

HISTORIC STRUCTURES/SITES REPORT FOR 3237 STATE STREET, SANTA BARBARA, CALIFORNIA

Prepared for:



California Area Indian Health Service

650 Capitol Mall, Suite 7-100
Sacramento, California 95814
Donna M. Meyer, CEM/HPS
Environmental – Historic Coordinator

Prepared by:

DUDEK

621 Chapala Street
Santa Barbara, California 93101

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Acronyms and Abbreviations

Acronym/Abbreviation	Meaning
AIHS	American Indian Health and Services
APE	Area of Potential Effect
CCIC	Central Coast Information Center
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmark
CRHR	California Register of Historical Resources
CHRIS	California Historical Resources Information System
DPR	Department of Parks and Recreation
EA	Environmental Assessment
GSA	General Services Administration
HLC	Historic Landmarks Commission
HSSR	Historic Sites/Structures Report
IHS	Indian Health Service
MOA	Memorandum of Agreement
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
OMS	Organizational Maintenance Shop
POV	Privately Owned Vehicle
PQS	Professional Qualification Standards
PRC	California Public Resources Code
SHPO	State Historic Preservation Officer
SHRC	State Historical Resources Commission
UIO	Urban Indian Organization
UMT	Universal Military Training
USACE	U.S. Army Corps of Engineers
USAR	United States Army Reserve

Executive Summary

Dudek was retained by American Indian Health and Services (AIHS) to prepare an Historic Structures/Site Report (HSSR) for 3237 State Street, Santa Barbara, California (project site). While AIHS is the client for the project, California Area Indian Health Service (IHS) is the federal lead agency responsible for the Section 106 process. Dudek conducted archival research on the property, an intensive-level pedestrian survey of both the exterior and interior of the property, and completed an historical significance evaluation of the property in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Santa Barbara designation criteria and integrity requirements. This HSSR was completed in conformance with the requirements of Section 106 of the National Historic Preservation Act (NHPA) and the City of Santa Barbara Municipal Code Chapter 22.22 (Historic Structures), the City's Master Environmental Assessment with guidelines for historic structures and sites.

Archival research was conducted at the Santa Barbara Public Library, Santa Barbara Historical Museum's Gledhill Library, University of California Santa Barbara, City of Santa Barbara Assessors Office and the City of Santa Barbara Community Development Department for relevant city directory information, historic photographs, biographical information, building history, building records, notices of completion, county lot and block books, and deed information. Additionally, building permit history was reviewed using the City of Santa Barbara Planning Department Parcel Information Lookup online system.

In 2007, the project site was evaluated by the U.S. Army and the Fremont Hall USAR Center and Organizational Maintenance Shop (OMS) were determined eligible for inclusion in the NRHP under Criterion C as "an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design." In consideration of this finding, Dudek re-evaluated the Fremont Hall USAR Center at 3237 State Street, and found the property eligible under NRHP/CRHR Criteria C/3 and under City Criteria A and F. The subject property is recommended eligible for its association with the development of USAR centers throughout the United States, and for its predominately intact representation of an intact version of a Reisner & Urbahn standardized plan. The property also retains requisite integrity for the NRHP, CRHR, and for consideration as a City Structure of Merit (City concurrence pending).

In consideration of these findings, the building at 3237 is considered an historic property under Section 106 of the NHPA. Dudek understands that IHS has consulted with Office of Historic Preservation (OHP hereinafter SHPO) on its Finding of Adverse Effect and that SHPO concurred with the findings by letter dated July 16, 2020 (Appendix A). IHS invited the City and County of Santa Barbara to be consulting parties in the eventual preparation of a legally binding Memorandum of Agreement (MOA). The MOA will stipulate the resolution of adverse effects to ensure the long-term preservation of the property's historical significance. The MOA will also include stipulations for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and National Park Service (NPS) Preservation Briefs, as applicable. With execution of the MOA, adverse effects associated with the property transfer will be adequately mitigated, and the Proposed Action will have no adverse effect on historic properties (SHPO concurrence pending).

1 Introduction

Dudek was retained by the American Indian Health and Services (AIHS) to prepare an Historic Structures/Site Report (HSSR) for the Fremont Hall U.S. Army Reserve (USAR) Center located at 3237 State Street, Santa Barbara, California (project site). While AIHS is the client for the project, California Area Indian Health Service (IHS) is the federal lead agency responsible for the Section 106 process. Dudek conducted archival research on the property, an intensive-level pedestrian survey of the exterior and interior of the property, and completed an historical significance evaluation of the property in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Santa Barbara designation criteria and integrity requirements. This HSSR was completed in conformance with the requirements of Section 106 of the National Historic Preservation Act (NHPA) and the City of Santa Barbara Municipal Code Chapter 22.22 (Historic Structures), the City's Master Environmental Assessment with guidelines for historic structures and sites.

1.1 Project Location and Description

The Fremont Hall USAR Center (the Property) is located at 3237 State Street, Santa Barbara, California (Figure 1). The Property is located on a parcel of land that is part of the former Hoff General Hospital, a military hospital. The United States Department of War (currently named the United States Department of Defense) declared the Property a surplus property and turned it over to the Federal Public Housing Authority for disposal in January 1946. The Property was conveyed to the County of Santa Barbara Housing Authority by deed in June 1946, and in 1955, the U.S. General Services Administration (GSA) purchased 2.48 acres from the County in 1955 with an additional 0.33 acres via lease in 1956.

The Property is approximately 2.5 acres and is relatively flat with two permanent structures: Fremont Hall USAR Center and an Organizational Maintenance Shop (OMS). Constructed in 1956, Fremont Hall USAR Center is a one-story structure previously used for administrative offices, training classrooms, and unit storage, with a drill hall located to the rear of the building. The Assembly Hall addition was added to the south elevation in 1961. Constructed in 1961, the OMS is also a one-story structure that the USAR used for light-vehicle maintenance. The remainder of the property consists of Privately Owned Vehicle (POV) parking areas, a fenced Military Equipment Parking area, and landscaped grounds. Both Fremont Hall USAR Center and the OMS building were determined eligible for listing to the National Register of Historic Places in 2007 (Par and USAR 2007, p. 70). The California Office of Historic Preservation (SHPO) concurred with the determination in July 2007 (OHP 2007, p.1 [Appendix A]).

On April 17, 2017, the USAR deemed the Property excess to its needs and submitted a Report of Excess to the GSA. GSA declared the Property surplus to the Federal Government's needs on May 12, 2017. The USAR vacated the Property in 2009.

The IHS has the authority by statute to accept funds from outside sources and the authority to acquire and donate surplus property to an Urban Indian Organization (UIO). IHS has accepted funds to acquire the Property from GSA and will donate the Property to the American Indian Health and Services, Inc. (AIHS), an UIO, for the future development of a Health Services Clinic. AIHS is a Santa Barbara based non-profit that provides medical, dental, pediatric, and behavioral services to meet the growing healthcare needs of its American Indian/Alaska Native (AI/AN) beneficiaries. IHS's action of transferring the Property to a non-federal entity meets the definition of an undertaking and an adverse effect pursuant to the Code of Federal Regulations (CFR) Title 36, Part 800. An

Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA) is being completed by IHS because the proposed action does not meet IHS's categorical exclusions. For the purposes of this report, the Proposed Action (undertaking pursuant to the NHPA) refers to the transfer of property from IHS to AIHS. The EA analyzes the potential environmental impacts on the quality of the human environment of the Proposed Action as a result and the future use of the existing buildings as a health services clinic.

