



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 5, 2025
TO: Historical Resources Board- Policy Subcommittee
FROM: Kelsey Kaline, Associate Planner, City Planning Department
SUBJECT: 2025 Annual Preservation Awards Submissions

Background

The Historical Resources Board Procedures (Section IV.B) gives the Historical Resources Board the ability to present Awards of Excellence recognizing outstanding achievement in the field of historic preservation. In 2024, the Annual Awards were reinstated after a seven-year hiatus with changes to the nomination categories to further align the awards with other California award programs and to capture the widest array of preservation work in the City. These same categories were used for the 2025 Annual Awards call for submissions.

The Policy Subcommittee is tasked with considering the nominated recipients at the April subcommittee meeting and shall determine which recipients in which categories shall receive awards. In advance of the April meeting, City staff has compiled the 2025 submitted nominations for Subcommittee review.

Award Categories

In order to be considered for an award, projects must be located in the city limits and have been substantially completed between January and December 2024 to be nominated. Rehabilitation projects must follow the Secretary of the Interior's Standards for Rehabilitation.

Nominations are accepted under the following three categories. Submissions are asked to self-select the category to be considered under, although the Subcommittee can evaluate the nomination under any category it deems the best fit.

- Preservation Projects
 - Rehabilitation or Restoration Projects
 - Adaptive reuse of historic buildings, structures, sites, or cultural landscapes
 - Archaeology Projects
- Preservation Activities
 - Activities related to the identification, protection, and interpretation of historic or tribal/cultural resources.

- Innovative efforts in historic preservation education, public outreach, or interpretive programs.
- Local, State, and National Register nominations that significantly contribute to our knowledge of historic resources and/or contexts.
- Projects that demonstrate new or novel approaches to the protection of historic and/or prehistoric archaeological sites.
- Exemplary historical research projects, including oral histories.
- Exemplary stewardship of historic places.
- People in Preservation
 - Organizations or individuals who have shown exemplary leadership or dedication to preservation. (Nominations of those individuals and groups working at a grassroots level are especially encouraged)
 - Eligible nominees will have made significant contributions over time to the advancement of historic preservation and/or the preservation of historical resources in San Diego.
 - Individuals may not self-nominate.

In addition to these categories, special consideration should be given to preservation projects and activities that:

- Add additional housing units to an existing site through adaptive reuse, rehabilitation, or new construction on a historic site.
- Demonstrate and promote sustainability and/or climate change resiliency.
- Broaden the ethnic and cultural diversity of historic preservation activities.

2025 Submissions

City Planning accepted nominations between January 1, 2025 and March 3, 2025. The following indicates the breakdown of submissions and categories.

- Preservation Projects: 2 Submissions
- Preservation Activities: 2 Submissions
- People in Preservation: 0 Submissions

These submissions have been compiled for digital review by the policy subcommittee in preparation of voting at the April meeting.



Kelsey Kaline
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner / Staff to Policy Subcommittee
City Planning Department

KK/SS

ENCL: Submission Documents

2025 San Diego Preservation Awards Nomination Form

The City of San Diego City Planning Department is now accepting nominations for the 2025 Preservation Awards. Nomination forms must be completed in their entirety. Additional pages and attachments may be provided. Photos are required for any architecture-based nomination.

Nominations must be received no later than February 28, 2025.

SECTION I: ADMINISTRATIVE INFORMATION

Project/Program Name: Botanical Building at Balboa Park, Historic Restoration

Address: 1549 El Prado, San Diego, CA 92101

Category (refer to first page of packet): Preservation Project: Historic Restoration

Project Completion Date (month, year): 10/2024

Program Launch Date (month, year): 1/2020

Individuals/Organizations Involved in the Project

For each participant entered here, include name, organization name (if applicable), and email address (attach additional pages as needed).

1. EC Constructors, Inc.
2. Platt/Whitelaw Architects, Inc.
3. City of San Diego
4. Forever Balboa Park

RNT Architects was the Design Architect for the Bridging Documents.
Spurlock Landscape Architects was the Landscape Architect for the Bridging Documents.

Nominator Information

Name: Melissa Fraser

Company or Title (optional): Platt/Whitelaw Architects, Inc.

Address: 2251 San Diego Avenue, Suite B-250, San Diego, CA 92110

Phone: (619) 546-4326 x102 Email: mfraser@plattwhitelaw.com

If you are not associated with the project, do you wish to be notified if the project wins an award?
(Y/N)

If yes, please indicate your preferred email: mfraser@plattwhitelaw.com

SECTION II: NARRATIVE DESCRIPTION OF PROJECT

Narrative Description of Accomplishment and Reason for Nomination:

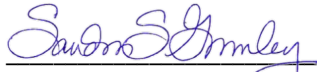
- For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program aligns 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.

Please provide narrative below. Insert more sheets as necessary.

[See attached Word document.](#)

SECTION III: MATERIALS RELEASE APPROVAL

I understand and agree that the City of San Diego, in the promotion of the awards program and historic preservation, may use all materials submitted for this nomination unless identified as restricted, and all official photographs and videos taken at the awards ceremony.



