its massing, size, scale, and architectural elements. Incorporating butt joint glass at room corners imparts a visually lighter touch to the new addition, ensuring compatibility with the historic property's integrity and surroundings.

Before



Preservation Entry #(Chapter use only)



After

Secretary of the Interior's Standards for Rehabilitation #10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The second story addition is concentrated to the rear of the property so that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Before



The tight footprint of the existing house didn't allow for natural daylight into the residence, it was necessary to take every opportunity to create space for daylight to pass into the home.

- Skylights
- Window Walls
- Second-floor green roof atrium



SITE PLAN OPTION 1
1/4" = 1'-0"





Existing Floor Plan

The original floor plan was strictly symmetrical. The original two-bedroom design with a former courtyard had been converted into a third bedroom by prior owners.

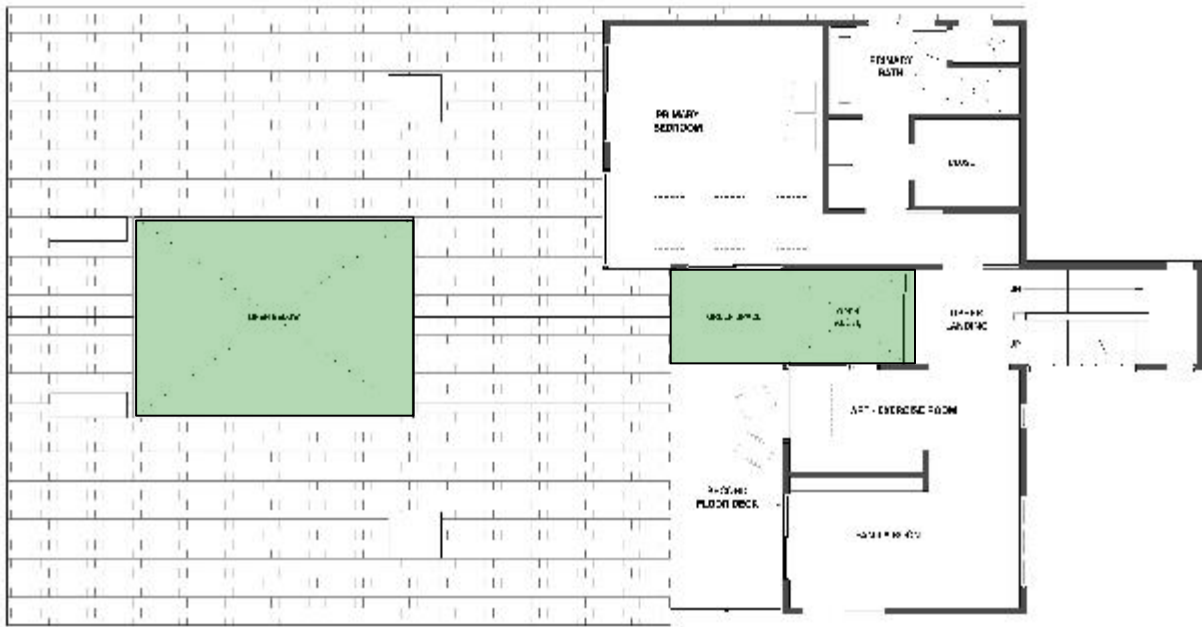


New First Floor Plan

The new Owner's floor plan moves bedrooms to the front of the house and to the upper floor, allowing the Owner's Unit to live indoors and outdoors on the rear patio. A new stair tower creates rear yard privacy for the two units.

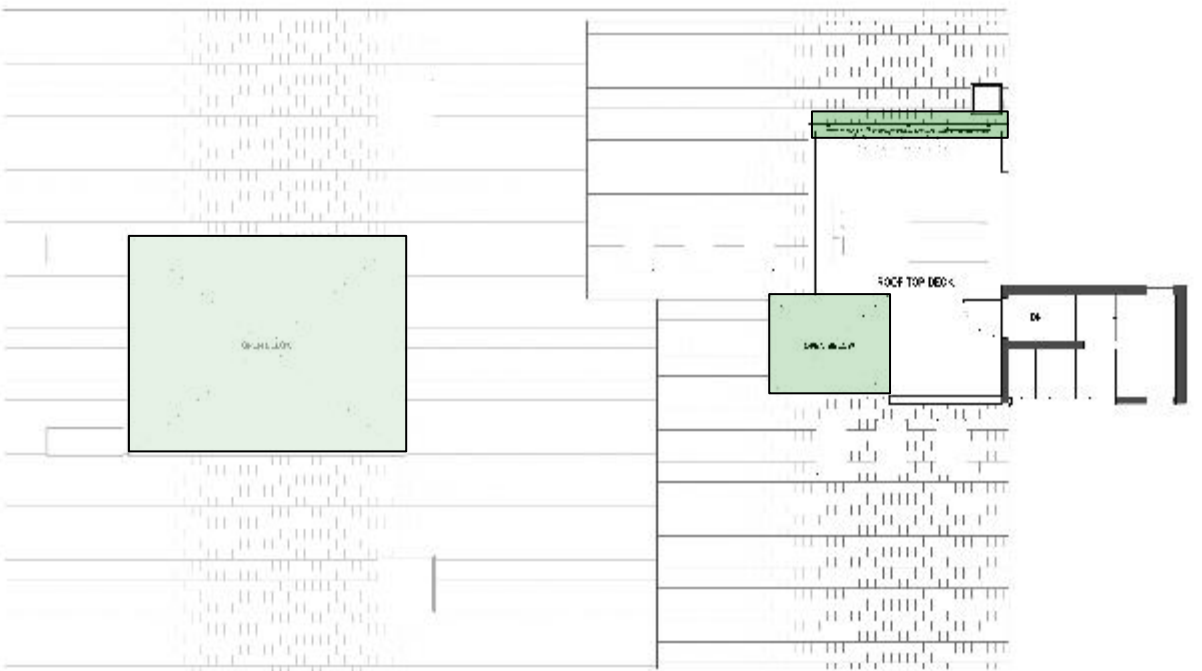


Preservation Entry #(Chapter use only)



Owners Unit –
Second floor

New green roof area on the second floor and original roof aperture to entry planters below.



Owners Unit –
Third-floor Roof Top Deck

New Third Floor Roof Aperture to Second Floor Green Roof Below



New stair tower creates rear yard privacy for the two units.



New Second Floor Green Roof Atrium



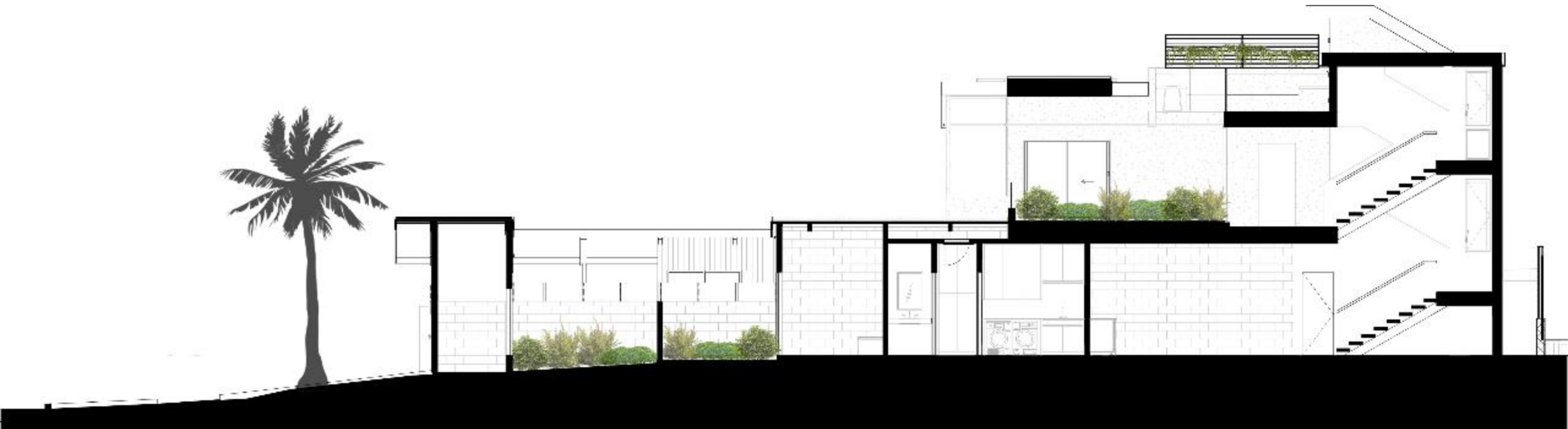
New Third Floor Roof Aperture to
Second Floor Green Roof Atrium