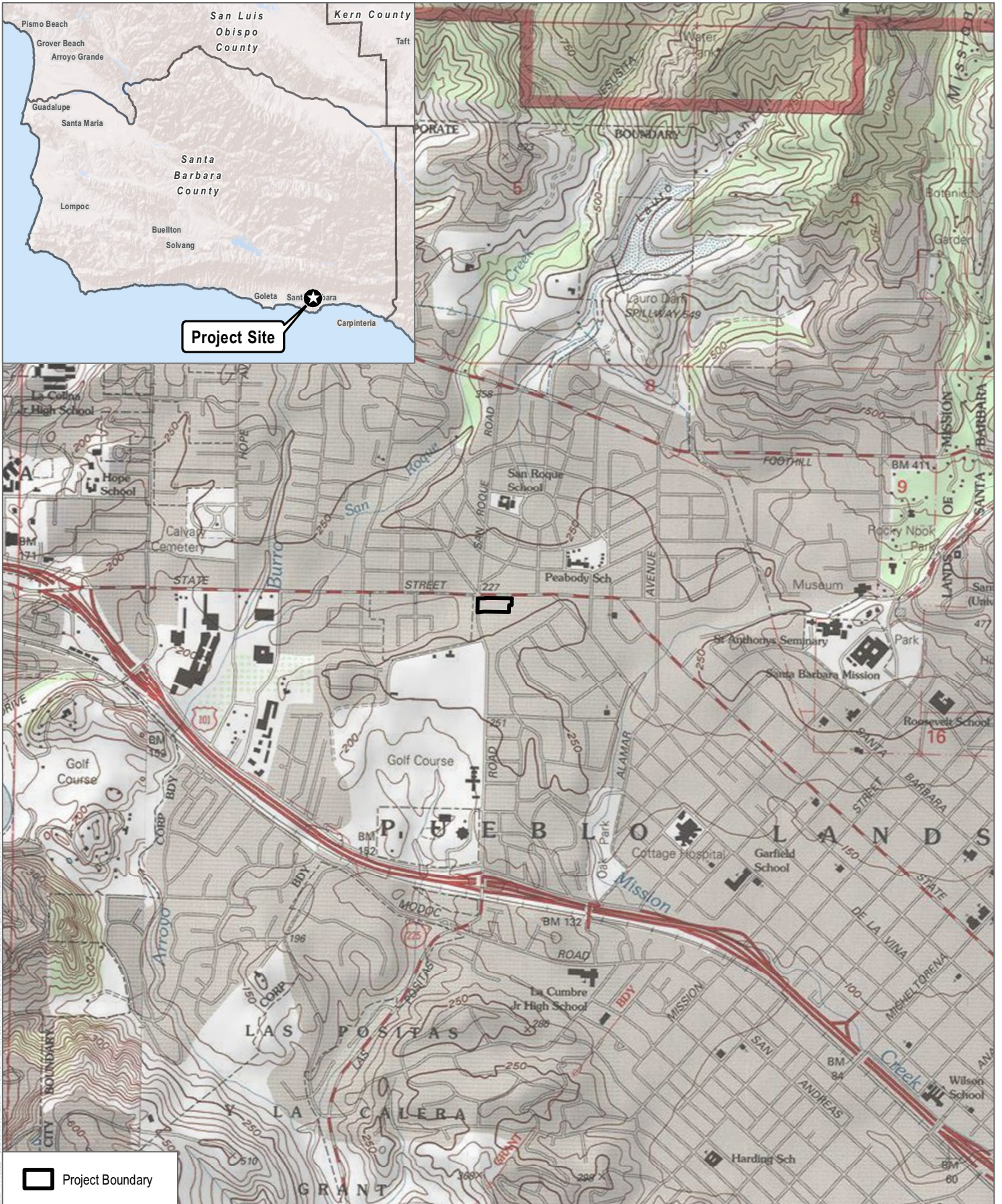
1.2 Area of Potential Effects (APE)

The APE is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties. Determination of the APE is influenced by the project's setting, the scale and nature of the undertaking, and the different kinds of effects that may result from the undertaking (36 CFR §800.16[d]).

The Proposed Action would transfer the property at 3237 State Street out of Federal ownership and change the use of the building to a Health Services Clinic. No other changes are proposed to the property at this time and there is no vertical APE. Therefore, the APE was established as the legal boundary of the property proposed for transfer (Figure 2).

1.3 Project Personnel

This report was prepared by Dudek architectural historians Sarah Corder, MFA, Kate Kaiser, MSHP and Nicole Frank, MSHP. Dudek Historic Built Environment Lead Sarah Corder, MFA served as the Architectural History Principal Investigator for the project. All project personnel meet the Secretary of the Interior's Professional Qualification Standards (PQS) for architectural history (36 CFR Part 61) (see Appendix B, Preparer's Qualifications).



SOURCE: USGS 7.5-Minute Series Santa Barbara Quadrangle



FIGURE 1
Project Location

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SOURCE: CIRGIS 2017

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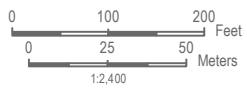


FIGURE 2
Project Area of Potential Effect

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2 Regulatory Setting

2.1 Federal

National Historic Preservation Act

The NHPA established the NRHP and the President’s Advisory Council on Historic Preservation (ACHP), and provided that states may establish State Historic Preservation Officers (SHPOs) to carry out some of the functions of the NHPA. Most significantly for Federal agencies responsible for managing historic properties, Section 106 of the NHPA directs that “[t]he head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under Title II of this Act a reasonable opportunity to comment with regard to such undertaking.” (16 U.S. Code 470f).

The content of 36 CFR 800 implements Section 106 of the NHPA. It defines the steps necessary to identify historic properties (those properties listed in or eligible for listing in the NRHP), including consultation with Indian tribes or Native Hawaiian organizations that attaches religious or cultural significance to historic properties that may be affected by an undertaking.

The ACHP issues regulations to implement Section 106, provides guidance and advice on the application of the procedures and generally oversees the Section 106 process. The steps necessary for identifying historic properties is found at 36 CFR 800.4, and are as follows:

- Determine and document the APE (36 CFR 800.16(d));
- Review existing information on historic properties within the APE, including any data concerning possible historic properties not yet identified;
- Seek information, as appropriate from consulting parties and other individuals and organizations likely to have knowledge of, or concerns with, historic properties in the area, and identify issues relating to the undertaking’s potential effect on historic properties; and,
- Gather information from any Indian Tribe or Native Hawaiian organization to assist in identifying properties, including those located off tribal lands, which may be of religious and cultural significance to them and may be eligible for the National Register;
- Make a reasonable and good faith effort to carry out appropriate identification efforts, including background research, consultation, field investigation and field survey (including phased identification and evaluation);
- Apply NRHP criteria to determine resource eligibility for NRHP listing.