Signature of Applicant

Sandra S. Gramley
Principal Emeritus
Platt/Whitelaw Architects

SECTION IV: SUPPORTING DOCUMENTATION

Supporting Documentation: Supporting materials may be submitted to supplement but not substitute for the justification that is supposed to be provided in the Narrative portion of the nomination.

Types of materials that may be included:

- For building projects:
 - *Photos of the completed project (REQUIRED).*
 - Plans, drawings, PowerPoint, or other documentation sufficient to illustrate the property before and after the nominated activity and to address how the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties
- For interpretive/educational/community projects or programs: Copies of related materials, such as a book, brochure, DVD/CD, website links, transcripts, or photographs of exhibits or activities.
- Copies of other materials, such as news clippings or other commendations that support the case for noteworthiness of the project, program, or person.

2025 San Diego Preservation Award Nomination Narrative

The Botanical Building was first constructed in 1915 as part of the Panama California Exposition. Designed by Carleton Winslow, it was the largest wood lath structure in the world when built and remains one of the largest still. The structure is a widely beloved and a key component of a Historic Place: Balboa Park. New York's Central Park was the first large-park dedication by a U.S. city. In 1868, Balboa Park became the second.

The park and its historic Exposition buildings were declared a National Historic Landmark and National Historic Landmark District in 1977 and placed on the National Register of Historic Places.

Balboa Park is regarded as the cultural center of San Diego. One of its most iconic structures, the Botanical Building, is loved by locals and by visitors from around the world.

The building was one of only four original Balboa Park structures that were meant to remain indefinitely. However, it deteriorated from years of water damage and exposure. Previous attempts at repair did not retain the historic character of the Botanical Building.

Now reconstructed and restored, the project was completed through design-build, with a separate team having created the original request for proposals and supporting materials. Throughout the design-build process, the client and project team worked closely together, with careful attention to detail, to return the structure to its original design. Once again, the building includes an arcade with historically accurate windows, and the east and west facades are restored to their original appearance.

The team also repaired the steel frame and restored the redwood lath framing and trim, as well as refurbished a 2,000-pound copper steeple and dome cupola from 1915. In the early 20th century, the state of California was promoting redwood nationally as a viable building material. The design-build team used redwood for all replacement wood structure and trim and applied redwood tongue-and-groove siding to the interior walls as evidenced in the historic photos.

The design and construction process required interweaving the history of the structure, the plantings within and without (2100+ plant varieties), and modern construction techniques. This took significant planning and a multidisciplinary team.

The design team was fortunate to have access to the original construction documents prepared in 1913 by Winslow. However, the as-builts were not accurate to the structure as it stood. The documents had to be carefully compared to photographs of the original structure, as workmen in that era made adjustments in the field.

The architectural team had to take the details and translate, interpret, and re-build into digital form. The team also had to reconceptualize assemblies and details to be executed under current construction practices.

The team met other challenges along the way. Deterioration of the steel and wood structural elements went far beyond what was identified in the RFP. The client, design team, and contractor had to evaluate this additional scope. Over 1,200 repairs were made to the steel structure, and wood framing and moldings were so significantly damaged that they had to be rebuilt from scratch.

Many of the original character-defining features of the building had been removed (arcade and windows, east and west facades, decorative stucco elements) and needed to be restored. The structure needed shoring support while the concrete enclosing the truss bases was removed and trusses rebuilt to the 1915 original design.

Another challenge was the discovery of hazardous materials beyond what was identified in preliminary testing. The client and team adapted the work schedule to allow for remediation of these materials.

In addition to working around plants that needed to stay in the building during construction, the project team devised ways to lower the soil level of the building's planting beds, which had risen over time, without compromising the plants that needed to remain in place.

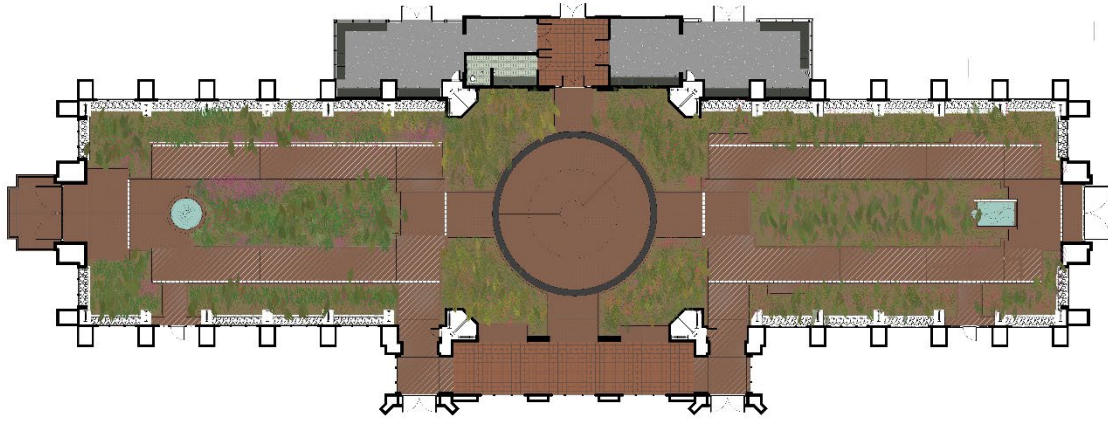
Just outside the Botanical Building stands a 100+ year-old Moreton Bay Fig tree. The team adapted the design and construction methods to save this tree and accommodate its invasive roots.