Owners Unit –second-floor deck and green roof

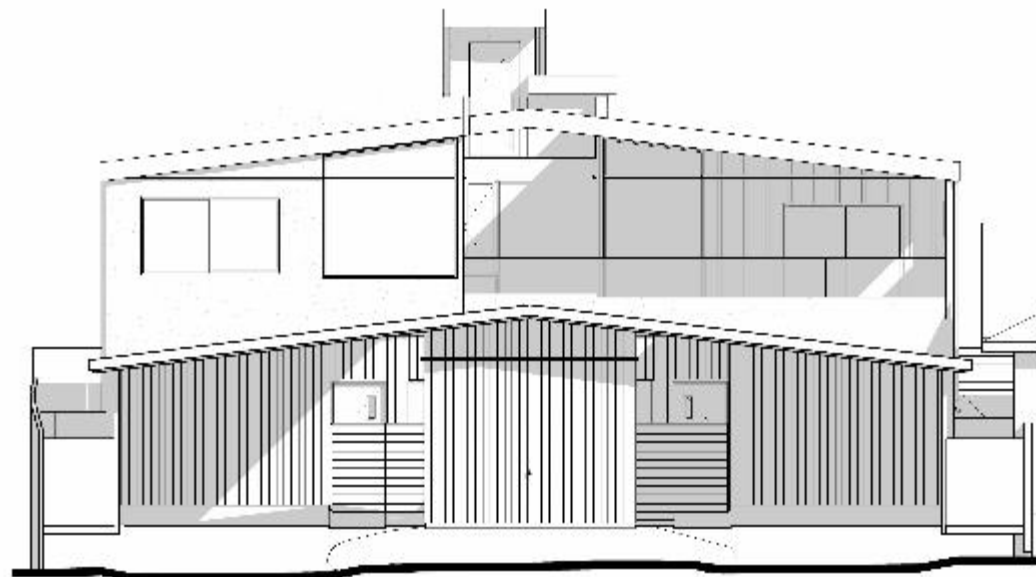


Preservation Entry #(Chapter use only)



Section

New stair tower



Front Elevation

Addition

Original Unit

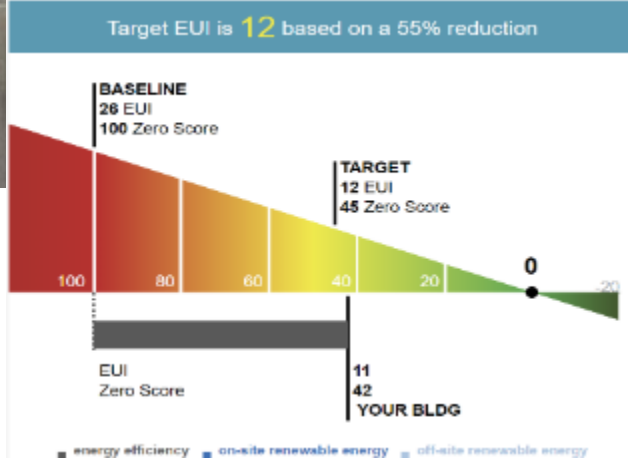
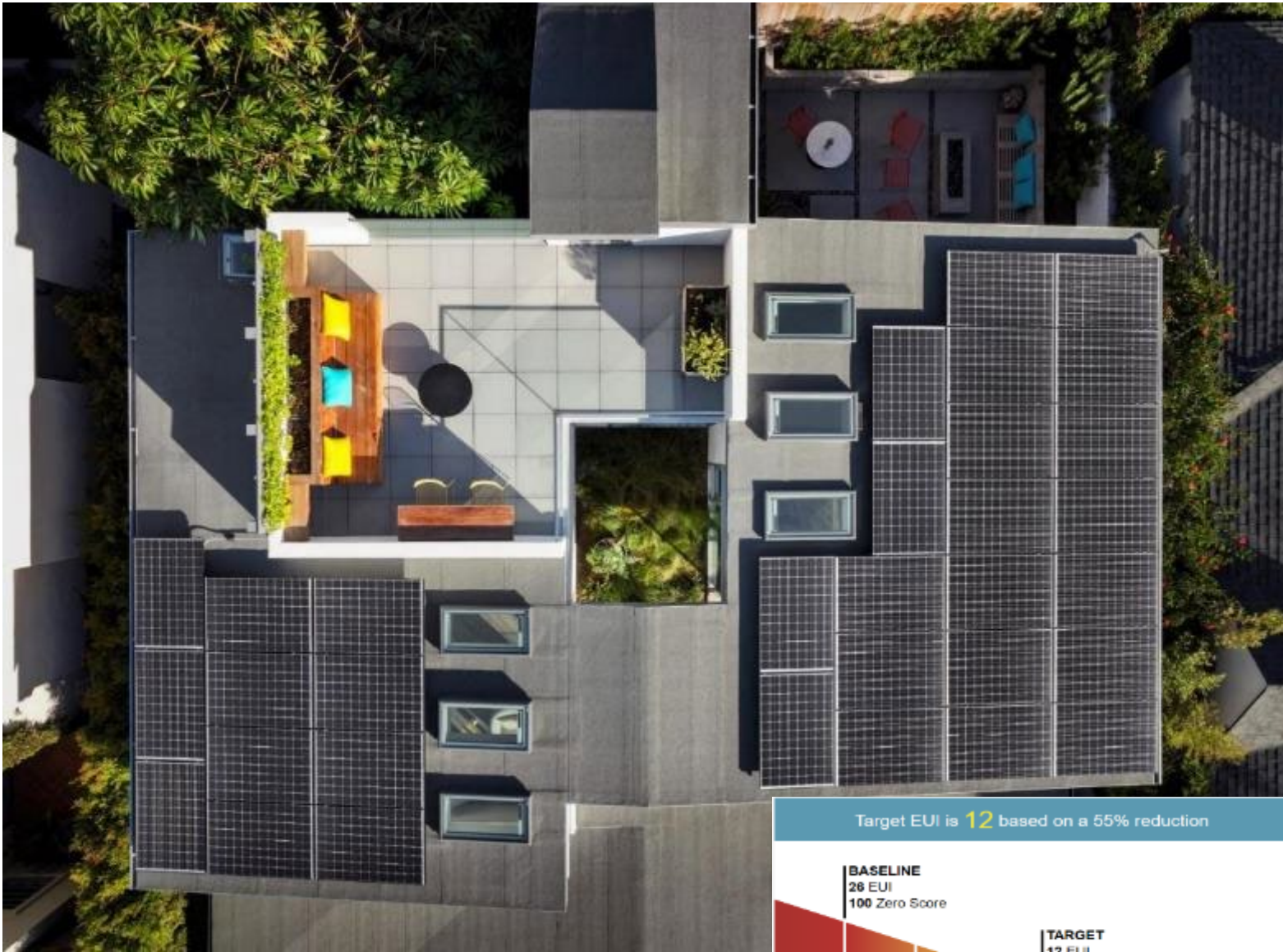
Preservation Entry #(Chapter use only)



Design for Community:

The client could have converted the entire property into a single residence. However, with the housing unit crisis in our city, the community did not lose a housing unit by choosing to maintain the second unit.

Owners Unit –Living Room Opens to Rear Patio



Design for Energy and Resource:

Zero Tool:

Over 55% Reduction in EUI

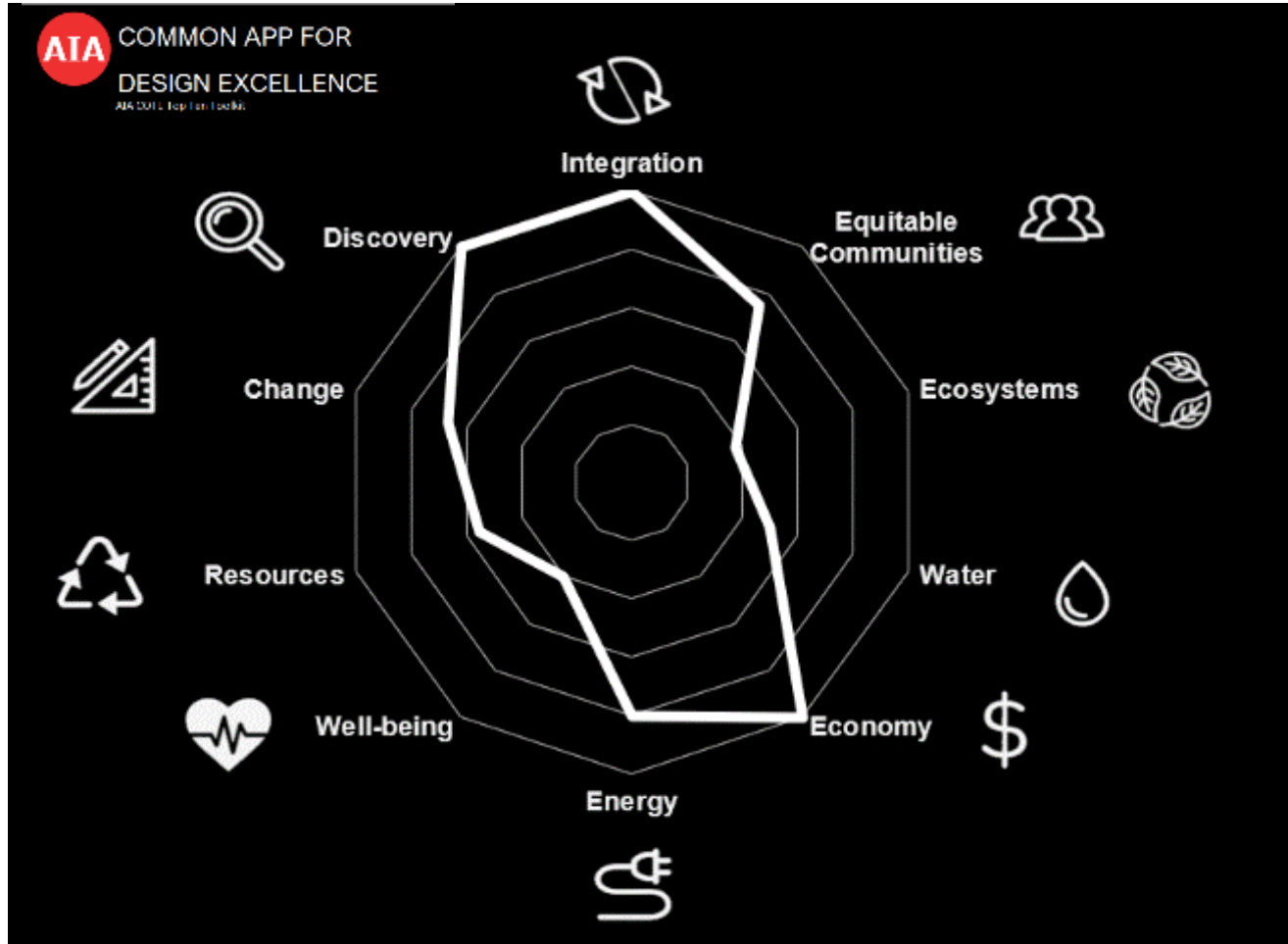
Decarbonizing an existing building is a delicate act of balancing the current embodied carbon benefits and the potential for deep operational carbon improvements.