Fulfilling these steps is generally thought to constitute a reasonable level of effort to identify historic properties within the APE for an undertaking. An undertaking will have an adverse effect when:

an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative" (36 CFR Part 800.5(1)).

The process of determining whether an undertaking may have an adverse effect requires the Federal agency to confer with consulting parties to appropriately consider all relevant stakeholder concerns and values. Consultation regarding the treatment of a historic property may result in a Programmatic Agreement (PA) and/or MOA between consulting parties that typically include the lead Federal agency, SHPO, and other invited individuals or organizations that will assume a specific role or responsibility. Treatment documents—whether resource-specific or generalized—provide guidance for resolving potential or realized adverse effects to known historic properties or to those that may be discovered during implementation of an undertaking. In all cases, avoidance of adverse effects to historic properties is the preferred treatment measure, and it is generally the burden of the Federal agency to demonstrate why avoidance may not be feasible.

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

The National Register of Historic Places Bulletins for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, Federal agencies, and others in evaluating potential entries into the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in National Register Bulletin, “How to Apply the National Register Criteria,” as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). The National Register Bulletin asserts that properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register unless the property achieving significance within the past 50 years is of exceptional importance.

2.2 State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

2.3 Local

City of Santa Barbara Municipal Code – Chapter 30.157 Historic Resources

30.157.025 Significance Criteria

In considering a proposal to designate or recommend designation of any structure, site or feature as a Landmark, Structure of Merit or for inclusion on the Historic Resources Inventory, any structure, site or feature must be at least 50 years of age, meet one or more of the criteria outlined below, and retain historic integrity. The designating authority must find that the structure, site or feature retains enough historic integrity of location, design, setting, materials, workmanship, feeling, and association that it conveys its historic significance in accordance with the most recent National Register of Historic Places Bulletin *How to Apply the National Register Criteria for Evaluation*. The designating authority must find that the structure, site or feature meets one or more of the following Significance Criteria:

1. It is associated with events that have made a significant contribution in our past;
2. It is associated with the lives of persons significant in our past;
3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction;
4. It yields, or may be likely to yield, information important in prehistory or history; or
5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood. (Ord. 6006, 2021)

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3 Background Research

3.1 California Historical Resources Information System (CHRIS) Records Search

On July 18, 2019, Dudek conducted a search of the CHRIS for the proposed project area and a 0.25 mile record search area at the Central Coast Information Center (CCIC), located on the campus of University of California, Santa Barbara. This search included collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix C.

3.1.1 Previously Conducted Cultural Resource Studies

The CCIC records indicate that seven (7) cultural resources investigations have been conducted within a quarter (0.25)-mile of the study area between 1980 and 2012. Of these, two (2) studies overlap a portion of the study area, SR-00039 and SR-04068. Table 1, below, summarizes all seven previous cultural resources studies followed by a brief summary of the overlapping studies.

Table 1. Previous Cultural Resources Investigations within 0.25-Mile of the Proposed Study Area

CCIC Report Number (SR-)	Title	Author	Year	Proximity to Study Area
00039	Cultural Resources Overview for the Santa Barbara Regional Wastewater Reclamation Study	Brown, S., Grijalva, J., Ringer, D., and Whitney, B.	1980	Overlaps
00689	A Phase 1 Prehistoric Archaeological Resource Evaluation for a Proposed Addition and Modifications to a Residence at 3110 Argonne Circle, Santa Barbara, California	Wilcoxon, L.	1989	Outside
01545	Second Addendum: Phase I Cultural Resources Survey Santa Barbara Water Reclamation Project (Phase 2)	Science Applications International Corporation (SAIC) and Preservation Planning Associates	1991	Outside
03555	Phase 1 Archaeological Resources Report, Traffic Congestion Relief Program, Santa Barbara, CA	Bass, B.	2006	Outside

Table 1. Previous Cultural Resources Investigations within 0.25-Mile of the Proposed Study Area

CCIC Report Number (SR-)	Title	Author	Year	Proximity to Study Area
04068	Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities, Contract No. W912c8-05-P-0052	PAR Environmental	2007	Overlaps
04205	Verizon Cellular Communications Tower Site - State & De La Vina 29 Calle Laurles Santa Barbara, CA 93105	Hollins, J.	2008	Outside
04877	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV01928B (May Fair), 3230 State Street, Santa Barbara, Santa Barbara County, California	Bonner, Wayne H. and Crawford, Kathleen A.	2012	Outside

SR-00039

SR-00039 was a literature review conducted in support of the 1980 Santa Barbara Regional Water Reclamation Study. The study examined impacts from three alternatives and identified 17 recorded sites within the study area boundaries. None of these were within the proposed project APE (Brown et.al. 1980).

SR-04068

SR-04068 was a cultural resource inventory and evaluation report prepared for the Fremont Hall USAR Center. The report was part of a larger NHPA Section 110 inventory of Cold War-era USAR resources throughout California, Arizona and Nevada. The study investigated 46 Army Reserve Center and Facilities, constructed between 1952 and 1989 and recommended four USAR facilities as eligible for inclusion in the NRHP, including the subject property of this report, Fremont Hall USAR Center, 3237 State Street, Santa Barbara (PAR and USAR 2007).

3.1.2 Previously Recorded Cultural Resources

The CCIC records indicates that one (1) previously recorded resource falls within the records search area. This resource consists of a multi-family residential property located nearly 0.25-mile from the APE (Table 2). No prehistoric or historic archaeological sites or resources have been previously recorded within 0.25-mile of the study area.

Table 2. Previously Recorded Cultural Resources Within 0.25 Mile of the Study Area

Primary Number	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
P-42-040962	Historic: Built Environment	29 Calle Laureles; HP3: Multi-family property and HP6: 1-3 story commercial building; built 1950	6Z (Found ineligible for NR, CR or Local designation through survey evaluation)	2008 (J. Hollins; URS Corp.	Outside

3.2 Archival Research

Previous Evaluation of 3237 State Street (P-42-040915)

In June 2007, USAR, with technical assistance from PAR Environmental Services, Inc., prepared a historical significance evaluation of the Fremont Hall USAR Center, as part of a multi-state evaluation of 46 USAR centers within the USAR 63D Regional Readiness Command. There were 33 of the 46 centers evaluated under this study that were located in California. The evaluation report proposed that the Fremont Hall USAR Center appeared eligible for inclusion in the NRHP under Criterion C as:

[...] an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA (PAR and USAR 2007: 3-4).

The California SHPO concurred with this finding of eligibility for the subject property, as well as three other USAR properties in a letter dated July 16, 2007 (USA070613A; OHP 2007, p. 1 [Appendix A]).

