

# SAN BUENAVENTURA RESEARCH ASSOCIATES

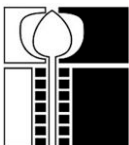
## Statement of Qualifications

January 17, 2013



## Historic Resources Consulting Services Since 1980

For over thirty years, San Buena Ventura Research Associates has provided professional and cost-effective historic resources expertise to public and private sector clients. We specialize in the production of historic resources evaluations for compliance with state and federal environmental requirements, historic property surveys, and environmental documents to support historic preservation planning efforts. San Buena Ventura Research Associates provides qualified Historian and Architectural Historian services, in accordance with National Park Service standards.



## SAN BUENAVENTURA RESEARCH ASSOCIATES

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# QUALIFICATIONS AND EXPERIENCE

San Buenaventura Research Associates (SBRA) has completed hundreds of historic resources investigations in connection with a wide variety of public and private projects within California, Nevada and Arizona.

**Historic Resources Reports.** San Buenaventura Research Associates conducts historic resources investigations for private clients, and federal, state and local agencies to support California Environmental Quality Act (CEQA) and Section 106 (NEPA) compliance.

These reports typically involve the development of historic context statements, architectural descriptions, site-specific developmental histories, land use histories, evaluations of significance according to National Register of Historic Places, California Register of Historical Resources, and local criteria, determinations of project impacts, production of mitigation programs and historic sites documentation. SBRA specializes in the production of creative, community-based historic resources mitigation and project alternative programs.

**Section 106 Eligibility Determinations.** SBRA has completed thousands of historic resources evaluations for compliance with Section 106 of the Historic Preservation Act of 1966.

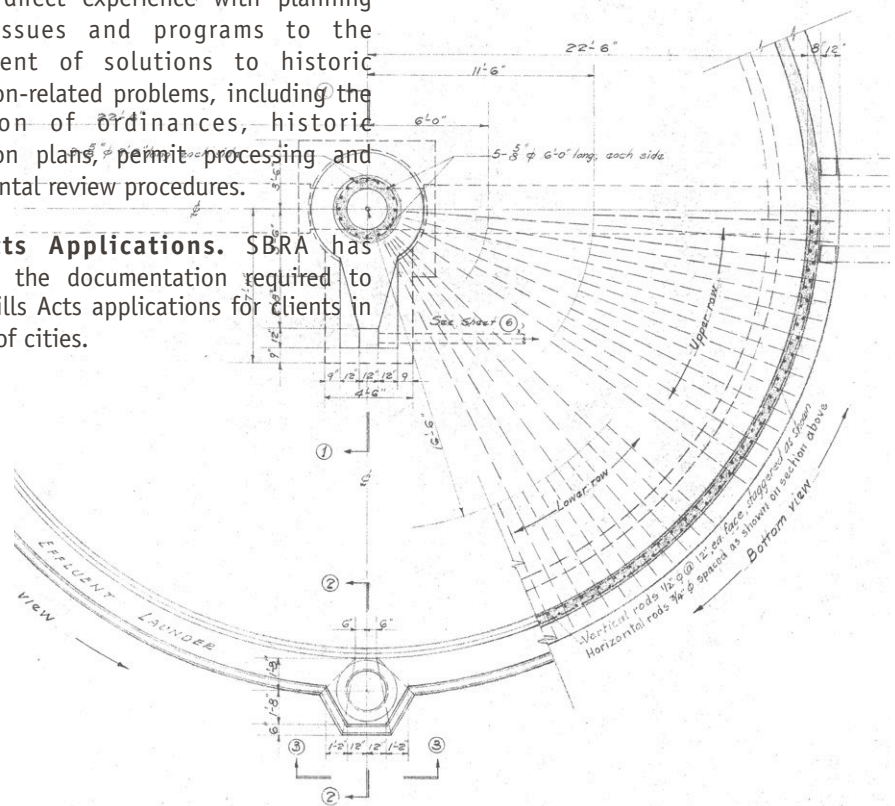
**Historic Resources Surveys.** SBRA has conducted many large-scale historic resources surveys throughout California, utilizing both intensive-level and reconnaissance methodologies. Many of the comprehensive surveys were funded by the California State Historic Preservation Office

and conducted according to state survey guidelines.

**National Register of Historic Places Nominations.** SBRA has completed numerous National Register of Historic Places nominations, including nominations accepted by the Keeper of the National Register for listing at the national level of significance.