Embodied Carbon:

- Reuse of framing for 2,200 sq. ft.
- Preserved exterior walls and roof
- Reuse of concrete paving and slab foundation

Deep operational carbon improvements:

- Newly insulated envelope
- 32 PV panels
- LED lightning
- All electric appliances
- Mini-split heating and air-conditioning
- Tankless Water heater
- Daylight design



The project showcases a commitment to sustainability by focusing on the rehabilitation process, resulting in a lower carbon footprint. By reusing original resources, the project significantly reduces embodied emissions compared to new construction. Reusing buildings has become an increasingly important strategy for reducing greenhouse gas emissions. Additionally, focusing on deep energy upgrades and on-site generated electricity reduces operating emissions and long-term sustainability.

Different applications have different values. Per the Common App, this project achieves:

- Generates more electricity than it uses. Values from a full year of usage.
- Reduces project energy by 81% from benchmark
- EUI net 15.4 vs 41 EUI from Energy Code.



Preservation Entry #(Chapter use only)



Lloyd Ruocco and
Homer Delawie Duplex
– HRB#1340

Type of Project:
Residential Duplex
Historic Preservation
Rehabilitation

**Secretary of the
Interior's Standards
for Rehabilitation**

**Design for Community
Design for Energy
Design for Resource
Design for Integration**

Preservation Entry #(Chapter use only)



END OF SUBMISSION

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2024 Preservation Awards Nomination

Project/Program Name: San Ysidro Land Port of Entry- Historic Customs House

Address: E. San Ysidro Boulevard, San Diego CA 92173

Category: Preservation Project

Project Completion Date (month, year): 10/2019

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

The rehabilitation of the 85-year-old Custom House at the San Ysidro Land Port of Entry incorporates restoration of the historic building plus a contemporary addition enabling the building to perform a vital role at the busiest land border crossing in the U.S.

The 1933 Spanish Colonial Revival U.S. Custom House was designed and constructed in response to the greatly increased volume of motor vehicles crossing land borders, and the resulting need to adequately enforce the nation's customs and immigration laws. For years, as traffic grew, the Custom House played an important role in the border community. In 2009, Custom House faced possible demolition as a major port expansion project was proposed. Located just 40 feet from the border, relocation was not possible due to physical constraints. As a result of the Section 106 consultation, the master plan architect redesigned the proposed new traffic lanes to retain the Custom House in its original location. A brand new southbound pedestrian entry into Mexico and increased requirements for US Customs and Border Protection to inspect southbound pedestrians created a viable new use, and after several years of negotiation, saved the building.

The Custom House represents a tangible, visible link to the past. Constructed during a time

when borders were more open, it now resides in an area of extremely high security. In its location along the northbound pedestrian entry, it is important as an attractive, pedestrian-scaled building in the midst of a massive border station complex. The San Ysidro port ties the major metropolitan areas of San Diego, California and Tijuana, Mexico together with a major interstate highway, railroad and trolley lines, and numerous bus lines. Today, up to 150,000 people pass by or through the Custom House each day on their way to and from work, school, shopping and visiting, placing the building at the center of this bustling bi-national border.

The U.S. Custom House was listed on the National Register in 1983.

The Custom House is one small, but unique, part of the busiest land border crossing in the Western Hemisphere, which currently processes an average of 70,000 northbound vehicle passengers and 20,000 northbound pedestrians per day. To accommodate future growth, which was predicted to increase 87% by the year 2030, a major reconfiguration and expansion of the port was carried out in four phases over a 10 year period. Originally completed in 1933, for more than 20 years the Custom House served as the only U.S. Inspection Station at the San Ysidro border. Through the 1950s, 1960s, and 1970s, dozens of structures were constructed at the port to accommodate increasing border traffic; to the point the Custom House became little more than a relic from the past, shoved to the side of the vehicular lanes and sandwiched between the vehicular traffic, the rail lines and the border fence. Although continuing to serve an immigration and border inspection function through these years, the Custom House was clearly in the path of progress. Two original northbound lanes of traffic that had originally passed under its porte-cochere had now expanded to 34 lanes.

Original construction: 1932-1933, major renovation: 2019. Period of Significance: 1933.

The Custom House renovation is noteworthy for not only saving a modest building in the face of a mammoth expansion project, but seamlessly adding a new addition and modern port uses to a significant historic structure. This project is exceptional because it was such a long shot that it got saved in the first place. Fifteen years ago, when it became clear that a major renovation of the port was necessary, the Custom House was never expected to be part of the new port. The magnitude of the problems to overcome didn't seem to allow for preservation of a small, outdated building tucked into the hillside. There were lines of cars backed up as far as the eye could see, lines of waiting pedestrians to rival any line at Disneyland, contraband and illegal immigrants being smuggled across the border, and even weapons trained at the port from the nearby barrio. Solving these problems seemed almost insurmountable, let alone throw preserving the historic Custom House into the mix. Through the course of the Section 106 consultation, the design team was encouraged to study alternatives that might preserve the Custom House, and eventually one of these alternatives became the current design, which allowed the Custom House to be successfully rehabilitated and reused.

The renovation of the Custom House underscores the owner's commitment to serving the community and aiding the federal agency tenant to fulfill its important mission. It also demonstrates a commitment to preserving our architectural past for future generations.

Immediately prior to the renovation, the Custom House was in use as a pedestrian processing facility. Its interior had been extensively altered over the years in both configuration and finishes and uneven maintenance on the exterior had led to a deterioration of the exterior stucco, terra cotta, doors, windows, cupola, copper and clay tile roofs. Security walls and fences obscured the front of the building. Additions to the rear of the building obscured the back.

Specific areas of work included restoring the stucco to repair cracking and remove an inappropriate elastomeric coating. Original windows and doors were removed, restored, and reinstalled. The terra cotta windowsills, wood shutters, and other decorative elements were restored. Repainted in its original 1933 color scheme; the rich yellow walls and sage green trim now complement the original Spanish Colonial tiles. The character-defining cupola was reconstructed and accented with original cobalt blue highlights. In addition, functional improvements included a full seismic retrofit of the URM building, all new MEP for sustainable design, and where needed bullet resistant improvements for security.

In rehabilitating this building for continued use as a custom house, the project met Secretary's Standard One by reusing the building for its historic purpose. Standards Two, Three, Five, Six and Seven were met through the design process by retaining and preserving the historic character, features, finishes, and materials as closely as possible, and differentiating new elements from the existing historic elements. The new addition over the north wing meets Standards Nine and Ten by differentiating new work from old and through its compatibility with the historic building in materials, size, scale, proportion, and massing.

The entire LPOE project new construction and historic rehabilitation was certified LEED v2009 Platinum. Several innovative design strategies were used to reduce energy, including fan assisted night purge in conjunction with thermal mass, displacement ventilation, heat recovery, and solar thermal domestic hot water. The design optimized building envelope, employed external solar shading, daylight and occupancy sensors, and a 40% reduction in lighting power density. Renewable energy is generated using PV panels strategically designed as shade structures. It met energy use reduction targets of energy consumption performance 70% below the regional average and 30% energy reduction from the ASHRAE 90.1-2007 baseline. Low flow fixtures were used for domestic plumbing, and site-reclaimed water system serves all flush valve water closets, urinals, and security flush fixtures. The irrigation system uses 100% reclaimed water, processed from an existing underground cistern that collects rainwater and reclaimed water and treats it in an existing membrane bioreactor.

The rehabilitation of the Custom House happened as part of the reconstruction of the busiest Land Port of Entry in the Western Hemisphere – an internationally prominent location, a security challenge, and a project that directly impacts the lives of tens of thousands of people every day—all at a site required to maintain maximum efficiency throughout the years of construction. These could derail most projects, but for the design and construction team, it was just more reasons to rise to the challenge before them.

The scope included the demolition and construction of the LPOE, including primary and secondary inspection areas, administration and pedestrian buildings, and all other support structures. The project expands pedestrian processing facilities including a new pedestrian crossing on the east side of the LPOE that will connect with a new multimodal transportation hub in Mexico and expanded northbound inspection facilities. Additionally, there is a new bi-directional crossing at El Chaparral/Virginia Avenue with an associated transit center.

Once all phases are complete, the new port will boast 62 northbound vehicle primary inspection booths, one dedicated bus lane and inspection booth spread over 34 lanes, as well as improved processing facilities for bus and Secure Electronic Network for Travelers Rapid Inspection (SENTRI) travelers. The LPOE will have over 110,000 square feet of new primary and secondary vehicle inspection canopy utilizing state-of-the-art materials that will both conserve and produce energy. In addition, a portion of the Interstate 5 South freeway has been realigned and expanded from four lanes to ten lanes connecting to Mexico's new El Chaparral facility. A corresponding southbound inspection canopy has been constructed to support the U.S. Customs and Border Protection's (CBP) southbound vehicle inspection efforts.