USAR As-Built Drawings for 3227 State Street

In April 2021, Dudek staff was provided with as-built drawings sheet sets related to proposed improvements, additions, and alterations to the buildings and grounds at the Fremont Hall USAR Center, at 3237 State Street in Santa Barbara. The original, 1950s drawing sheet sets were not included with these records. Records date between 1961 and 1982. These sheet sets were used in the preparation of the building description and alterations section of this HSSR. They included:

- 1961 – Assembly Hall addition, Maintenance Shop added, gas dispensing pumps added (Bense 1961)
- 1965 – Ground maintenance plan (McKee 1965)
- 1972 – Ground maintenance plan (Swanson 1972)
- 1972 – Wash platform, rainwater collector, clarifier, luminaire streetlight and roof mounted floodlights (Arrowhead 1972)
- 1982 – USAR Center addition (Robinson et al. 1982)

City of Santa Barbara Community Development Department

On June 20, 2019, Dudek contacted the City Urban Historian, Nicole Hernandez and requested any available information for the subject property including plans, drawings, or building records. No architectural drawings were available from the Community Development Department, but the City Urban Historian informed us that we should consult the City Street File database online for additional information. The City Street File contained a few permits and letters regarding the property, which were used in the preparation of this context.

After Dudek received as-built drawings in April 2021, Dudek made another request for information and any additional permits from the City of Santa Barbara Community Development Department. On May 4, 2021, Jessica

Carrillo, an Administrative Specialist at Records and Archives responded that the City had no additional records on file for the subject property.

Gledhill Library Santa Barbara Historical Museum

Dudek visited the Gledhill Library Santa Barbara Historical Museum on June 20, 2019, and met with Michael Redmon, Director of Research. Mr. Redmon looked through the archives and provided various documents, articles, and newspaper clippings related to the project APE. The documents and photographs from the Gledhill Library were used in the preparation of the historic context.

UC Santa Barbara Architecture and Design Collection

Dudek contacted the UC Santa Barbara Architecture and Design Collection via email on July 23, 2019 to request any original drawings or documents pertaining to the subject property. An incomplete set of drawings was located in the collection and information obtained from the drawings was used in the preparation of the historic context.

Review of Historic Aerial Photographs

Historic aerial photographs were available from Nationwide Environmental Title Research (NETR) for the 1947, 1967, 1994, 2002, 2005, 2009, 2010, 2012, and 2014. Additional photographs were available from the Aerial Photograph Collection at the University of California Santa Barbara Map and Imagery Laboratory for the years 1927, 1929, 1938, 1943, 1948, 1953, 1956, 1959, 1962, 1966, 1972, 1975, 1982, 1986, and 1997. Recent imagery was available for the years 2014 through 2019 using the “Historical Imagery” tool in Google Earth.

In the earliest photographs from 1927 and 1929, the outline of the subject property lot is bound by the railroad/State Street to the north, two long agricultural tracts to the west, and angled Samarkand Road forming the south and east boundary. The park tract itself appears flood damaged and has a sandy hill in the eastern portion. The San Roque neighborhood surrounding Argonne Circle to the north is under construction with several of the radiating streets under construction. By the 1938 photograph, the subject property appears under cultivation, with at least four, loosely demarcated fields, beside the orchards to the west. The San Roque neighborhood to the north and the residential neighborhood southeast of Samarkand Road are growing denser, with houses and small lots taking up the available spaces.

The 1943 photograph is markedly different. The triangular subject property lot now contains 15 long barracks-style structures and three smaller buildings, with medical crosses painted on the roof. A larger lot to the southwest contains more barracks and larger administrative buildings in a military yard. In the 1948 photograph, the barracks and medical buildings are still present in the APE, but there are also parking lots, a road (southwest to northeast) through the lot, a fence around the north section and the barracks section, and a new rectangular tennis court at the northwest corner of the lot. Las Positas Road is visible in this photograph, a recently cut dirt road, and sparse residential and industrial buildings are present on the west side of the road where an orchard lot was once located.

In 1956, the subject property is clearly under construction. The 1956 photograph is such that the building had its interior stud walls in place, but no roof, so the interior layout is clear. The barracks are still present to the southeast, but the industrial and residential properties across Las Positas Road appear demolished. North of State Street, large buildings with irregular plans, likely multi-family properties or commercial properties, now fully line the north side of State Street and enjoy a wide setback from the roadway. There are still orchard properties further west of the subject property along State Street, but the residential developments surrounding them appear fully developed and taking over some of the former orchard groves.

In the 1959 photograph, the subject property appears as a rectangular-plan 1 story building in the corner lot southeast of the State Street and Las Positas Road intersection (Figure 3). A square-plan building now borders it in a triangular lot to the east. The barracks buildings immediately southeast of the subject property are beginning to be demolished. Several are intact but the remainder are gone or being visibly dismantled in the photograph. The large barracks complex to the southwest has been completely demolished and replaced with a golf course. West of the subject property, all of the orchards are now gone, and the beginning of an L-plan shopping center is taking up the corner lot west of Las Positas Road.



Figure 3. Close-scale aerial from 1959 (Hurd 1959)

By the 1962 aerial, the Assembly Hall addition on the south elevation of the main center building has been added. The addition replaced a parking area and is connected to the main building by a small breezeway, creating an L-plan looking building. Across the small parking area, on the east portion of the property, the OMS building has also been added to the property. Also, in 1962, the first buildings associated with the shopping center across Las Positas Road appear, as well as homes in the residential developments over the former orchard groves. All barracks have been removed to the southwest, and their former location re-vegetated with grass and sparse trees. In 1966, a large parking lot appears south of the subject property, but there are no changes to the buildings. In 1968, a few baseball fields appear in the green space southeast of the subject property, and the space appears to have a few outbuildings. In 1972, there are still no changes to the building, but the park gets a large pair of square grassy fields, outlined by paths, and an additional parking lot on the north side. There are no evident changes in the 1975 or 1982 photographs.

In the 1986 aerial photograph, the subject property building gains a sizable addition (approximately 58' X 50'), changing the L-plan to a T-plan building. There are no other visible changes to the subject property or surrounding neighborhood. Changes from 1994 onward are minor. The parking lot associated with the shopping center across Las Positas Avenue is landscaped with trees by 1994. Between 1994 and 1997 gas pump near the OMS building have been removed. In 2002, a new corner property in the shopping center appears under construction. There are no other notable changes through present.

Review of Sanborn Maps

Sanborn Fire Insurance Company maps for the City of Santa Barbara were available for the years 1886, 1888, 1892, 1907, 1930, and 1950. Sanborn maps were reviewed from the ProQuest "Digital Sanborn Maps 1867-1970" website. The APE is not covered by early maps prior to 1930. However, the 1931 map labels the surrounding

neighborhoods southeast of Samarkand and the San Roque neighborhood as “proposed”. The subject property appears just inside the border labeled “City Line”. State Street is labeled as Hollister Avenue. There are no observable changes in the 1950 map, which still shows the subject property within city boundaries but marked as “proposed” (Sanborn 1930, 1950).