**Historic Preservation Planning.** San Buenaventura Research Associates provides qualified planning support services to public agencies. SBRA staff has the ability to apply in-depth, direct experience with planning agency issues and programs to the development of solutions to historic preservation-related problems, including the production of ordinances, historic preservation plans, permit processing and environmental review procedures.

**Mills Acts Applications.** SBRA has completed the documentation required to support Mills Acts applications for clients in a number of cities.





## PRINCIPALS

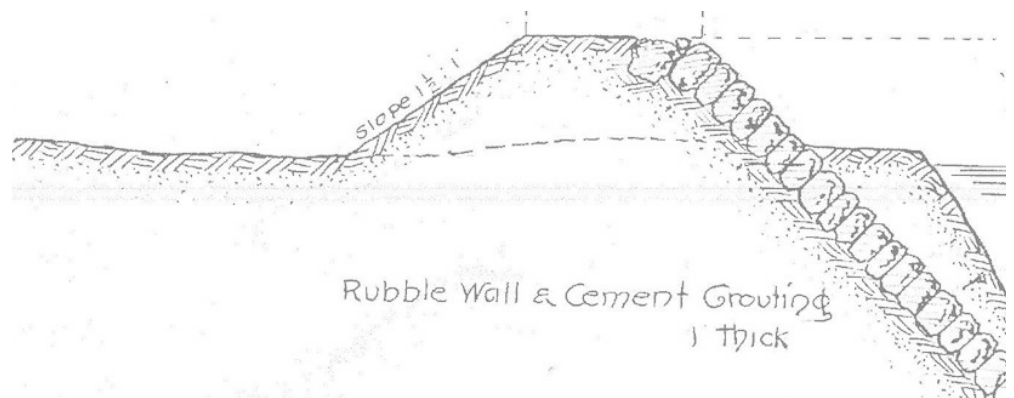
**Judith P. Triem**, Principal/Historian, founded San Buenaventura Research Associates in 1980. Ms. Triem received her M.A. from the University of California, Santa Barbara in 1980 in the field of Public History. Her B.A. was completed in 1962 at the University of Arizona, Tucson, with a major in Spanish and a minor in history. She specializes in conducting Historic Resources Surveys, National Register of Historic Places nominations, historic context statements, land-use histories, Section 106 and CEQA evaluations. Since 1987, her firm has maintained a contract with Los Angeles County Community Development Commission to complete Section 106 compliance for the Community Development Block Grant Program. She has been granted an individual programmatic agreement from the National Advisory Council authorizing her to complete direct evaluations of properties to satisfy Section 106 requirements. Ms. Triem is accredited as a Registered Professional Historian and has completed the Section 106 Training Course sponsored by the GSA Training Center and the Advisory Council on Historic Preservation.

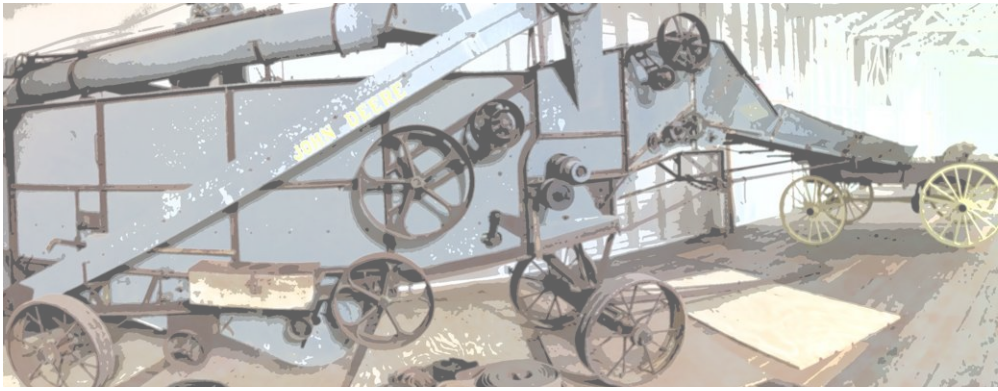
**Mitchel R. Stone**, Principal/Preservation Planner, has over thirty years of experience researching historic properties, preparing architectural and historical evaluation reports, including CEQA and Section 106 analyses, National Register of Historic Places nominations and State Historic Landmarks nominations. Mr. Stone received his B.S. in Urban Planning from the California State Polytechnic University, Pomona, in 1979 and has completed M.A. level studies in Geography at the University of California,

Santa Barbara and has studied Geography in Oxford, England. He specializes in the production of maps, graphics and computer databases and geographic information systems, and has developed GIS-assisted historic resources survey techniques. He has participated in various capacities in designing and conducting urban and rural historic resources surveys. As a practicing city planner, with over ten years of experience, Mr. Stone has served local agencies within Ventura, Orange and Los Angeles counties, specializing in architectural and site plan design review. He has completed the Section 106 Training Course sponsored by the GSA Training Center and the Advisory Council on Historic Preservation.