The owner collaborated with local agencies to develop additional pedestrian capacity and constructed a bi-directional pedestrian crossing (PedWest) and the Virginia Avenue Transit Center (VATC) on the west side of the port. PedWest includes ten northbound and two reversible pedestrian processing lanes and serves the traveling public crossing into the U.S. from Mexico's El Chaparral Inspection Station. The VATC accommodates taxis, buses, pedicabs and privately owned vehicles dropping off and picking up passengers. The facility is a collaborative effort that involves the federal government, Caltrans, the city of San Diego, the San Diego Metropolitan Transit System, and SANDAG. Also, a new pedestrian facility (PedEast) on the east side of the port was constructed which features 22 northbound pedestrian inspection booths.

In designing the new San Ysidro LPOE, the owner is committed to build the "Port of the Future" and strives to build a facility that is sustainable, operationally scalable, and will dramatically reduce the Port's carbon footprint, while at the same time enhancing CBP's ability to conduct their mission. With the innovative applications of energy production projects, as well as sustainable energy and water-saving features, the San Ysidro LPOE

aspires to receive the Leadership in Energy and Environmental Design (LEED) Platinum certification.

The Custom House is one part of a massive project that directly impacts the lives of tens of thousands of people every day. The largest land border crossing between San Diego and Tijuana, the San Ysidro Lane Port of Entry (LPOE), is also the busiest international border crossing in the western hemisphere. Close to 70,000 vehicles and over 20,000 pedestrians cross north from Mexico each day, a vital and irreplaceable cornerstone of the region's economy. The impacts of delays and disruptions are immediate and concrete: missed wages for employees, lost capacity for employers, missed classes for students, and time apart for countless families. To accommodate that growth and to better meet the changing needs of the tenant agencies and the traveling public, the owner undertook a complete reconfiguration and expansion of the port in multiple phases with multiple teams. The project improved the daily quality of life for border residents while incorporating the restoration of the Custom House in the solution.

The goal of the port expansion project was to increase inspection efficiency, decrease wait times, and enhance border security through expanded pedestrian processing facilities and northbound/southbound lane improvements. As the first thing many visitors experience coming to the U.S., it is important that the port present a welcoming image to visitors despite having to pass through some very intimidating security features. There were two main goals for the renovation of the Custom House. First to provide a location to process I-95 Visas for northbound pedestrians and second to establish an inspection facility for southbound pedestrians. The objectives were to meet both of these goals in a beautiful historic building that functioned as a modern, advanced, secure facility and was designed to meet the Secretary of the Interior's Standards.

Individuals/Organizations Involved in the Project

General Contractor/Project Manager: Brian Maximuk Hensel Phelps

Project Manager: Bill Ferris Jr, PE Stantec

Architect of Record: Arun Kaiwar AIA Stantec

Architect of Record- Historic Customs House: James Robbins AIA Steinberg Hart

Historic Preservation Architect: Ione Stiegler FAIA IS Architecture

Structural Engineer: Chuck Hope SE Hope-Amundson Engineering (Structural)

Mechanical Engineer: Michael Akavan PE MA Engineers (Mechanical & Plumbing)

Electrical Engineer: Paul Ericson PE Stantec

Civil Engineer: Chris Eggers PE Stantec

Landscape Architect: Dave Cubberly PLA Stantec

Acoustics: Basel Jurdy Stantec

Lighting Designer: Denise Fong IALD Stantec

Sustainability Strategies including Building Performance: Porus Antia LEED AP Stantec

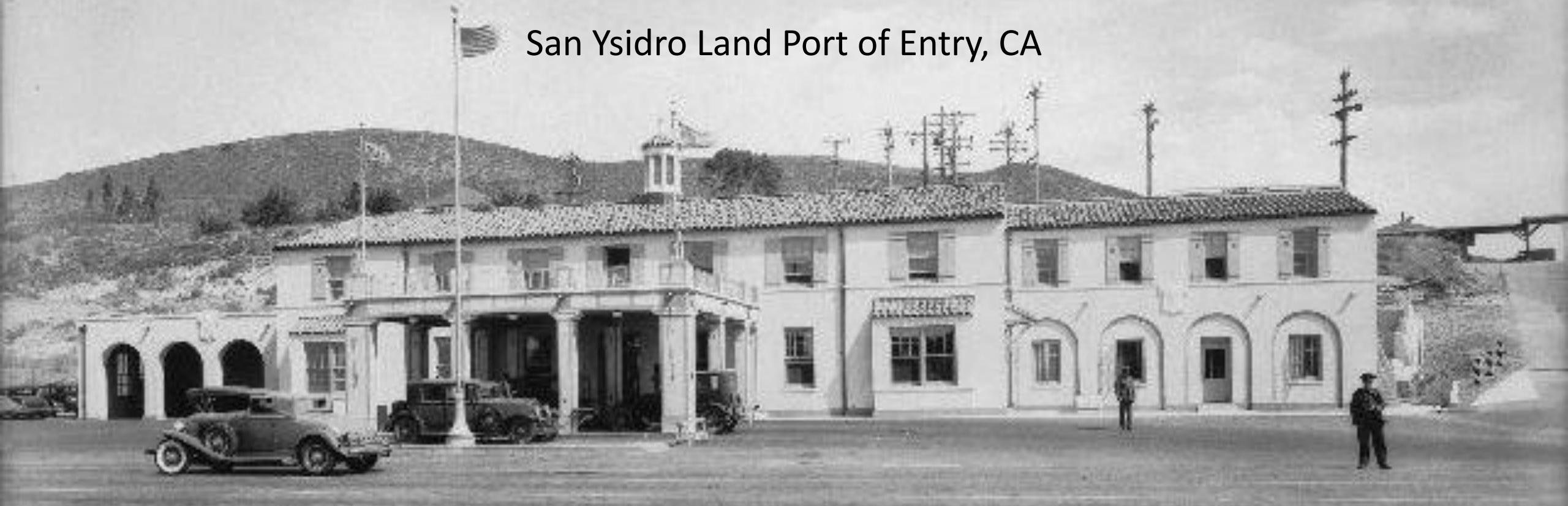
Geomatics Ray Mansur PLS Stantec

Hazardous Materials Assessment Dean Mochrie CAC,LRCIA Stantec
FFE Sherene Cooper CID Stantec
Hardware Consultant Rick Lewis Studio 08 Consultants
Signage Consultant David Schellinger lowercase productions
Fire Protection Engineer David Phillips Jensen Hughes (Fire Protection Design)
Historic Restoration Contractor Justin Warren Spectra Company
Don Kuhn Bergelectric (Electrical d/b)
Les Denherder HPS Mechanical, Inc. (Plumbing d/b)
Robert Quinn ACCO Engineered Systems (Mechanical d/b)
Brian Gallieo Kimble & Company (Fire Protection d/b)
Tony Pineda Best Interiors (Metal Framing)
Paul Bailey Center Glass Company (Glazing/Terracotta/Swiss Pearl/MB
Glass/Louvers/Sunshades)
Randy Jenkins California Sheet Metal (Interior/Exterior Metal Panels)
Jesus Fregoso Bonita Steel Erectors (Structural Steel)
Bill Slaybaugh Heery (program manager)

Nominator Name: Ione R. Stiegler, istiegler@isarchitecture.com, 619-985-8595

Historic Custom House Rehabilitation

San Ysidro Land Port of Entry, CA



Historic Custom House – Built 1933. Note original two lane covered *porte-cochère*.



Photograph by: Historic Unknown

In 2009, dwarfed by the port that had grown around it, the Custom House faced possible demolition as a major port expansion project was proposed. Located just 40 feet from the border, relocation was not possible due to physical constraints.



The 2019 Custom House is one small, but unique, part of the newly built and rehabilitated busiest land border crossing in the Western Hemisphere. Originally facing possible demolition a major redesign of transit lanes saved the National Register resource.

- North wing screened from view by two story wall
- Terracotta belt course covered in texture and paint
- Entire building covered in non-historic coating
- URM construction
- Rotting wooden windows
- Cracking terracotta
- Fracturing historic tile