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4 Historic Context

4.1 Pre-History and Ethnography of Santa Barbara

The local prehistoric chronology is divided into four major periods – Paleoindian, Early Period, Middle Period, and Late Period. It is generally accepted that humans entered the New World during the latter part of the Wisconsin glaciation between 40,000 and 20,000 years before present (B.P.). The earliest unquestioned evidence of human occupation in southern Santa Barbara County is dated to between 10,000 to 8,000 B.P. (Erlandson and Colten 1991). Paleoindian groups during this time focused on hunting Pleistocene megafauna, including mammoth and bison. Plants and smaller animals were undoubtedly part of the Paleoindian diet as well, and when the availability of large game was reduced by climatic shifts near the end of the Pleistocene, the subsistence strategy changed to a greater reliance on these resources. Post-Pleistocene changes in climate and environment are reflected in the local archaeological record by approximately 8,000 B.P., the beginning of the Early Period, as defined by Chester King (1990). The Early Period of the Santa Barbara Channel mainland was originally defined by Rogers (1929), who called it the “Oak Grove” Period. The diagnostic feature of this period is the mano and metate milling stones, which were used to grind hard seeds such as sage for consumption. Toward the end of the Early Period, sea mammal hunting appears to have supplemented subsistence strategies (Glassow et al. 1990).

The Middle Period (3,350 to 800 B.P.) is characterized by larger and more permanent settlements, related to a generally wetter environment. Materials from Middle Period sites reflect a greater reliance on marine resources and include marine shells, fish remains, and fishhooks. A major shift in vegetable food exploitation occurred, as the mano and metate milling stones were replaced by stone mortars and pestles. This indicates a transition from seed gathering to oak tree acorn gathering and processing, a result of cooler temperatures and more expansive oak woodland habitats. Toward the end of this period, the plank canoe was developed, making ocean fishing and trade with the Channel Islands safer and more efficient (Arnold 1987). Terrestrial resources continued to be exploited as evidenced by the presence of contracting-stemmed and corner-notched projectile points from Middle Period sites (Bamforth 1984).

The Late Period (800 to 150 B.P. or approximately A.D. 1150 to 1800) was a time of increased social and economic complexity. The increased number of permanent and semi-permanent villages clustered along the Santa Barbara Channel and on the Channel Islands, and the diversity of environmental site settings in which sites have been identified, indicates a substantial increase in prehistoric population (King 1990, Johnson and McLendon 1999, Gamble 2008). Intensification of terrestrial as well as marine resources occurred. Acorns continued to be processed, and land mammals were hunted with the bow and arrow, rather than exclusively by spear. Trade networks, probably controlled by village chiefs, expanded and played an important part in local Chumash culture, reinforcing status differences and encouraging craft specialization. Shell beads, found throughout the Early and Middle Periods, increased in number and variety, related to status and social value (King 1990, Gamble 2008, Johnson 1988). The protohistoric culture of the Chumash was terminated by the arrival of a Spanish expedition led by Gaspar de Portolá in 1769. Chumash culture changed dramatically with the establishment of the Missions of Santa Barbara, Santa Ynez, and La Purísima (Johnson 1988).

4.2 Historical Overview of Santa Barbara

The historic occupation of the project area can be divided into three settlement periods: the Mission Period (A.D. 1769–1830), the Rancho Period (ca. A.D. 1830–1865), and the American Period (ca. A.D. 1865–1915). Construction of Mission Santa Barbara in 1786 altered both the physical and cultural landscape of the region. The mission was the center of Spanish influence in the region and affected native patterns of settlement, culture, trade, industry, and agriculture. Following the secularization of the missions by the Mexican Government in 1821, California became part of the Republic of Mexico (CSB 2011).

Secularization of lands and a focus on cattle raising marked the Rancho Period, where large land grants of mission lands were ceded to wealthy, prominent Spanish families. Native Americans continued to work as laborers on ranchos during this period. With California statehood in 1850 and the advent of the American Period, farming and more intensive land uses steadily replaced cattle stock raising. Cattle ranching was substantially curtailed by a prolonged drought in the 1860s (CBS 2011).

Shortly following the establishment of California as a state, the American Gold Rush became a huge factor in the development of many towns in California, including Santa Barbara. It is during the American Period that Santa Barbara transformed from a small town to a sizable city. Advances in transportation and infrastructure within the rapidly developing city provided additional opportunities for commerce and increased settlement. Two of the most significant advances in transportation and infrastructure were the construction of Stearns Wharf in 1872 and the construction of the railroad in the early twentieth century. These innovations connected Santa Barbara not only to the rest of California, but also to the rest of the world through its thriving shipping industry (CSB 2011, 2019; DSB 2018).

The early 1900s were a period of substantial growth and development within the City. By 1910, the population reached 11,659. A variety of traditional industries grew such as retail, banking, and service-related businesses. In addition, there was a significant development in the tourism industry and the silent film industry. By the turn of the twentieth century, Santa Barbara had become a well-established destination for people from the Eastern states trying to escape the harsh winter months. As a result, State Street flourished with new hotels, commercial and service businesses, and specialty shops, further supporting the resort atmosphere of the city and the local clientele (CSB 2019; DSB 2018).

In addition to commercial development, important steps were taken during the first two decades of the twentieth century to support the increased population including construction of the Gibraltar Dam (started in 1913 and completed in 1920); construction of the Central Library and Post Office in 1917; construction of the Sheffield Reservoir water storage facility in 1918; and the expansion of the police force to include an automobile in 1915 and a shooting range in 1920. By 1920, the population had grown to 19,441 (CSB 2019).

Another significant event that would prove significantly influential to Santa Barbara's architectural history was the Panama-California Exposition of 1915 in San Diego. Following the exposition in the late 1910s and 1920s, Santa Barbara took steps to create buildings designed in the Spanish Colonial Revival style in an effort to have a unifying architectural theme that highlighted Santa Barbara's history as a mission site and Hispanic heritage. Groups such as the Santa Barbara Community Arts Association (1919) and the Plans and Planting Committee (1922) formed and took on city beautification projects and promoted architectural competitions and exhibitions showcasing proposed changes to the downtown commercial core, which had previously been composed of the same Victorian-style buildings found in most Californian cities at the time. The Central Library (1917), Santa Barbara County

National Bank (1919), City Hall (1923), Santa Barbara High School (1924), and the Lobero Theater (1924) represent some of these projects completing the Spanish Colonial Revival style in the city. In addition to the interest in architecture, there was clear interest in other community-related art and culture development in the early teens and twenties (CSB 2011, 2019).

Although Santa Barbara was on a trajectory towards becoming a flourishing modern city, on June 29, 1925 a large earthquake destroyed or damaged many of the unreinforced masonry commercial buildings in Santa Barbara's downtown core (Figure 4), caused the partial collapse of the towers at the Santa Barbara Mission, and caused a dam failure at Sheffield Reservoir, losing 45 million gallons of stored water. Residential buildings were mostly wood frame structures and sustained fewer damages as a result of the quake. After a post-earthquake survey by city engineers, they concluded that roughly 18% of the downtown building stock were destroyed beyond repair and needed to be demolished. Following the earthquake, the city took significant steps towards rebuilding, including the establishment of an Architectural Review Board to control new construction and renovation planning. Following the earthquake, the City of Santa Barbara continued to rebuild, and grow throughout the first half of the twentieth century, but also forced new development of the suburban areas outside of the damaged downtown core. The increasing ubiquity of automobiles in the 1920s led to the first automobile suburbs in the West Side, Upper East Side, Riviera, and San Roque areas (CSB 2011; DSB 2018).