Ultimately, the team accurately depicted the building's features, character, and surroundings as it was built in 1915.

Many generations and people of all walks of life have come to feel a sense of nostalgia, adoration, and ownership of the Botanical Building and its plant displays. Now reopened, the Botanical Building exhibits, gardens, and interactive displays are, once again, free to the public for viewing.

Supplemental Photos and Documentation

1. Rendered Floor Plan
2. Construction Truss Photo 1
3. Construction Truss Photo 2
4. Original Botanical Building
5. Original 1914 Botanical Building
6. Original 1915 Botanical Building
7. Original Drawing 1
8. Original Drawing 2



□ GREEN ROOF
□ ROOF TERRACE



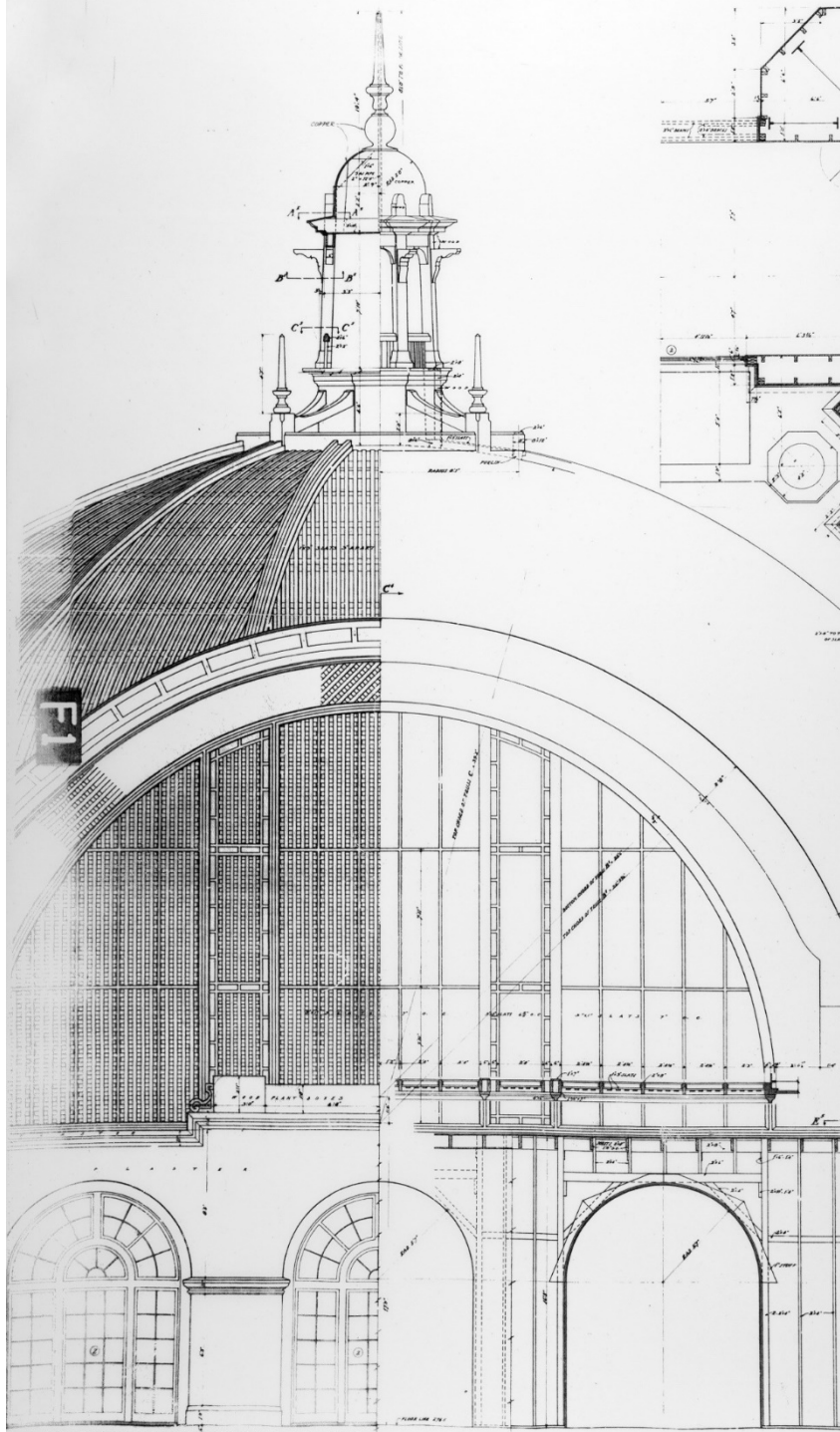




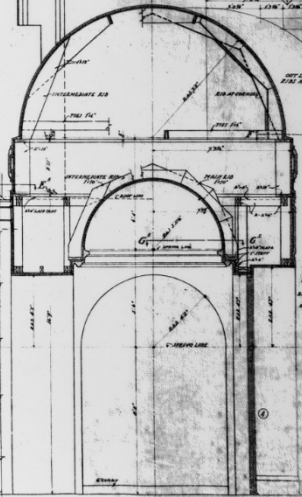
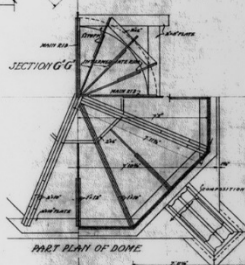
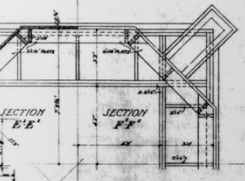
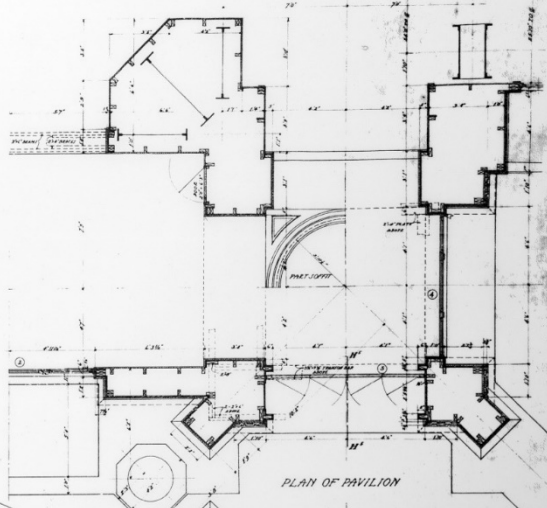
AVON
1914
San Diego History Center







PART SOUTH ELEVATION



C-C FOR SECTION C-C SEE SHEET 6

SECTION B-B

LIST OF MATERIALS
 QUANTITIES OF MATERIALS
 QUANTITIES OF LABOR
 QUANTITIES OF SUPPLIES
 QUANTITIES OF UTILITIES
 QUANTITIES OF FINISHES
 QUANTITIES OF PAINTS
 QUANTITIES OF GLAZES
 QUANTITIES OF FURNITURE
 QUANTITIES OF EQUIPMENT
 QUANTITIES OF OTHERS

PANAMA-CALIFORNIA EXPOSITION
 1915
 SAN DIEGO, CALIFORNIA
 DIVISION OF WORKS
 BOTANICAL BLDG
 DEPARTMENT OF PUBLIC WORKS
 SAN DIEGO, CALIFORNIA
 P54

Supplemental Photos

Photo array by Pablo Mason Photography





























2025 San Diego Preservation Awards Nomination Form

The City of San Diego City Planning Department is now accepting nominations for the 2025 Preservation Awards. Nomination forms must be completed in their entirety. Additional pages and attachments may be provided. Photos are required for any architecture-based nomination.

Nominations must be received no later than February 28, 2025.

SECTION I: ADMINISTRATIVE INFORMATION

Project/Program Name: "Down the Rabbit Hole: the Women of Talmadge"

Address: Talmadge Park Estates Historic District <https://www.tpehd.org/stories>

Category (refer to first page of packet): Preservation Activities

Project Completion Date (month, year): April 2024 (five articles in 2024)

Program Launch Date (month, year): February 2023 (two articles inn 2023)

Individuals/Organizations Involved in the Project