Photograph by: Stephen Dirk Schaefer

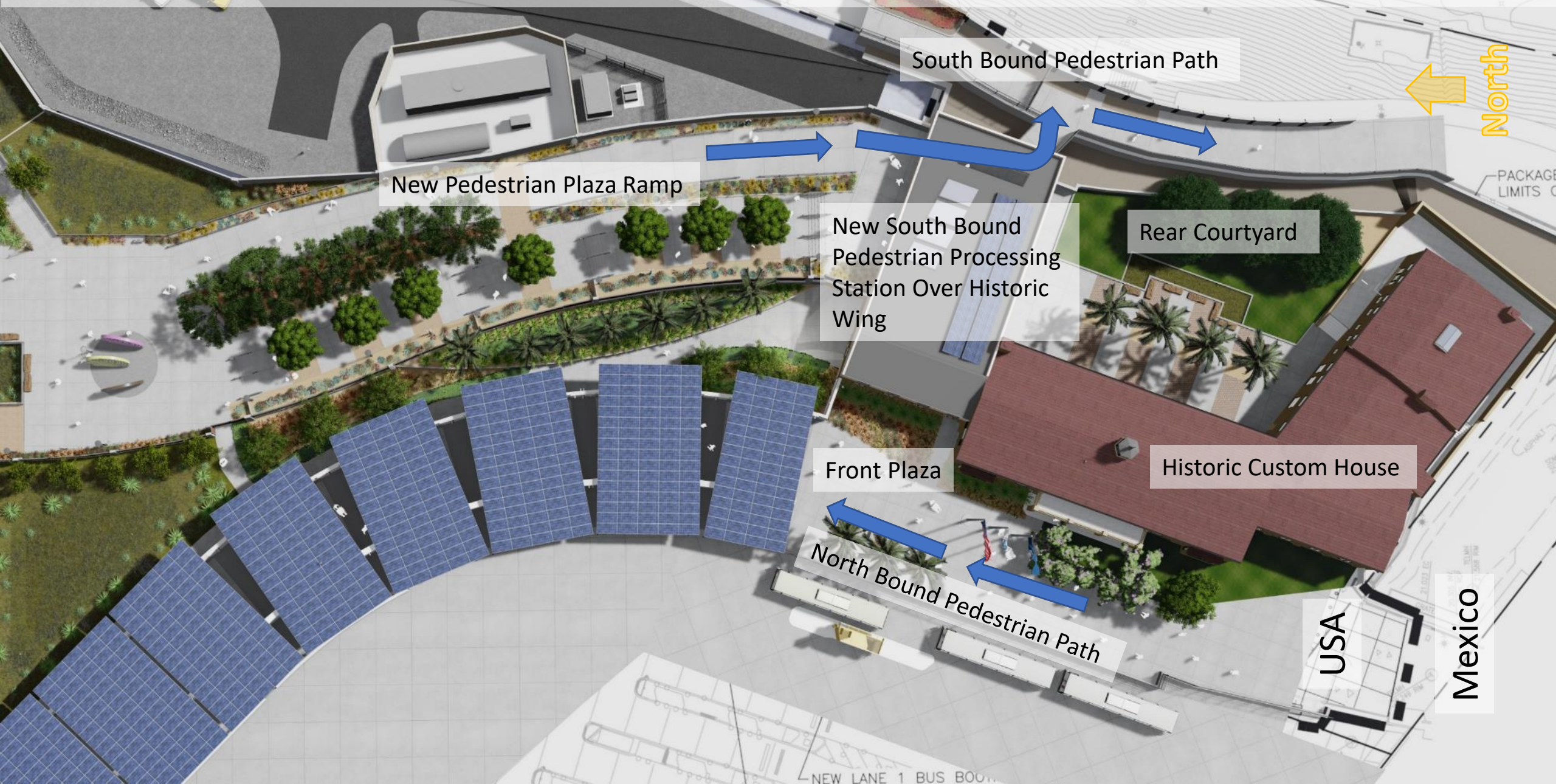
Photog

Existing Conditions Prior to the Rehabilitation – West Front Elevation with non-historic colors



Following Federal Historic Preservation Standards, the original Custom House was Rehabilitated, and a new second story addition, for south bound pedestrian traffic, added to the north wing.

Historic Custom House Rehabilitation Site Plan – New pedestrian plaza ramp leads to new processing station and pedestrian path to Mexico. North bound pedestrians are greeted to the USA by the façade of the Custom House.





- Ill-advised prior additions removed
- Return the rear of the Custom House to its original configuration
- Opened the area for use as an exterior courtyard by building occupants



Before

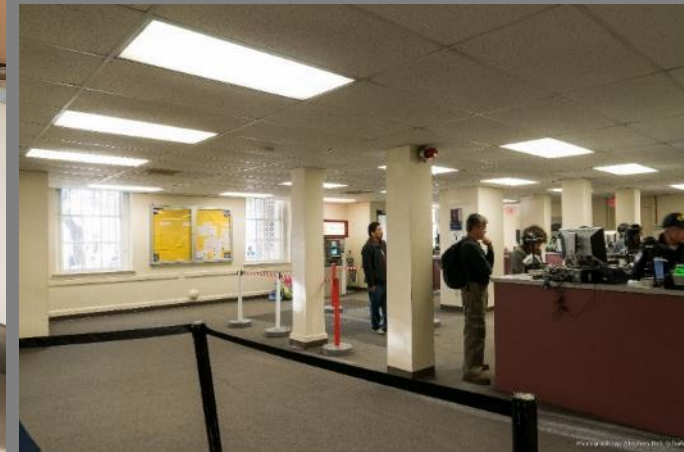
Rear courtyard

Conservation of Character Defining Details





- Historic windows and doors repaired and reinstalled
- Window openings enclosed with bullet proof glass
- New two-story lobby brings light filled interior



Before

Interior lobby for processing I-95 visas



As the second story addition turns the corner, onto the pedestrian approach plaza where no historic façade can be seen ... the architectural detailing changes ... the architectural detailing metamorphosizes into a sleek, modern, addition.



3. ...and open the southbound pedestrian inspection facility processing stations.



1. The clean architectural language funnels pedestrians toward the sunlit path to Mexico.



2. A small percentage of the time the wall slides to close the path...



Thank you for
visiting!

South bound pedestrian plaza ramp

2024 Preservation Awards Nomination

Project/Program Name: Mission Beach Boardwalk Cultural Landscape Reconstruction

Address: 3146 Mission Boulevard, San Diego CA 92109

Category: Preservation Project

Project Completion Date (month, year): 06/2016

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

Project Overview

Years of deferred maintenance and improper repair jobs left the Mission Beach Boardwalk in an unrecognizable state of disrepair. The reconstruction of the National Register eligible resource involved partially reconstructing the seawall, boardwalk, and light standards to their historic appearance.

Project Narrative

The Mission Beach Boardwalk is located in San Diego, CA and is comprised of a 0.3-mile section of pedestrian-only boardwalk, seawall, and 26 light standards. The construction of the Boardwalk began in 1925 and coincided with the development of the Mission Beach Amusement Center (now known as Belmont Park). Complete with a roller coaster and plunge, the development of the Amusement Center also comprised an electric streetcar line that connected the remote, largely vacant, sandy peninsula of Mission Beach with more populated areas of San Diego. The 20-minute ride made the area accessible to beach goers, tourists and land speculators. 91 years of constant use and much deferred maintenance later, the Boardwalk was in much need of repair; so much so that spalling concrete and exposed rebar were posing a safety hazard to visitors. Reconstruction work

began in September 2015 and finished in May 2016 just in time for Memorial Day.

Why is the project noteworthy? What is the Architectural/Cultural Significance of the Project?

The Mission Beach Boardwalk is a City of San Diego-owned structure, which was determined by City Historic Staff to be eligible for the National Register under Criterion A as a significant contribution to San Diego's history, under Criterion B for its association with historically significant individuals, and under Criterion C for the period and method of construction.

Criterion A: Contribution to San Diego's History

The construction of the Mission Beach Boardwalk in 1925 coincided with the development of the Mission Beach Amusement Center (now known as Belmont Park). Conceived by John D. Spreckels of J.D. & A.B. Spreckels Securities Company, the Mission Beach Amusement Center was intended to be the nucleus of a resort and convention center for Southern California. With the Park also came an electric streetcar line, also owned by John D. Spreckels that connected the remote, largely vacant, sandy peninsula with more developed areas of San Diego. The 20-minute ride made the area accessible to beach goers, tourists and land speculators. Early photos pre-dating the Amusement Center development show a sparse landscape with few beach cottages. Sanborn Map Company, Insurance Maps of Mission Beach, California created its first map of Mission Beach in 1929. It shows the area north of the Amusement Center sparsely speckled with residences. No maps were created for the area south of the park, likely due to its lack of development. By 1937, when the maps were updated, a sheet to the south was added showing building lots from San Fernando Place to the mouth of the San Diego River approximately 25% occupied. The area north of the Amusement Center was even more populated. Approximately one year after the completion of the Mission Beach Amusement Center and adjacent seawall, a storm from the ocean caused much destruction to ocean-front properties and the wood-framed boardwalk flanking the new Amusement Center seawall. In response to the many damaged dwellings, a new concrete seawall and boardwalk was added to each side of the Amusement Center seawall in 1928. Additional boardwalk was added in 1968 and 1999 comprising the approximate 3-mile walkway present today. Development in the area is now limited to remodeling or demolition of existing structures to make way for new construction. Today, the area is a mixture of single and multi-family residential and light commercial.

Criterion B: Historically Significant Individuals

The Mission Beach Boardwalk and Amusement Center was built for the J.D. & A.B. Spreckels Securities Company opening May 28, 1925. Until John D. Streckel's death in 1934, the Center was operated under the direction of the Mission Beach Company, managed by Spreckel's son, Claus. In addition to conceiving the Mission Beach Amusement Center, John D. Spreckel's, at various times, owned all of Coronado Island, the San Diego-Coronado Ferry

System, the Union-Tribune Publishing Co., the San Diego Electric Railway, the San Diego & Arizona Railway. He built several downtown buildings, including the Union Building in 1908, the Spreckels Theater Building in 1912, the Hotel San Diego, and the Golden West Hotel. He employed thousands of people and at one time be paid 10% of all the property taxes in San Diego County. Much of Spreckel's empire and legacy is extant and alive today including the Mission Beach Boardwalk.

Criterion C: Period and Method of Construction

The Boardwalk and seawall were constructed in 1925 by D.J. Miller of San Diego and The Sharp & Fellows Co. of Los Angeles, respectively. In-keeping with the theme of Amusement Parks, the boardwalk provided a sensory experience where all sights and sounds of the Amusement Center, beach, and ocean could be taken in one experience. An attraction in itself, the Boardwalk acted as an artery to all attractions. Paralleling the Boardwalk is the seawall, which not only provided protection from crashing waves to adjacent structures, but it also provided beachgoers access to the sand and ocean. The beach access pop-outs were of an advanced design in 1925, which allowed for pedestrian access to the beach, but prohibited the intrusion of water to the Boardwalk. Many other Boardwalk designs that followed adopted this same design feature.