Figure 4. Santa Barbara after 1925 earthquake, 1000 Block State Street, 1925. (Edson Smith Photo Collection, Black Gold Cooperative Library System, Santa Barbara Public Library)

The 1920s were also marked by the boom of the oil production industry in Santa Barbara. The Ellwood Oil Field was discovered in 1928. Hundreds of oil fields and derricks were in production along the South Coast, with the majority clustered near Ellwood Beach west of Goleta (Figure 5). Oil industry both on- and off-shore were tied to the harbor in Santa Barbara, which gained a breakwater structure in 1930, creating a safe harbor for commercial shipping and private boats. Oil production and shipping would become a major industry in Santa Barbara for the next few decades (CSB 2019).



Figure 5. Santa Barbara Mesa with oil wells, circa 1930. (Edson Smith Photo Collection, Black Gold Cooperative Library System, Santa Barbara Public Library)

As a result of the Great Depression, Santa Barbara had few developments in the 1930s. Between 1920 and 1930, the population of Santa Barbara had grown from 19,441 to 33,613, but this growth would sharply drop in the depression years. The City's response to the crisis was to turn to wealthy citizens for charitable relief. Four philanthropists formed the Citizens Unemployment Relief Committee in 1930, and employed roughly 200 workers through the City's parks and road maintenance departments; however, this was unsustainable as many of Santa Barbara and Montecito's upper class philanthropists were also financially strained after the stock market collapse. Beginning in 1932, Franklin D. Roosevelt's presidential term and his New Deal legislation provided some relief after private funds fell through. Federal funding in the amount of \$22 million came through as Works Progress Administration (WPA) projects for the Santa Barbara Bowl, Los Baños del Mar, the National Guard (Ott) Armory, the main post office, portions of Gibraltar Road, portions of El Camino Real (State Route 1), the Laguna Creek Channel and Pump Station, Sheffield Reservoir and filtration plant, the Naval Reserve Center, the Santa Barbara Municipal Pool and Bathhouse, city hall additions and a tuberculosis hospital in Goleta. Additionally, WPA art projects were also completed in Santa Barbara including the Santa Barbara Junior High murals, the Veteran's Memorial murals and the bas-relief sculptures at the Main Post Office. Other minor projects included a new airfield in Goleta (1936) which was the predecessor to the Santa Barbara Airport. Locally, Santa Barbara's economy recovered by 1938, in large part because of Federal programs and investment (CSB 2019; Hahn 2006).

In 1940, the population had only reached 34,438, less than a thousand more than the decade before. As tension mounted in Europe during World War II, but before the United States became involved, the U.S. Navy and Army chose Santa Barbara as a center of war preparation for the United States' west coast and began constructing facilities in 1940. Multiple military bases and support facilities were erected in Santa Barbara County, including Camp Cook in Lompoc, Santa Maria Airfield in Santa Maria, Allen Hancock College of Aeronautics in Santa Maria, the Marine Air Base in Goleta, and the Hoff General Army Hospital. Santa Barbara was also a designated R&R (Rest and Relaxation) port for the U.S. Navy fleet, usually before shipping to the Pacific. Naval ships used the Santa Barbara commercial harbor and patrolled the waters just outside Santa Barbara. Several 6-inch mounted artillery

battery installations, called Panama Mounts, and searchlights were placed in the hillsides surrounding Santa Barbara facing the Pacific Ocean by 1941. Goleta Air Station, was commissioned 1942 for the U.S. Marine Corps. Later, a German prisoner-of-war (POW) camp was established west of Goleta near Naples in 1944 (CSB 2019; Days 1991; TLND 2019; Ruhge 1988, 1990, 2016).

The military developments at Santa Barbara did not go unnoticed. The United States officially joined the war after the air raid attack on Pearl Harbor on December 7, 1941. The day after the assault, President Roosevelt asked Congress to declare war on Japan. At 7:15 P.M. on February 24, 1942, a Japanese submarine shelled the Bankline casinghead absorption plant, an oil refinery and company town at Ellwood Beach 12 miles north of Santa Barbara (Figure 6). One oil derrick was hit and several of the on-land oil fields were hit by the shelling, but no other structures were damaged. The dramatic effect of this attack, one of the few attacks on the continental United States, was a rush to comply with Executive Order 9066, published only the previous week on February 19, 1942. Executive Order 9066 demanded the relocation of Japanese and Americans of Japanese descent from coastal states to internment camps. The shelling incident prompted the panic that started the Battle of Los Angeles. This took place in response to claims of enemy aircraft sightings in the evening. Searchlights and anti-aircraft artillery batteries opened fire across Los Angeles at roughly 2:00 A.M., but the “attack” was a false alarm (CSB 2019; Days 1991; Ruhge 1988, 1990, 2016; SMT 1942).



Figure 6. Bankline Oil Refinery after shelling on February 24, 1942

After World War II concluded in 1945, the population of Santa Barbara steadily grew by over 10,000 between 1945 and 1950, bringing the 1950 population to 44,854. During these post-war years, many of the military establishments in Santa Barbara and Goleta were dismantled. In 1946, the Marine Corps vacated the Goleta Air Field, and this became the campus of University of California, Santa Barbara in 1949. The Hoff General Army Hospital campus was also dismantled beginning in January 1946, after V-J Day. Many of the Hoff General Army Hospital buildings were relocated to other parts of Santa Barbara, for use as housing and school buildings. The hospital chapel was moved to the San Roque neighborhood and is now the San Roque Church. Despite the dismantling of military facilities in the area, many soldiers and civilian employees had enjoyed being stationed at

Santa Barbara and decided to permanently settle there, beginning a post-war residential boom that was ubiquitous throughout California. Santa Barbara experienced a post-war residential construction boom in the form of tract housing developments on the Mesa, the South Ontare Road, and Alamar Avenue areas. Commercial development on the city fringe also grew out to serve new residential communities, and as a result, by the mid-1950s the city's architectural character began to change. The City boundary was also expanded west by 1958 and several commercial developments and residential subdivisions replaced the former lemon orchards. The City adopted a fully revised comprehensive zoning ordinance in 1957 and a General Plan in 1964 (CSB 2011, 2019; Ruhge 1990, 2016).

Oil refineries, derricks, and new structures for off-shore drilling began again to multiply across the south coast, beginning in 1958 with the first offshore oil platform, erected by Standard Oil of California in the Santa Barbara Channel. Oil production increased between 1958 and 1959. The increased oil prospecting prompted the Santa Barbara City Council to enact ecological protections for the shoreline. In 1968, they petitioned Congress to make all Federal waters of the channel an oil-free sanctuary. In 1969, there was an equipment failure at the Unocal platform in the Santa Barbara Channel, causing a major oil spill and damaging beaches along the Santa Barbara County coastline. The oil spill damaged Santa Barbara's tourism-based economy as well as its environment. In April 1970, partially in response to the major oil spill, demonstrators occupied the Stearns Wharf and declared the first Earth Day (CSB 2019).