## REFERENCES

Available upon request.





## ENVIRONMENTAL IMPACT REPORTS

**California Institute of Technology Master Plan Revision, Pasadena.** Historic resources technical report associated with the EIR for the amendment of the Master Plan revision for the campus. Involved the review and evaluation of modern-era buildings, development of historic context within the project area, evaluation of eligibility in accordance with local, state and Federal criteria, determination of impacts and development of a mitigation program. [City of Pasadena, 2005]

**Coral Casino EIR, Montecito.** SBRA provided direct support to the County of Santa Barbara on the completion of an environmental analysis in connection with new construction related to a designated County Landmark, a private club constructed in Montecito in 1937. The analysis required an extensive discussion of the project's impacts in terms of the Secretary of the Interior's Standards for Rehabilitation as well as the development of a mitigation program, the analysis of project alternatives and responding to extensive and detailed public comment. [County of Santa Barbara, 2005]

**Ventura Avenue Water Treatment Plant EIR/EIS, Ventura.** SBRA prepared an historic resources analysis for CEQA and Section 106 compliance in connection with the modernization of the City of Ventura's water treatment plant. Facilities evaluated included the treatment plant, administration building, basins, a dam and surface

diversion, and reservoirs constructed from the 1880s through the 1970s. SBRA directed the fulfillment of the mitigation program adopted in connection with the environmental documents, including documentation and the development of an interpretative plan. [City of Ventura, 2003]

**Azusa Pacific University Specific Plan EIR Historic Resources Report, Azusa.** Historic resources technical report prepared in conjunction with the master plan for the expansion of a private university. Required a comprehensive inventory of potentially historic buildings, development of detailed historic context within the project area, evaluation of eligibility in accordance with local, state and Federal criteria, determination of impacts and development of a mitigation program. [City of Azusa, 2004]

**Glendale Town Center EIR Historic Resources Evaluation, Glendale.** Technical report prepared in connection with the construction of a 475,000 square foot retail-commercial and 338 residential dwelling unit mixed-use project on 15.5 acres in an urban downtown setting. Required a comprehensive inventory of potentially historic buildings, development of detailed historic context, evaluation of eligibility in accordance with local, state and Federal criteria, determination of impacts and development of a mitigation program. [City of Glendale, 2003]

**Raymond Theater EIR, Pasadena.** Historic resources technical report for the proposed alteration of a disused historic theater for a commercial-residential project. The project

alternatives section of this EIR included the evaluation of several adaptive reuse projects that would result in a significantly higher level of preservation of the historic resource. Restoring the building for use as a theater and the mandated "no project" alternative were evaluated. This complex alternatives discussion was supported by an economic feasibility analysis. [City of Pasadena, 2000]

**Anokia EIR, Arcadia.** SBRA evaluated the proposed demolition of a NRHP-eligible residence and related buildings on a large estate for the development of a single family residential subdivision. Several preservation alternatives for the property were investigated through the EIR. The mitigation plan developed by SBRA involved the interpretation of the historic property in an appropriate off-site location, including relocating some of the property's significant architectural features, and documentation. [City of Arcadia, 1999]

**Santa Barbara Airport Master Plan EIR, Santa Barbara.** Historic Resources Evaluation in connection with the development of the airport master plan EIR/S. Comprehensive inventory of potentially historic buildings, development of detailed historic context, evaluation of eligibility in accordance with local, state and Federal criteria, determination of impacts and development of mitigation program. [City of Santa Barbara, 1995]

**CEQA Historic Resources Report, East Gateway Project EIR, Santa Paula.** [City of Santa Paula, 2011]

**Section 106 and CEQA Historic Resources Report, Compton Brickyard Specific Plan EIR/S.** [City of Compton, 2011]

**Cavaletto Ranch EIR, Goleta.** [County of Santa Barbara, 2010]

**Historic Resources Report, El Segundo Aquatics Site Feasibility Alternatives EIR, El Segundo.** [City of El Segundo, 2010]