For each participant entered here, include name, organization name (if applicable), and email address (attach additional pages as needed).

1. Laura Henson llhensonsd@gmail.com
2. _____
3. _____
4. _____

Nominator Information

Name: Priscilla Ann Berge

Company or Title (optional): _____

Address: 4990 Canterbury Dr., San Diego, CA 92116

Phone: 619-964-0701 Email: paberge@cox.net

If you are not associated with the project, do you wish to be notified if the project wins an award? (Y/N)

If yes, please indicate your preferred email: paberge@cox.net

SECTION II: NARRATIVE DESCRIPTION OF PROJECT

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 aligns 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.

Please provide narrative below. Insert more sheets as necessary.

“Down the Rabbit Hole: the Women of Talmadge” constitutes a series of articles written by Laura Henson that are available online at the Talmadge Park Estates Historic District website.

<https://www.tpehd.org/stories>

Henson's exemplary articles illustrate how reporting on the lives of women, who lived in a historic district within the city of San Diego, can further a community's understanding of that district's historical significance, especially its sense of time and place.

Please see the attached excerpts from the seven issues. Note: two are dated 2023 and five are dated 2024. To read more go to the website above.



TALMADGE PARK ESTATES HISTORIC DISTRICT

Stories About Talmadge



Down the Rabbit Hole: the Women of Talmadge #1

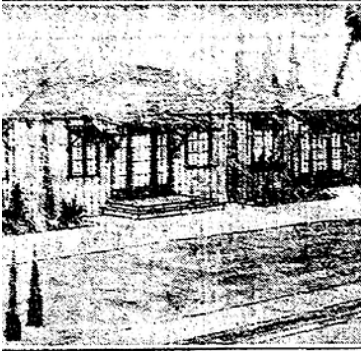
February 4, 2023 Laura Henson

As I have been doing research on the original homeowners of Talmadge, I have always been struck by the women who bought homes here. Many of them who were either widowed or never married. These women caught my eye because homeownership was mostly the purview of men in the 1920s, 30s and 40s. In addition, this topic is near and dear to my heart since my own grandmother moved to San Diego in the early 1940s after my grandfather tragically died during the Great Depression. She owned a house and ran a very successful business on Adams Avenue in Normal Heights. The resilience of my grandmother and the Talmadge women I am about to tell you about are very inspiring and remarkable. So, let us begin with the first rabbit hole located in West Talmadge.