Beginning in the 1970s, the City began to encourage public participation in city planning and as a result took an increasingly conservative approach to city growth and development. In 1972, city voters endorsed an amendment to the City charter, which imposed height restrictions on all new construction. In a 1977 advisory election, Santa Barbara voters self-imposed a population cap of 85,000. In 1981, voters again changed the City charter to state that the city must "live within local resources" disallowing the import of water from the rest of the state. In 1989, another amendment to the charter was passed restricting the amount of nonresidential development in a 20-year period from 1989 to 2009. City voters also enthusiastically imposed restrictions on oil development. In 1985, they approved an advisory ballot measure in favor of stronger regulations for coastal oil development. Public pressure also forces two major California utility providers Pacific Gas & Electric and Southern California Gas to withdraw their proposed plans for a liquefied natural gas terminal at Point Conception in 1986 (CSB 2011, 2019).

In the mid-1990s, the city amended the General Plan and Zoning ordinances to allow mixed-use developments in an effort to provide more affordable housing. The first of these developments were seen in the late 1990s and early 2000s and have had mixed successes and failures. Despite this, from 2000 onward, mixed-use became characteristic of development throughout the 2000s, which continues within the City today (CSB 2011).

4.3 History of the Fremont Hall USAR Center, 3237 State Street

Early Development Period: Hoff General Army Hospital (circa 1940-1948)

Prior to development into suburban subdivisions, the project area was known as the Ontare Ranch, owned by Dixey Thompson. Thompson arrived in Santa Barbara in 1858 after an unsuccessful try at gold mining during the Gold Rush of 1849. Thompson's barn and animal corrals were landmarks for the edge of the city, just north of Hollister road (now State Street). After Thompson's death in 1903, his widow, Nancy Swett, maintained the property until roughly the end of World War I, when portions of the ranch were subdivided and sold. Stephen Rutherford bought

123 acres and laid out the Rutherford Park subdivision in 1923. The Samarkland neighborhood to the south had been open cattle range in the late 1800s and was subdivided into the Casa Loma tract in 1920. Just one year earlier, Earle Ovington had established the Casa Loma Air Field. The airfield was Santa Barbara's only government-listed airstrip at the time, and hosted aviator celebrities such as Charles Lindbergh, Amelia Earhart and Jimmy Doolittle, among others. The Samarkland neighborhood was named for the Samarkland Hotel, developed first as a boy's school, and then converted to an opulent hotel in 1915. The San Roque, Rutherford Park, and Samarkand automobile subdivisions began to develop in earnest at the northwestern-most portion of the Santa Barbara city limits by the mid-1920s. These neighborhoods marked the northwestern extent of Santa Barbara in the 1920s and 1930s, beyond which was unincorporated ranches and lemon orchards (Nelson 2008; Sanborn 1930, 1950; Tompkins 2015a, 2015b).

In 1940, the U.S. military began building up its coastal installations, including those in Santa Barbara County. These included the construction of Camp Cook in Lompoc, Santa Maria Airfield in Santa Maria, Allen Hancock College of Aeronautics in Santa Maria, the Marine Air Base in Goleta, and the Hoff General Army Hospital in Santa Barbara. The Hoff General Army Hospital was built on 46 acres over the Casa Loma Air Field and opened on March 1, 1941 (Figure 7). The facility consisted of over 100 temporary, barrack-style wood framed buildings, which made up the hospital wards and personnel barracks. The hospital itself was a 1,140-bed facility that treated more than 27,500 patients over the course of its operation. It was also a training facility for military nurses and doctors as well as a rehabilitation center for injured service members who were discharged. Rehabilitation consisted primarily of participation in sports and crafts but there was also a robust entertainment component with musicians, comedians, and United Service Organizations (U.S.O.) shows. The project site, the future site of the Fremont Hall USAR Center, was used as a tennis court and parade grounds while the hospital was in operation. After World War II ended, the hospital began decreasing services and between V-J Day on November 23, 1945 and January 15, 1946, all staff were discharged, and patients were moved to other hospitals. Despite the closure of the hospital, many staff and service members who either worked at or recuperated at Hoff General Army Hospital decided to remain in Santa Barbara. In addition to increased settlement in the City, there was also an increase in educational demands for servicemen under the G.I Bill, which caused a housing shortage for both families and new students. In an effort to alleviate this shortage, over 70 of the barracks-style hospital buildings were systematically dismantled and used as multi-family housing or student housing and dormitories. By 1954, all of the hospital buildings had been removed or relocated and Las Positas Road was cut through to State Street (CSB 2019; Days 1991; Ruhge 1988, 1990, 2016).

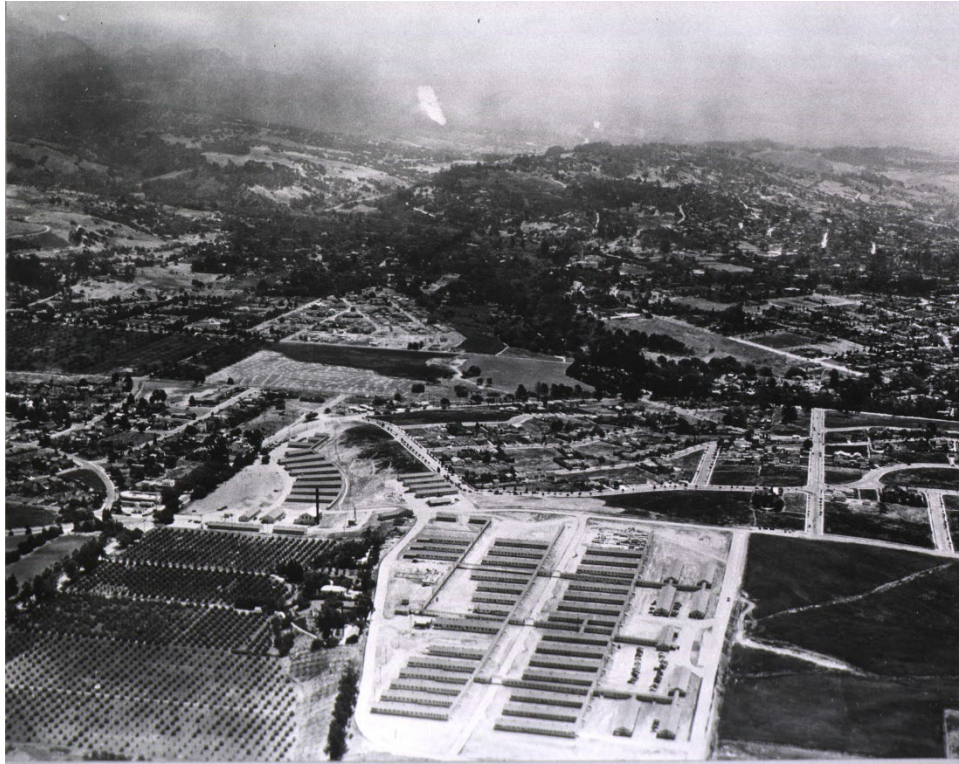


Figure 7. Hoff General Army Hospital, looking east to Riviera neighborhood, City of Santa Barbara, 1942 (Digital Collections, U.S. National Library of Medicine)

After World War II, the United States and the Soviet Union entered an arms race after a demonstration of an atomic bomb by the Soviet Union in 1949. Despite this, drastic reductions in the Federal budget and military appropriations limited the United States military effort to build a peacetime reserve force, an Organized Reserve Corps. Prior to World War II, in times of peace the United States government limited the size of the standing Army and reserve forces, however, after World War II, military leaders tried to persuade Congress that universal military training (UMT) for *all* able-bodied men of service age was ideal. This thought process was borne of the perceived need for immediate mobilization if the United States were faced with an atomic bomb threat or attack (Moore et. al. 2008).