**St. Monica Church Campus Enhancement Project EIR, 725 California Avenue, Santa Monica.** [City of Santa Monica, 2009]

**Beverly Hills Gateway Project EIR, Beverly Hills.** [City of Beverly Hills, 2008-12]

**Lincoln II So. Elementary School EIR, San Bernardino.** [San Bernardino City Unified School District, 2005]

**Historic Resources Report, Arrowhead Springs Hotel EIR, San Bernardino.** [City of San Bernardino, 2005]

## HISTORIC RESOURCES REPORTS

**Oakdale High School Historic Resources Report, Oakdale.** Historic resources technical report produced in connection with the proposed expansion of the existing Oakdale High School onto a site consisting of 33 residential parcels on 13.7 acres. Comprehensive inventory of potentially historic buildings, development of detailed historic context, evaluation of eligibility in accordance with local, state and Federal criteria. [Oakdale Unified School District, Stanislaus County, 2003]

**Historic Resources Report, 9565-67 and 9269 Burton Way, Beverly Hills.** [City of Beverly Hills, 2012]

**Historic Resources Report, 5050 Hollister Avenue, Goleta.** [County of Santa Barbara, 2012]

**Historic Resources Report, 4227 Hueneme Road, Oxnard.** [County of Ventura, 2012]

**Historic Resources Report, 54 Day Road, Ventura.** [City of Ventura, 2012]

**Historic Resources Report, 1542b Miramar Beach Drive, Montecito.** [County of Santa Barbara, 2012]

**Historic Resources Report, 6135 N. Rose Avenue, Saticoy.** [County of Ventura, 2011]

**Historic Resources Report, 1189 Kingston Lane, Ventura.** [City of Ventura, 2011]

**Historic Resources Report, 12220 Cotharin Road, Malibu.** [County of Ventura, 2011]

**Historic Resources Report, 119 and 121 N. San Vicente Boulevard, Beverly Hills.** [City of Beverly Hills, 2010]

**Gardena High School Historic Resources Report, Gardena.** [City of Los Angeles/Los Angeles Unified School District, 2010]

**Historic Resources Report, 4353 Marina Drive, Hope Ranch.** [County of Santa Barbara, 2010]

**Historic Resources Report, 6800 Wheeler Canyon Road, Santa Paula.** [County of Ventura, 2010]

**Historic Resources Report, 9230-42 Wilshire Boulevard, Beverly Hills.** [City of Beverly Hills, 2009]

**Historic Resources Report, 8600-10 Sunset Boulevard, West Hollywood.** [City of West Hollywood, 2009]

**Historic Resources Report, 2825 Padaro Lane, Carpinteria.** [County of Santa Barbara, 2007]

**Historic Resources Report, 1084 Golf Road, Montecito.** [County of Santa Barbara, 2006]

**Historic Resources Report, 115-175 Tiburon Bay Lane, Montecito.** [County of Santa Barbara, 2006]

**Historic Resources Report, 13215-25 Orange Street, Norco.** [County of Riverside, 2004]

**Phase III Historic Resources Report, Music Academy of the West, 1070 Fairway Road, Montecito.** [County of Santa Barbara, 2003]

## SECTION 106 EVALUATIONS

**Los Angeles County Community Development Commission (LACDC) Section 106 Review.** Since 1987, SBRA has maintained an on-call contract with this large county housing agency to complete all Section 106 Historic Resources environmental reviews connected with the expenditure of federal funds on housing rehabilitation and other housing and economic development projects within all of unincorporated Los Angeles County and non-entitlement cities. This contract requires quick turn-around of reviews, conducted under a Programatic Agreement between HUD, the California SHPO and the Advisory Council on Historic Preservation. [Los Angeles Community Development Commission, 1987-present]

**Reevaluation of NRHP Eligibility, Coast Guard Air Station San Francisco (AIRSTA), San Francisco.** SBRA reevaluated the eligibility of properties which had been previously determined eligible for listing on the NRHP as contributors to an historic district, pursuant to stipulations in an adopted Memorandum of Agreement. [Coast Guard Air Station, San Francisco, 2004]

**Section 106 Historic Resources Report, 816 E. Santa Barbara Street, Santa Paula.** [Santa Paula Housing Authority, 2012]

**Section 106 Historic Resources Report, Camp Whitsett, Sequoia National Forest, Kernville.** [Boy Scouts of America, 2011]

**Ventura Community Memorial Hospital Section 106 Historic Resources Report, Ventura.** [Ventura Community Memorial Hospital, 2010]