This journey starts with a place called the **Talmadge Tavern** and its owner **Alma Staggs**. It was brought to my attention by a TPEHD volunteer that the Talmadge Tavern appeared in the 1927 Phone Directory. This is where the entrance to the rabbit hole began. . . .

Source: [Down the Rabbit Hole: the Women of Talmadge #1](#)

Stories About Talmadge continued

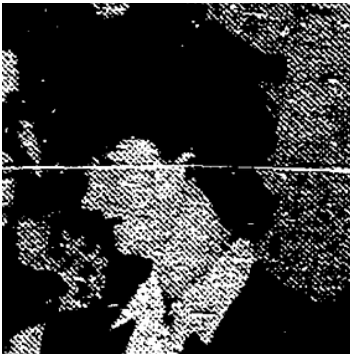


Down the Rabbit Hole: the Women of Talmadge #1 - Part 2

March 24, 2024 Laura Henson

Since I last wrote about Mrs. Staggs, I have discovered a picture of her and a rendering of the Talmadge Tavern she owned and operated. These two photos are from November 7, 1926, San Diego Union Newspaper. I have also included an [aerial photo](#) from 1930 that shows a close up photo of the Tavern at the corner of Monroe Avenue and 44th Street. The [original stone wall](#) in this early photograph still exists today. . . .

Source: [Down the Rabbit Hole: the Women of Talmadge #1 - Part 2](#)



Down the Rabbit Hole: the Women of Talmadge #2

February 24, 2023 Laura Henson

This journey down the Rabbit Hole begins with **Doris Willis** at **4605 48th Street**. This adventure began as a solo dig yet ended with a pleasant and surprising collaboration.

As I was researching the original owners on 48th Street, I soon became aware of Wilmot and Doris Willis. Their house was built by Hays & Jackson in 1940. . . .

Source: [Down the Rabbit Hole: the Women of Talmadge #2](#)

Stories About Talmadge continued



Down the Rabbit Hole: the Women of Talmadge #2 - Part 2

March 24, 2024 Laura Henson

Shortly after I wrote, Down the Rabbit Hole: The Women of Talmadge #2 (Doris Hansson), I received an email from her friend and neighbor Gloria Bader. The email reads as follows.

Hi Laura:

Thank you for your research about Doris Hansson. We live at 4615 48th in between Doris's home with Edward Fleming and her home with Johnny Hansson. We were friends and neighbors

Source: [own the Rabbit Hole: the Women of Talmadge #2 - Part 2](#)



Down The Rabbit Hole: The Women of Talmadge #3

March 7, 2024 Laura Henson

Stories About Talmadge continued

Because it is Women's History Month, I wanted to get back to my series entitled, ***Down the Rabbit Hole: the Women of Talmadge***. My first story was about the first resident and proprietor of the Talmadge Tavern, Alma Staggs. My second story was about Doris Wells/Fleming/Hansson. Since sharing those two stories I have updates and pictures to share. It appears some rabbit holes have more trails that are impossible not to go down. Reports on these two extended digs are coming soon.

This third trip down the rabbit hole takes place at 4534 Norma Drive, built in 1939. While exploring the Lot and Block Accessors books for this address, the name Adam M York appeared as the original owner. While researching further, Adam turned out to be Adah M. York, a 54-year widow and single mother of two who was a member of the Osage Indian Tribe in Oklahoma. She and her children are listed in the U.S., Indian Census Rolls from 1933....

... . Recently, there has been interest in the Osage Nation due to the release of the Academy Award nominated film "*Killers of the Flower Moon*." Not surprising, the article on the film had a lot of parallels to Adah's life journey. . . .

Source: [Down The Rabbit Hole: The Women of Talmadge #3](#)



Down The Rabbit Hole: The Women of Talmadge #4

March 25, 2024 Laura Henson

This journey begins at 4604 49th Street. This house was built in 1941 and was purchased by Eleanore M. Gaulin. Since homes bought by women within Talmadge Park Estates Historic District have always captured my interest, down the rabbit hole I went. Of all my digs this is the saddest.

It became apparent early on that Eleanore was widowed the same year she purchased the house.

Source: [Down The Rabbit Hole: The Women of Talmadge #4](#)

Stories About Talmadge continued



Down The Rabbit Hole: The Women of Talmadge 5 & 6

April 4, 2024 Laura Henson

This story is written in tribute to Talmadge Historic Society Vice President, **Cameron Lindsay-Hewett**, who is being commissioned as an Ensign in the U.S. Navy's Nurse Corps this June. Congratulations Cameron and thank you for your service!

.. two single U.S. Navy nurses who bought homes next to each other on Jean Drive. Their homes were built by the same builder, [John Lovett](#), and were completed the same month and year (August 1941). . . .

Widow **Hilda Combes** bought her home at **4748 Jean Drive**
. . . like Hilda, Eva [Wolfe] was a nurse in the U.S. Navy. . . .

Thank you for your service, Lieutenant Commander Combes and First Lieutenant Wolfe. We are grateful for your sacrifice to your country when your country and the world needed you the most. RIP.