The light standards installed at the Mission Beach Amusement Center represented a transition in the history of lighting where electricity was beginning to be used as ornamentation, rather than for its functional properties to illuminate a dark space. The lighting contract was awarded to Southern Electrical Company, a local San Diego company. At the time of completion in 1925, the expanse of interior and exterior lighting installed at the Amusement Center exceeded any electrical contract ever carried-out in the history of San Diego. More than 100 ornamental street lights were installed on the avenues of the Amusement Center, along the seawall and along Mission boulevard near the railway terminal. Innovative construction methods were used including undergrounding all power transmission lines, telephone lines and wires, thus eliminating all unsightly transmission poles; with waterproofing the ducts an engineering feat in itself. Even after 90 years of existence, the lights of Belmont Park, especially the Giant Dipper, can still be seen twinkling from miles away.

Describe the condition immediately prior to the work of the project? Where, When and How did the project start?

91 years of exposure in a harsh marine environment caused accelerated deterioration of the boardwalk and seawall. As early as the 1950s, the seawall had already received it's first of many concrete parge coats as an attempt to conceal spalling concrete and exposed rebar. As suspected, the condition only worsened, eventually voiding the resource of ornamentation. Most of the balustrade openings were infilled and in some areas the parge coat on the seawall increased the overall thickness of the wall by 1/2" - 1".

The most dire condition issue of the boardwalk was one that could not be seen. The sand

under the boardwalk had been undermined, causing large voids under the paved surface susceptible to collapse. From an aesthetic perspective, the historic pink-colored, scored concrete had been paved over with asphalt. The voids and uneven application of asphalt, combined, was causing water to pool and not properly drain.

The light standards were in poor condition. Globes were broken, the fiberglass posts were severely faded, and after our firm conducted a condition assessment, found that there were 2 different types of light standards present. Further research revealed the existing light standards were not historic, did not remotely resemble the historic light standards, and were actually the fourth generation of lampposts installed along the boardwalk.

What were the Features/Structures involved in the project?

The Mission Beach Boardwalk is comprised of the five primary components; the boardwalk, a seawall, open balustrade walls at beach access points, beach access points, and light standards. The boardwalk is a pedestrian-only thoroughfare that fronts Belmont Park. The 0.3-mile pathway was historically pink-colored, scored concrete that measured approximately 20'-0" wide. The seawall is positioned between the boardwalk and the beach and consists of a splash wall (partially below sand level) and a parapet wall (fully above sand level). The parapet wall has a cap and base which stand 1-1/2" proud of the middle portion of the wall. Built-in to the base are scupper holes to allow water to drain off the boardwalk. Low pilasters visually segment the wall and larger pilasters are used to terminate the wall sections. The parapet wall is 3'-0" tall.

Open balustrade walls are located at beach access points. There are a total of seven balustrade walls. Similar to the seawall, the open balustrade walls also sits atop a splash wall and are visually segmented with low pilasters. The historic openings of the balustrade are spaced 9" on center and measure 1'-4" tall and 8" deep. The edges of the openings are beveled to 45 degrees with x and y components that measure $\frac{3}{4}$ ".

The beach access points are located between the seawall and open balustrade walls and feature a flight of pink-colored concrete stairs.

The light standards are situated on larger pilasters which are evenly spaced along the parapet wall. Light standards are also present at the terminus of the parapet wall where beach access points are located.

Explain any challenges encountered and solutions incorporated:

We were initially contracted by City of San Diego to write a technical report to address two questions posed by City Historic Staff: 1) Are the lampposts original? and 2) do the proposed balustrade openings conform to the Secretary of the Interior's Standards? After review of all information available for the Mission Beach Boardwalk Bulkhead project, our firm found the proposed openings in the seawall did not conform to the Secretary of the Interior's Standards and the existing lamppost fixtures were not the original design. When

we were asked to prepare this report, the design phase of the project (contracted to others) was already 90% complete. This was only the tip of the iceberg of other historic design discoveries yet to be realized.

Once construction began, our firm was retained to provide historic construction monitoring services. It did not take long to realize the proposed drawings did not remotely reflect the historic design of the boardwalk, seawall or lampposts. The proposed drawings reflected the existing conditions of the wall which included layers of concrete parge coat, which encapsulated the original pilasters, infilled balustrade openings, and light standards that did not reflect the original design. In addition, the concrete specifications for the boardwalk did not include a pink-colored concrete or scoring pattern. Although the proposed design was done with good intentions, the late involvement of historic assistance coupled with concealed historic details provided many challenges to this project. Our first request after realizing the pitfalls of the proposed design was to have the contractor saw cut a section of the wall to reveal the historic profile. From this physical section together with almost illegible as-built drawings of the seawall from 1925, we took the necessary measurements and drew a revised wall detail. The first few months of construction involved revising the drawings to reflect the historic design. Constructability proved to be the next hurdle. The required strength of the concrete together with the intricate design of the open balustrade wall proved to be the most challenging from a constructability stand point. Numerous mock-up walls were fabricated to perfect the method of construction and to assure the design requirements from a structural and historic perspective were constructible.

Explain the basis of decision to include applying of the Secretary of the Interior's Standards or other governing standards:

The City of San Diego Historic Preservation Ordinance requires any building or structure over 45 years of age to be evaluated for eligibility on Local Register listing. The Mission Beach Boardwalk, completed in 1926, meets the age criteria and upon further review was determined by City Historic Staff to be eligible for the National Register under Criterion A as a significant contribution to San Diego's history, under Criterion B for its association with historically significant individuals, and under Criterion C for the period and method of construction. Due to the boardwalk's irreversible state of deterioration, reconstruction was the approved treatment approach recognized by the Secretary of the Interior's Standards for Historic Properties.

Explain the contextual importance to the surrounding environment:

The construction of the Mission Beach Boardwalk coincided with the development of the Mission Beach Amusement Center (now known as Belmont Park). Before the Mission Beach Amusement Center and Boardwalk were conceived, Mission Beach was a sparsely populated, sandy peninsula with few beach cottages, an elevated wooden boardwalk, and a bath house. The completion of the Mission Beach Amusement Center and Boardwalk drew crowds by the thousands and has continued to do so for the last 91 years.

Explain any technology or practices of the project which promote environmental design, material and energy conservation:

The existing light standard design was determined to not be original to the project. This provided opportunity not only to reinstate the historic lighting design, but also to work closely with the manufacturer to use the latest LED lighting technology to promote energy conservation. The fixtures are also fitted with photocell technology, which automatically turns on and off the lights at nightfall and sunrise.

Is the site eligible for the National or California Registers, or local landmark, historic district or inventory?

Yes, the Mission Beach Boardwalk was determined eligible for the National Register under Criterion A as a significant contribution to San Diego's history, under Criterion B for its association with historically significant individuals, and under Criterion C for the period and method of construction.

Dates of original construction and alteration; period of significance

The grand opening of the Mission Beach Amusement Center and Boardwalk was May 28, 1925. The period of significance was determined to be of the same year. The Boardwalk has been subjected to a harsh marine environment as well as constant use over the last 91 years resulting in deferred maintenance and many inappropriate repairs. Alterations included paving over the original pink-colored concrete boardwalk, applying multiple layers of concrete parge coat to the seawall, infilling the openings in the balustrade wall, and replacing the light standards.

Any other information the Applicant would like the Jury to receive:

In-depth archival research revealed the original model of the light standards, which was the Edgewater series. An internet search turned up Spring City Electric as the manufacturer of the Edgewater series and to our disbelief, the company is still in business and still manufactures this series. Without hesitation, the City of San Diego contracted for 26 light standards of the Edgewater series to be manufactured and installed along the Mission Beach Boardwalk.

Individuals/Organizations Involved in the Project

Consulting Engineer: John Prince , John Harris Michael Baker International

Historic Preservation Consultant: Ione R. Stiegler, FAIA and Heather Crane IS Architecture

Contractor: Bob Katebian President, Ph.D., CRE, CQA TechCom International

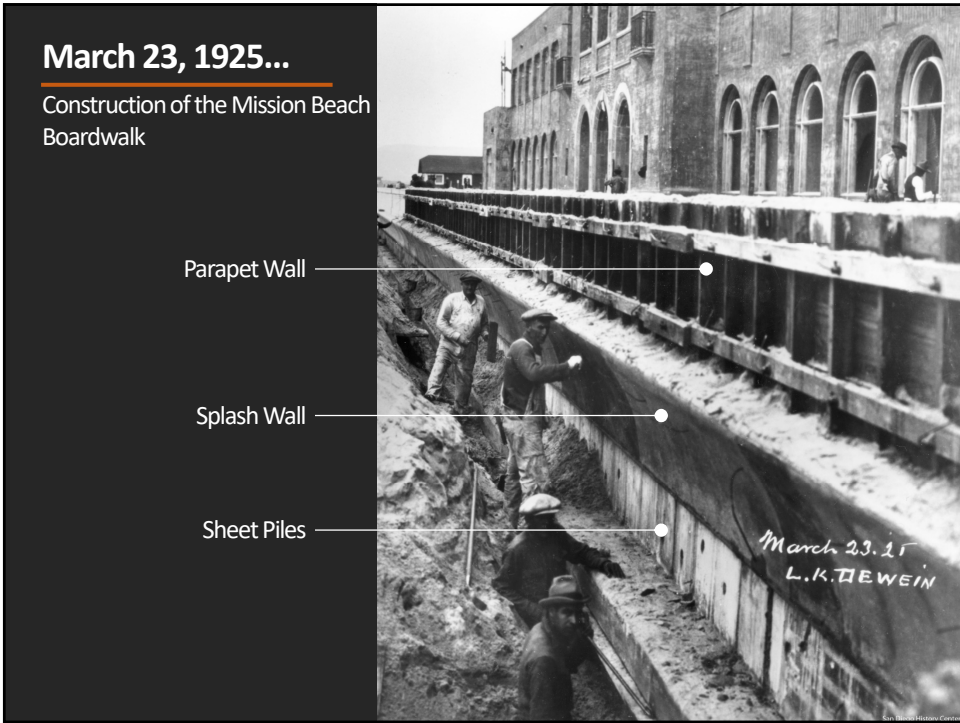
Project Manager: Jamal Batta MSCE, MBA City of San Diego, Drainage & Floodplain Management