**Section 106 Reviews for the Housing Authority of the County of Santa Barbara.** [County of Santa Barbara, 2010]

**Section 106 Historic Resources Report, 3005 E. Main Street, Ventura.** [City of Ventura, 2009]

**Section 106 Historic Resources Report, 351 E. Thompson Boulevard, Ventura.** [City of Ventura, 2009]

**Historic Resources Report (CEQA and Section 106), Westview Public Housing Project, Ventura.** [City of Ventura and Ventura Housing Authority, 2009]

**Section 106 Historic Resources Report, 220 W. Main Street, Santa Paula.** [Santa Paula Housing Authority, 2009]

**Section 106 Historic Resources Report, 396-428 Charles Street, Moorpark.** [City of Moorpark, 2009]

**Section 106 Historic Resources Report, Hayes Avenue Affordable Housing Project Oxnard.** [City of Oxnard, 2008]

**Section 106 Historic Resources Report, 4268 Center Street, Piru.** [County of Ventura, 2008]

**Section 106 Historic Resources Report, 550 Temescal Street, Piru.** [County of Ventura, 2008]

**CEQA and Section 106 Historic Resources Report, 1150 N. Ventura Avenue, Ventura.** [City of Ventura Housing Authority, 2008]

**Section 106 Historic Resources Report, 457 W. Gonzales Road, Oxnard.** [City of Oxnard, 2008]

**Section 106 Historic Resources Report, 145 S. Ojai Street, Santa Paula.** [City of Ventura, 2007]

**Section 106 Historic Resources Report, 622 E. Main Street, Santa Paula.** [County of Ventura, 2005]

**Clear Creek Outdoor Educational Facility Section 106 Historic Resources**

**Evaluation, Big Tujunga Canyon, Angeles National Forest.** [Los Angeles Unified School District/USDA-FS, 2003]

**Historic Architectural Survey Report for the Sierra-Baseline Widening Project in the City of Fontana, San Bernardino County.** [Caltrans/City of Fontana, 2002]

**Historic Architectural Survey Report for the Cherry Avenue/I-10 Interchange, near Fontana.** [Caltrans/County of San Bernardino, 2000]

## NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

**First Baptist Church of Ventura National Register of Historic Places Nomination.** SBRA prepared a National Register of Historic Places nomination for listing this 1932 Mayan Revival church building designed by the foremost architect of the style, Robert Stacy-Judd, on the NRHP. This nomination was approved by the California State Historical Resources Commission for listing at the national level of significance for its exemplification of the national architectural exoticism movement of the 1920s and 1930s. [Ventura Church for Spiritual Living, 2009]

**Rancho Camulos Adobe National Register of Historic Places Nomination.** This nomination resulted in the listing of an 1850s era adobe and outbuildings (near Piru, Ventura County) on the NRHP at the national level of significance and designation as a National Historic Landmark. The nomination involved extensive justification of the property's significance related to the *Californio* era, early California adobe architecture and the social history of regional settlement and tourism. [Rancho Camulos Museum, 1995]

**Joel McCrea Ranch National Register of Historic Places Nomination.** This nomination resulted in the listing of the Hollywood actor's ranch home on the NRHP at the national level of significance on the basis of both its historical and architectural

significance. The nomination included justifications of McCrea's significance as a film industry figure, and a discussion of the significance and evolution of the early 1930s Ranch House style of architecture. [Conejo Parks and Recreation District, 1996]

**Fort Rosecrans National Register of Historic Places Nomination.** SBRA documented and nominated to the National Register a district composed of twenty-one early Twentieth Century military buildings. [United States Navy/Point Loma Naval Submarine Base, San Diego, 1995]

**Inyo County Courthouse National Register of Historic Places Nomination.** [County of Inyo, 1997]

**Farnsworth Park and Davies Memorial Building National Register of Historic Places Nomination.** [Altadena Heritage, 1996]

**Union Oil Building National Register of Historic Places Nomination.** [Unocal Corporation, 1991]

## HISTORIC RESOURCES SURVEYS

**Ojai Historic Resources Reconnaissance Survey, Screening Survey and Context.** As elements of a three-step process of identifying historic resources in the City of Ojai, SBRA prepared a historic context statement for the city, conducted a reconnaissance-level survey of the entire city and developed a systematic method for determining the need to conduct future historic resources identification efforts. [City of Ojai, 2011]

**Downtown Oxnard Historic Resources Survey.** Comprehensive intensive-level inventory of historic resources covering over 400 parcels within the city's central business district. Involved the development of a detailed historic context statement, documentation, and the evaluation of property eligibility in accordance with local, state and Federal criteria. [City of Oxnard, 2005]