Source: [Down The Rabbit Hole: The Women of Talmadge 5 & 6](#)

SECTION III: MATERIALS RELEASE APPROVAL

I understand and agree that the City of San Diego, in the promotion of the awards program and historic preservation, may use all materials submitted for this nomination unless identified as restricted, and all official photographs and videos taken at the awards ceremony.

Priscilla Ann Berge

Signature of Applicant

2025 San Diego Preservation Awards Nomination Form

The City of San Diego City Planning Department is now accepting nominations for the 2025 Preservation Awards. Nomination forms must be completed in their entirety. Additional pages and attachments may be provided. Photos are required for any architecture-based nomination.

Nominations must be received no later than February 28, 2025.

SECTION I: ADMINISTRATIVE INFORMATION

Project/Program Name: Mack House HRB 489 Front Porch Restoration

Address: 3932 Alameda Place, San Diego, CA 92103

Category (refer to first page of packet): Preservation Projects - Restoration Projects

Project Completion Date (month, year): February 2024

Program Launch Date (month, year): _____

Individuals/Organizations Involved in the Project

For each participant entered here, include name, organization name (if applicable), and email address (attach additional pages as needed).

1. Shoshanah and Geoff Sternlieb shoshanahfs@gmail.com
2. Ione R. Stiegler, FAIA, IS Architecture, istiegler@isarchitecture.com
3. _____
4. _____

Nominator Information

Name: Ione R. Stiegler, FAIA,

Company or Title (optional): IS Architecture,

Address: 5645 La Jolla Blvd, La Jolla, CA 92037

Phone: 619-985-8595 Email: istiegler@isarchitecture.com

If you are not associated with the project, do you wish to be notified if the project wins an award?
(Y/N)

If yes, please indicate your preferred email: _____

SECTION II: NARRATIVE DESCRIPTION OF PROJECT

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 aligns 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.

Please provide narrative below. Insert more sheets as necessary.

In consultation with the Historic Preservation staff at the City of San Diego, an extensive restoration project was undertaken to return a historic home's front facade to its original design. The cornerstone of this effort was a comprehensive research process, heavily relying on historical aerial photography and meticulous site documentation. Particular emphasis was placed on the analysis of framing scars, which provided crucial evidence for identifying the original configuration of the front porch roof and columns.

The photographic research involved examining historical aerial images, spanning several decades. These photographs offered invaluable insights into the property's evolution over time, revealing changes to the structure and surrounding landscape. This visual timeline allowed the restoration team to understand the home's original architectural features. Complementing this aerial analysis, an in-depth study of framing scars on the existing structure was conducted. These physical remnants of previous construction served as a tangible link to the past, offering precise information about the dimensions, placement, and design of the original porch elements.

This project's approach aligns closely with the Secretary of the Interior's Standards for Restoration, particularly in its emphasis on preserving distinctive features and using physical evidence to accurately depict the property's form from a specific period. The combination of photographic evidence and physical examination of framing scars provided a solid foundation for the restoration work, ensuring that the recreated front porch roof and columns were faithful to the original design. This methodology not only meets but exemplifies the Standards' requirements for documentary and physical evidence in the restoration of missing features. By meticulously recreating the original front facade based on this comprehensive research, the project demonstrates a commitment to preserving the historical integrity and character of San Diego's architectural heritage.

SECTION III: MATERIALS RELEASE APPROVAL

I understand and agree that the City of San Diego, in the promotion of the awards program and historic preservation, may use all materials submitted for this nomination unless identified as restricted, and all official photographs and videos taken at the awards ceremony.

Gene Stegler

Signature of Applicant

SECTION IV: SUPPORTING DOCUMENTATION

Supporting Documentation: Supporting materials may be submitted to supplement but not substitute for the justification that is supposed to be provided in the Narrative portion of the nomination.

Types of materials that may be included:

- For building projects:
 - *Photos of the completed project (REQUIRED).*
 - Plans, drawings, PowerPoint, or other documentation sufficient to illustrate the property before and after the nominated activity and to address how the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties
- For interpretive/educational/community projects or programs: Copies of related materials, such as a book, brochure, DVD/CD, website links, transcripts, or photographs of exhibits or activities.
- Copies of other materials, such as news clippings or other commendations that support the case for noteworthiness of the project, program, or person.