Assistant Engineer: William Meredith City of San Diego, Public Works Department
Associate Planner :Peter Fogec City of San Diego, Project Implementation Division, Public Works Department
Senior Planner: Kelley Stanco City of San Diego, Historic Resources
Associate Land Surveyor: Owen Pilgrim PLS City of San Diego, Public Works Department, Field Engineering
Supervising Engineer Thaira Hammi City of San Diego, Field Engineering Division, Engineering & Capital Projects
Supervising Engineer Michael Arnold T.E. City of San Diego, Field Engineering Division, Engineering & Capital Projects
Project Supervisor Cameron Katebian TechCom International
Site Supervisor Jamshid Nahreini TechCom International
Vice President Butch Whittle TechCom International

Nominator Name: Ione R. Stiegler, istiegler@isarchitecture.com, 619-985-8595



1



2

Beachgoers Enjoying the New Boardwalk

The Formal Dedication was May 28, 1926



San Diego History Center

3

Fast Forward 91 years...

Condition Issues

4th Generation, Non-Historic Light Standards

The Original Concrete Color and Scoring Pattern was Covered with Asphalt

Open Balustrade Wall is Infilled

Nosing at Stairs was Deteriorating

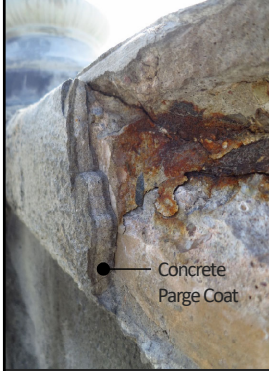
Severe Rust Jacking at Splash Wall



4

(More)

Condition Issues



Cap and Base of Wall are Covered with Multiple Layers of Concrete Parge Coats

Mid-Wall Pilasters Retain no Definition

5

Exploratory Testing

Exposing the Historic Design



Removal of Concrete Parge Coat to Determine how many Openings there were Historically.



Saw-cut a Section of the Parapet to Determine the Original Profile of the Wall.

6

Mock-Up Walls



Mock-Up Wall #1.....



Mock-Up Wall #4

7

Color Matching



Boardwalk Color-Matching
(Davis Colors, Sunset Rose was the winner)



Seawall Color-Matching
(Davis Colors, San Diego Buff was the winner)

8

The End Product

Before and After



9

The End Product



10

The End Product



11



12

2024 Preservation Awards Nomination

Project/Program Name: Descendants of Early San Diego

Address: 4010 Twiggs Street, San Diego CA 92110

Category: Preservation Activity (innovative efforts in historic preservation education)

Project Start Date (month, year): 01/2021

Narrative Description of Accomplishment and Reason for Nomination:

For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program align with historic preservation.*
- For people, discuss the background, work, and leadership of the individual or organization. Please provide details about their contributions to the field of preservation.*
- Does the project or program demonstrate an innovative approach to preservation, encourage sustainability/climate resiliency, or add housing units? If so, please provide a description of how.*

Project Overview

We conduct annual meetings of descendants of early San Diego and show case our research collection, share historical family stories, accomplishments such as our new authors and preservation events, and gather at historical places. It all started in 1978, through ha state park historian, Alexa Luberski, brought Descendants together, where they met in Old Town State Parks. They started collecting historical (paper) records. Descendants started free pubic genealogy research workshops in Old Town San Diego, and we carry forward today.

In 2013, Connie Rascon-Gunther assumed the chairperson role over the grassroots organization. She noted that the descendant data was all over the place in various genealogy websites. In 2014, the leadership team came together to develop a plan and roadmap to build our history, create our family trees in a more sustainable paperless method. We reached out to the community in search of descendants using social media and emails. It is through this collaborative ,dedicated leadership team and social media effort we built and persevered our descendant history of ten generations of family trees.

By 2021, the database was established creating family trees, uploading files, and scanning historical records scanned from paper records. Some records as old as 1769, California under Mexican ownership. www.DESDstory.com

Example of the work in our program: Descendants Social Media site, Facebook site, Dia De Los Muertos, Old Town, Machado Exhibit in CA Historical State Parks

Further info:

Our program consists of Annual Descendants luncheon, where we engage the membership to participate in the program agenda. We show case our accomplishments for the year, display our collection of family history, and bring in a speaker to share a topic important to our families.

Topics related to DNA and genealogy brought in the most participants. This year we plan to discuss the use of Artificial Intelligence in research genealogy and share in our luncheon story time.

The community engages with us via our social media websites. We have a website with pictures of luncheons over the years and are now showcasing our descendant story writers and authors.

We also maintain a social media website for descendants to keep them informed of events and news.

The buildings in Old Town State Parks and through Old Town San Diego, which many are restaurants are where our ancestors lived. We continue to preserve our stories with research workshops at Old Town State Parks, Day of the Dead at El Campo Santos Cemetery. The community continues to follow our stories and help preserve our history by posting pictures of these events in their social media web sites.

Our genealogy web site provides registration and free access to search for historical records.

We have volunteers who build the family trees and update the database with the birth certificates, death records, and actual documents verified and provided by persons registering in the system, www.desdstory.com. This maintains the integrity of the data.

Last year the Women's Museum of California honored one of our ancestors, Juana Machado.

We were honored to know that our volunteer efforts continue to be acknowledged by our community leaders and hope that someday the City of San Diego will recognize us with a

“Descendants Day”, which for us the last Saturday in June.

We strive to promote our programs via sustainability efforts, moved to digital communication and preservation of historical records. We are careful stewards of the planet keeping our historical sites, and events clean and free from waste.

Individuals/Organizations Involved in the Project

Connie Rascon-Gunther, Chairperson

Linda Jacobo, Secretary / Research Coordination

Fred Grand, Director Community Engagement

Georgia Callian, Chairperson Research Workshop

Marsha Snelling, Co-Chairperson Research Workshop

Corey Braun, Research Liaison

Sam Hayslip, Community Coordination

Elena Orozco, past Chairperson / Community Liaison

The people noted above continue to support the program as leadership.

Nominator Name: Conne Rascon-Gunther, connie.m.gunther@gmail.com, 760-803-8310

2024 Preservation Awards






Descendants of Early San Diego

Nomination Category: **Innovative efforts in historic preservation education, public outreach, or interpretive.**

Example of community posting about our work (cont.)

Social Media Post about Día De Los Muertos

Our community loves posting on social media when they visited our exhibit at El Campo Santos in 2023.

| | | |
|--|--|--|
| <p>Cool San Diego Sights!</p> <p>Día de los Muertos at El Campo Santo.</p>  <p>At sundown this evening there will be a Día de los Muertos candlelight procession through Old Town. Those participating will end at San Diego's old El Campo Santo cemetery, where many of our city's earliest residents are buried.</p> |   |   |
|--|--|--|

This afternoon the small cemetery had already been decorated for Día de los Muertos

A colorful altar stands near the entrance, just beyond the El Campo Santo historical marker. According to one sign I noticed, the Community Altar is by the Descendants of Old Town San Diego.

Marigolds and paper sugar skulls decorate gravesites, and the names of deceased loved ones have been scrawled in chalk on the cemetery wall along San Diego Avenue.



...
Thank you for visiting Cool San Diego Sights!

Example of community posting about our work (cont.)

More social media posts about the Old Town San Diego, Dia De Los Muertos.

[El Campo Santo Cemetery](#) does a beautiful display:





Honoring Juana Machado – Exhibit in California Historical State Parks



Remembering Juana Machado: The Florence Nightingale of Old Town San Diego

© March 16, 2023



2024 Preservation Awards

Descendants of Early San Diego

Nomination Category: **Innovative efforts in historic preservation education, public outreach, or interpretive.**

Our program consists of Annual Descendants luncheon, where we engage the membership to participate in the program agenda. We show case our accomplishments for the year, display our collection of family history, and bring in a speaker to share a topic important to our families. Topics related to DNA and genealogy brought in the most participants. This year we plan to discuss the use of Artificial Intelligence in research genealogy and share in our luncheon story time.

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Last year the Women's Museum of California honored one of our ancestors, Juana Machado. We were honored to know that our volunteer efforts continue to be acknowledged by our community leaders and hope that someday the City of San Diego will recognize us with a "Descendants Day", which for us the last Saturday in June.

Example of the work in our Program

40th Annual Descendants of Early San Diego Luncheon

We conduct annual meetings of descendants of early San Diego and show case our research collection, share historical family stories, accomplishments such as our new authors and historical preservation events, such as gathering at historical places Osuna Ranch in Rancho Santa Fe.



Example of the work in our Program (cont.)