**Ventura County Cultural Heritage Survey Phase VI: The Santa Clara Valley of Ventura County.** SBRA conducted an intensive-level survey of a rural historic landscape covering 22 square miles and 700 properties. The survey documented rural historic districts and individual properties eligible for listing on the National Register of Historic Places utilizing detailed research and GIS analysis techniques. [Resource Management Agency, County of Ventura, 1999]

**Ventura County Cultural Heritage Survey Phase V: The Western Santa Clara Valley of Ventura County.** SBRA conducted an intensive-level survey of a rural historic landscape covering 40 square miles and 450 properties. The survey documented rural historic districts and individual properties eligible for listing on the National Register of Historic Resources Places utilizing detailed research and GIS analysis techniques. [Resource Management Agency, County of Ventura, 1996]

**Pasadena City-Wide Historic Resources Survey.** SBRA conducted a comprehensive historic resources survey of the City of Pasadena including over 25,000 parcels covering roughly 80% of the city. The project involved centralizing 18 years of previous surveys into a unified database and verifying current conditions in the field by means of a reconnaissance-level survey and GIS-based analysis. The survey resulted in the identification of 57 potential historic districts and over 300 potentially individually eligible properties. [City of Pasadena, 1993]

**Ventura County Cultural Heritage Survey, Phase II, Fillmore.** SBRA conducted a comprehensive historic resources survey of the downtown commercial and residential areas. [Property Administration Agency, County of Ventura, 1983]

## HISTORIC PRESERVATION PLANNING

### **Ventura County Historic Preservation Plan.**

In conjunction with the Ventura County Planning Department, SBRA authored a comprehensive historic preservation plan and policy document covering the unincorporated sections of the County and cities participating in the County's cultural heritage preservation program. This plan included a detailed evaluation of current policy contained within the County and City general plans, and a thorough examination of current programs and procedures. Chapters in the plan included: goals, policies and programs, preservation education, historic context, an administrative history of the County's preservation program, state and federal regulatory settings, future survey priorities, and a future action agenda. The plan established a set of new programs intended to promote the implementation of preservation goals, including the creation of incentives for preservation within the zoning ordinance, strengthening of the County's cultural heritage regulations, and the refinement of environmental review procedures. [Ventura County Resource Management Agency, 1997]

### **City of Burbank Historic Preservation Plan.** [City of Burbank, 1999]

## OTHER REPORTS & PUBLICATIONS

Stone, Mitch. *The Oaks of Santa Paula: A History of Santa Paula Canyon and the Oaks Neighborhood.* Fern Oaks Press, 2011.

**City Landmark and Mills Act Application, 1001 Foothill Road, Ojai.** [Laurel Moore, 2010]

**Historic Resources Report and Mills Act Application, 531 S. F Street, Oxnard.** [Gino Dean, 2010]

**City Landmark and Mills Act Application, 701 Foothill Road, Ojai.** [Tiese and Robert Quinn, 2009]

**City Landmark and Mills Act Application, 410 Tico Road, Ojai.** [Randy Levitt, 2008]

**Historic Resources Mitigation Report, 829 Park Street, Piru.** [David N. Hill, 2007]

Triem, Judith. *The Santa Clara Valley of Ventura County.* Easton Gallery, 2002.

**California State University Channel Islands Historic Properties Photographic Documentation.** [California State University Channel Islands, 2001]

**Hansen Agricultural Trust Master Plan, Historic Resources Section.** [Hansen Agricultural Trust/University of California, 2000]

**Harbor Hill Housing Project Historic American Building Survey Documentation.** [Los Angeles County Community Development Commission, 1999]

**Historic Resources Management Plan, San Diego Naval Station.** [United States Naval Station San Diego, 1999]

**Historic American Building Survey Documentation, Rincon Oil Piers, Ventura County CA.** [Mobil Oil Company, 1998]

**Historic Resources Documentation and Mitigation Report, Patterson Ranch, Simi Valley CA.** [City of Simi Valley, 1997]

**Pacific Pipeline Land Use Sensitivity Analysis.** [Science Applications International/California Public Utilities Commission, 1997]

Triem, Judith. *Mason Family History.* Ag Services, Inc., 1995.

Triem, Judith. *The Limoneira Company: One Hundred Years of Growing, 1893-1993, Ventura County CA.* Limoneira Company, 1993.

Triem, Judith. *Ventura County: Land of Good Fortune.* Windsor Publications, 1985.