After

After





After

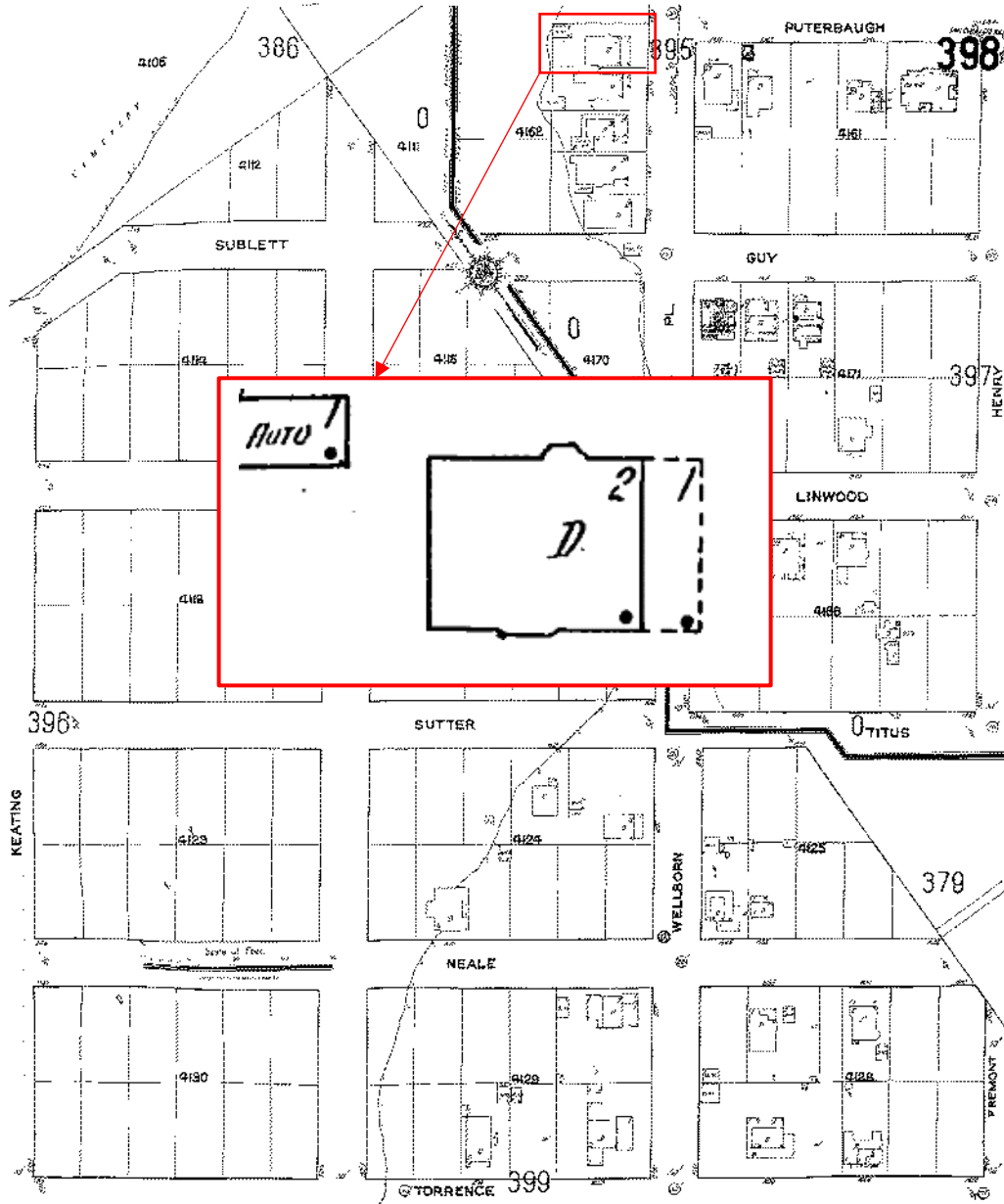
Before



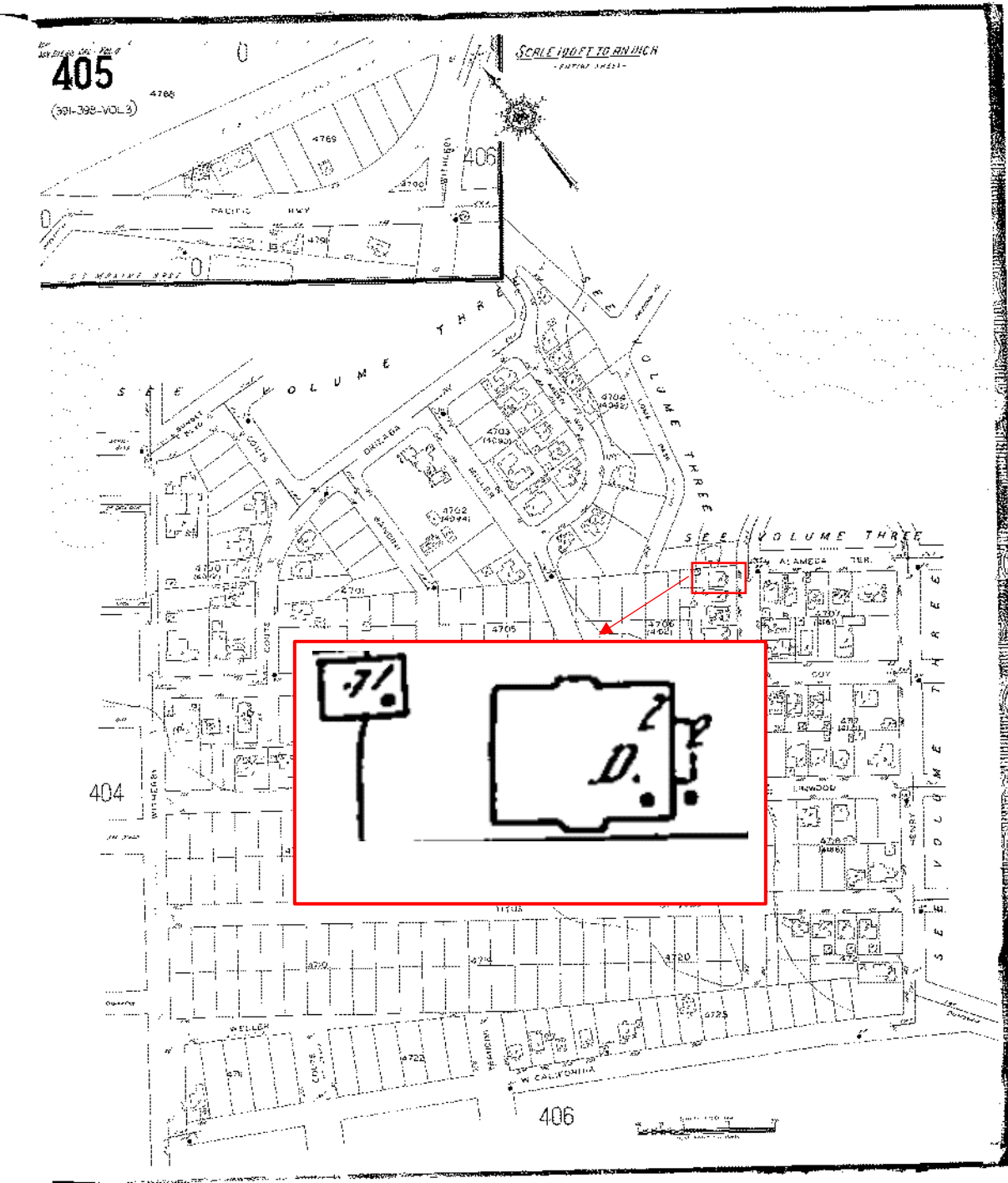


Line of former roof scar on wall framing

Location of former beam pockets



1921 Sanborn Map shows a single story, full length, covered porch. The porch roof is indicated to be shingled. The footprint of the 1921 home appears to be rectangular.



1940 Sanborn Map shows a partial width, second story porch.



1929 San Diego History Center Aerial

2025 San Diego Preservation Awards Nomination Form

The City of San Diego City Planning Department is now accepting nominations for the 2025 Preservation Awards. Nomination forms must be completed in their entirety. Additional pages and attachments may be provided. Photos are required for any architecture-based nomination.

Nominations must be received no later than February 28, 2025.

SECTION I: ADMINISTRATIVE INFORMATION

Project/Program Name: Talmadge Park Estates National Register Historic District

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

Category (refer to first page of packet): Preservation Activities

Project Completion Date (month, year): March 25, 2024

Program Launch Date (month, year): 2000 - Talmadge Gates Historic District
2022 - Talmadge Historical Society - District volunteer efforts
09/2023 - Historic District (Heritage Architecture & Planning)

Individuals/Organizations Involved in the Project

For each participant entered here, include name, organization name (if applicable), and email address (attach additional pages as needed).

- Eileen Magno, Heritage Architecture & Planning | eileen@heritagearchitecture.com
- Laura Henson, President, Talmadge Historical Society | llhensonsd@gmail.com
- Talmadge Historical Society: Geoffrey Hueter; Cameron Lidsay-Hewett; David Moty;
- Priscilla Ann Berge; Deborah Sanders; Ralph Teyssier

Nominator Information

Name: Eileen Magno

Company or Title (optional): Heritage Architecture & Planning

Address: 832 Fifth Avenue, San Diego, CA 92101

Phone: 619-239-7888 Email: heritage@heritagearchitecture.com

If you are not associated with the project, do you wish to be notified if the project wins an award?