[Descendants Genealogy Web Site](#)

It all started in 1978, through a state park historian, Alexa Luberski brought Descendants together, where they met in Old Town State Parks. They started collecting historical records paper records. Descendants started free public genealogy research workshops in Old Town San Diego, and we carried forward today.

In 2013, Connie Rascon-Gunther assumed the chairperson role over the grassroots organization, she noted that our descendant data was all over the place in various genealogy web sites. In 2014, the descendants' leadership team (primarily Georgia Callian, Marsha Snelling, Linda Jacobo, and Connie) came together to develop a plan and roadmap to build our history, create our family trees in a more sustainable paperless method. We used reached out to the community in search of descendants using social media and emails. It is through this collaborative, dedicated leadership team and community effort we built and persevered our descendant history of ten generations of family trees. By 2021, the database was established creating family trees, uploading files and scanning historical records scanned from paper records. Some records as old as 1769, California was under Mexican ownership.

www.DESDStory.com (San Diego families genealogy website)



Example of the work in our Program (cont.)

Descendants Social Media site

We created a website to communicate with our members and share annual luncheon pictures and events in a more managed and centralized effort.

<https://descendantsearlysandiego.weebly.com>

Descendants Facebook

We use Facebook to post event information and obtain feedback from our followers.

<https://www.facebook.com/p/Descendants-of-Early-San-Diego-100064517057195/>

Example of the work in our Program (cont.)

Dia De Los Muertos, Old Town San Diego




Over the years descendants have curated Día De Los Muertos events. The traditional candlelit procession was conducted on **November, 2nd**. A free event, which draws over 5,000 visitors, starts at sundown in front of the Immaculate Conception Church, located at San Diego Ave and Twiggs St. The procession travels down San Diego Ave to El Campo Santo Cemetery. Over the years, Elena T. Orozco preserved many of the traditions of this event. In 2022, Fred Grand, descendant, and President of Old Town Chamber of Commerce, contacted Elia Smith, whose father was instrumental in curating Día De Los Muertos events in Mexico City and connected her with the descendants. Elia assisted us in restarting the curation of the event. During that year, thousands of people, several who lost loved ones to Covid came to place their offrendas on the community altars. Connie Rascon-Gunther, Sam Hayslip and many descendants and community volunteers continue to curate this event annually.



Acknowledged for our work California Women's Museum

Women' Hall of Fame for Juana Machado – Cultural Bridge Builder

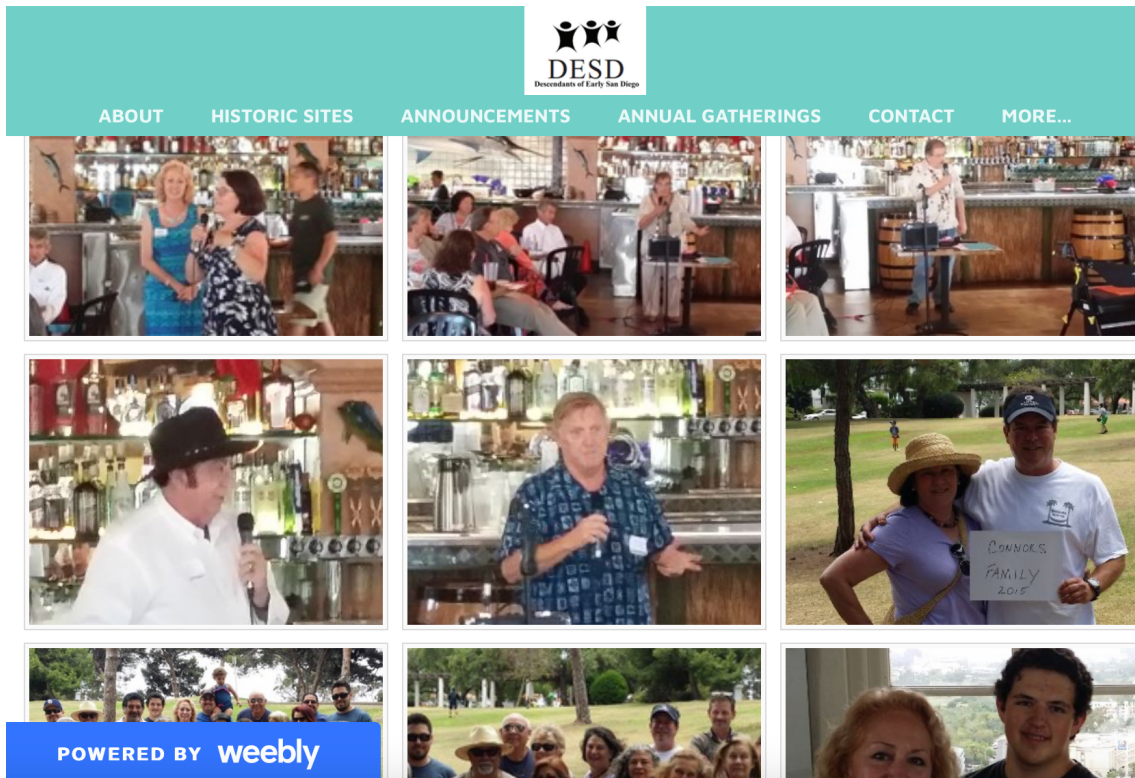
Juana Machado lived in Old Town, has a place in our hearts and will be a role model for many. Descendants and her g-grand-daughters were honored to be selected for this award in 2023.

| | |
|--|---|
|  |  <p><i>Juana Machado Alipas de Wrightington</i> CULTURAL BRIDGE BUILDER</p> <p><small>Juana Machado Alipas de Wrightington was a cultural bridge builder in Old Town San Diego and its surroundings. Her birth family, the Alpaschinos, were among the very first settlers in the early 1800s in Old Town and President. She was bilingual (Spanish, English) and had some knowledge of Romany language as well. In her long life she lost two husbands and saw San Diego under the control of three nations – Spain, Mexico and the U.S. Juana's skills with gardening, cooking, and raising made her a valuable person on multiple occasions. While raising not a son to Dr. George McKinstry, Juana assisted him in a number of ways, "such as with Father Antonio Urech in the back country to visit the "distant" and in such conditions," using her knowledge of both traditional and allopathic medicine. Her neighbors named Juana the "Eternity Wrightington of Old Town." She was an independent and public woman in a relatively remote, but strongly patriarchal population centered in family and tradition. She developed strong relationships in the multicultural community through extended family and non-family ties through obligation and mutual respect. Juana was beloved because in addition to helping with illness, she was a grandmother to those seeking help or guidance and even took on the role of giving last rites to the Catholic tradition when asked.</small></p> <p><small>Juana's first husband had been a grizzled soldier. When her second husband, the Anglo, U.S. born Thomas Wrightington became a Mexican citizen during San Diego's Mexican period, he and Juana ran a shop selling wood, food and supplies. You can still visit the house in Old Town where Juana and her two husbands lived.</small></p> |
|  <p><small>Inductees sit together during the San Diego County Women's Hall of Fame at the Joan B. Kroc Theatre on Saturday. (Mig McLoughlin/The San Diego Union-Tribune)</small></p> <p>The event, held at the Joan Kroc Theater, honored those who "have made outstanding contributions as professionals and volunteers to improve the quality of life for all peoples."</p> <p>Connie Rascon-Gunther, chairperson Descendants, accepted award on behalf of Juana Machado family.</p> | |

Example of the work in our Program (cont.)

Descendants Social Media site

We created a website to communicate with our members and share annual luncheon pictures and events in a more managed and centralized effort.





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Book - Author, David Crosswaite, *UNDONE*



with the native Kumeyaay people in 1769. Conflict began when the Spanish claimed the land for their own, trying to convince the natives to join the ways of the European culture, including the Catholic religion. Eventually several natives took the bait and became enslaved in their own country. One of these natives and one of the invading soldiers fell in love and married. This formed the basis for my lineage. Not all natives coplied to the foreign invation, and began to raid the Spanish settlement. Turmoil and unrest prevailed until war broke out between America and Mexico. The local inhabitants were caught in the middle and were literally displaced from their ancestral homeland. The Spanish Dons lost their holdings on their vast ranchos while the Americans swarmed into the territory when gold was discovered, hoping for untold riches.

ABOUT THE AUTHOR:

Crosthwaite is a 7th generation Californian. He is a graduate from Art Center College of Design and has a life time teaching credential in the arts. His book of short stories, "KNOCK KNOCK Snapshots of Perfect Strangers" is acclaimed



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Books, Author, Raquel Perez, *LEGENDS OF THE CALIFORNIOS; TATA STORIES OF THE FAMILY RANCHOS*



strange name from the past comes back to haunt them and their young daughter Delmira. Where Ana learns the roots of the legend of Floriana. Reyes has become a man of wealth and prosperity in the 15 years since he inherited Concha's Rancho. His beloved head cook Senora Elena falls ill, and he seeks out an accomplished cook to fill her place on the Rancho. Reyes discovers that not all things from his past have been forgotten. That vengeance, and true evil never die. He is forced to face that someone came to settle an old score. Does he forgive, or serve justice. Has his heart turned cold, or does he accept his fate for his family's future and best interest. The three Legends pick up where the first book left off. You learn how the characters old and new intermingle, and connect in their own roles to play in the Legends of days past.



Raquel Perez is a freelance Author in San Diego, California. She is an American of Mexican decent, and had identified with Hispanic literature since childhood. She s a member of the San Diego History Center, Latino Literacy Now, The Writers Center, Descendants of Early San Diego, and the Presidio Heritage Development Circle. She has combined her love of Hispanic Literature, and love of California history in