(Y/N)

If yes, please indicate your preferred email: _____

SECTION II: NARRATIVE DESCRIPTION OF PROJECT

Narrative Description of Accomplishment and Reason for Nomination:

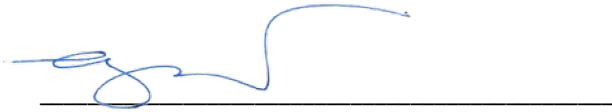
- For nominating projects, discuss the work performed, and provide details as to how specifically the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- For programs, discuss the overall structure of the program, how the community engages with and or participates in the program, and how the program aligns 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.

Please provide narrative below. Insert more sheets as necessary.

Please refer to attached document.

SECTION III: MATERIALS RELEASE APPROVAL

I understand and agree that the City of San Diego, in the promotion of the awards program and historic preservation, may use all materials submitted for this nomination unless identified as restricted, and all official photographs and videos taken at the awards ceremony.



Signature of Applicant



II. NARRATIVE DESCRIPTION OF PROJECT

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.

SECTION IV: SUPPORTING DOCUMENTATION

Supporting Documentation: Supporting materials may be submitted to supplement but not substitute for the justification that is supposed to be provided in the Narrative portion of the nomination.

Types of materials that may be included:

- For building projects:
 - *Photos of the completed project (REQUIRED).*
 - Plans, drawings, PowerPoint, or other documentation sufficient to illustrate the property before and after the nominated activity and to address how the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties
- For interpretive/educational/community projects or programs: Copies of related materials, such as a book, brochure, DVD/CD, website links, transcripts, or photographs of exhibits or activities.
- Copies of other materials, such as news clippings or other commendations that support the case for noteworthiness of the project, program, or person.

HERITAGE

ARCHITECTURE & PLANNING



HERITAGE
ARCHITECTURE & PLANNING



HERITAGE
ARCHITECTURE & PLANNING