Initially UMT legislation failed in Congress, but in 1950, the United States, Soviet Union, and China became involved in the Korean War (1950-1953), causing Congress to reassess budgeting and manpower deficits within the U.S. military forces. In 1950, the National Defense Facilities Act was passed, funding military training facilities. In 1951, the Universal Military Training and Service Act was revived and passed, replacing the 1948 Selective Service Act. In 1952, Congress passed the Armed Forces Reserve Act to address standing forces issues that arose with the Korean War. This merged the Organized Reserve Corps and the Enlisted Reserve Corps and created the United States Army Reserve (USAR). In 1955, as part of President Eisenhower's "New Look" Program, the Reserve Forces Act expanded both the standing army and reserve forces limits, as well as created a new reserve force type called the Ready Reserve, which did not require a congressional declaration of war for mobilization. The New Look Program also ensured funding for reserve center construction, expecting a large increase in enrollment as a result of the personnel increases (Moore et. al. 2008).

Though all this legislation bolstered the construction across the United States of USAR Centers, it was the 1950 National Defense Facilities Act that started the construction trend. The USAR developed a systematic development program for building Reserve Centers. A priority list of locations was developed for Reserve Center construction, giving preference to land already owned by the Army, and for populous cities where a reservist group greater than

100 persons could be assembled. When Army property was not available, USAR and the United States Army Corps of Engineers (USACE) solicited for land donations or sales in the communities identified as priorities for Reserve Centers. Standardized, expandable plans for 200, 400, 600, and 800-man units were developed by New York-based architecture firm Reisner & Urbahn, and then a local contractor was selected at the Reserve Center location to construct the Reisner & Urbahn plans (Figure 8). In 1956, a T-plan 100-man (half unit) model was introduced for smaller communities. Although the standardized design was preferred by the military, individual community members and military officers sought seamless integration into their communities and occasionally custom-built or made alterations to the Reisner & Urbahn standardized plans. While these exceptions roughly followed the approved USAR building plans, they often included locally referential architectural styles, such as those in Salt Lake City, Provo, and Ogden, Utah, or Denver, Colorado (Moore et. al. 2008).

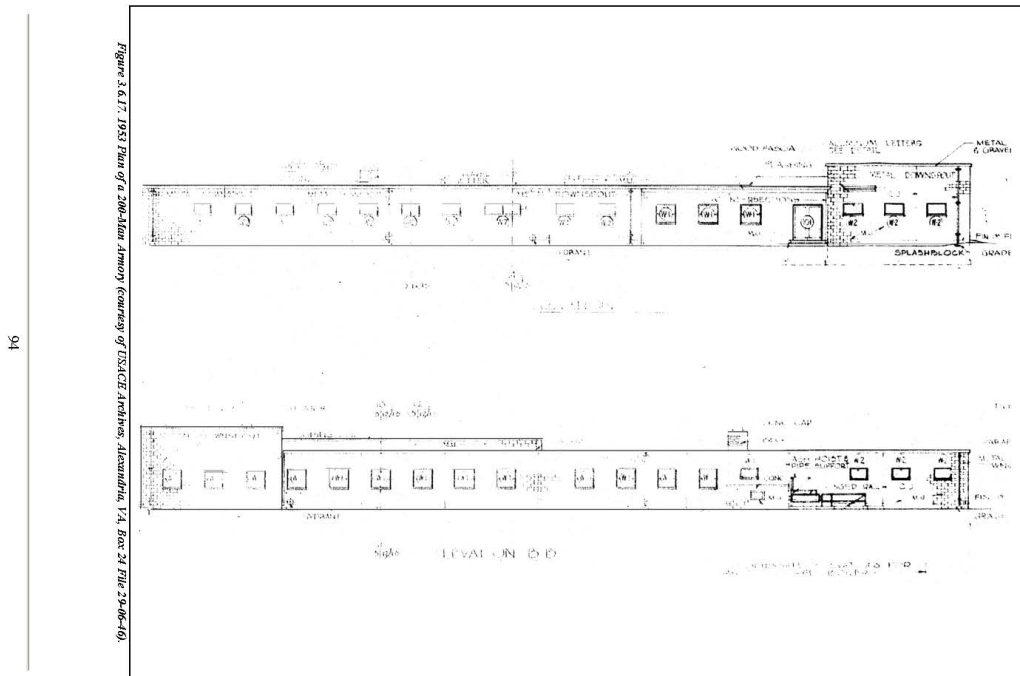


Figure 8. Copy of 200-man Army Reserve Center elevation drawings (Moore et. at. 2008: 94; original from USACE Archives, Alexandria Virginia, Box 24, File 29-06-46)

Meanwhile the City of Santa Barbara administration began trying to accommodate a proposed \$110,000 Army Reserve building in 1954. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). The Chamber of Commerce thought to integrate the Reserve Center into the planned city recreation park on the former Hoff General Army Hospital property. Early in the planning process, concerns were raised that there was not enough room on the hospital lands to accommodate an 18-hole golf course, the 19th Agricultural District horse show and flower show buildings, a city

park, and a USAR Center building on the old Hoff General Army Hospital property. This was resolved when U.S. Army accepted the 2.48-acre 3237 State Street property, and the USAR Center project moved forward. According to the architectural drawings found during the course of archival research, it does appear that Wallace Arendt had continued involvement in the design of the building throughout the construction process, but little information was found concerning his specific contribution to the design and modification of the Reisner & Urbahn plan. (Griffin 1955; SBNP 1954a, 1954b).

In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. The local general contractor was J.W. Bailey Construction Company. The original building was meant to be a 200-man capacity expandable building with no basement, to act as office and training center for the U.S. Army Reserve unit stationed in Santa Barbara. The building incorporates regional design preferences, specifying a stucco exterior rather than the standardized brick veneer, nodding to the City's extensive use of stucco in the locally dominant Spanish Colonial Revival-style. An OMS was also included as part of the site development proposal but was not realized until 1961. In 1956, the John C. Fremont United States Army Reserve Center was completed. Later that same year, the remaining portions of the former Hoff General Army Hospital grounds were declared surplus and donated back to the City of Santa Barbara via quitclaim deed to become a city park. Mackenzie Park was officially established in the northern portion of the former-hospital grounds, called the "Parade Grounds" in maps, in 1956 and the Community Golf Course was established on the south portion of the former-hospital grounds by 1958 (PAR and USAR 2007; Ruhge 2016; SBNP 1954a, 1954b; 1955).

The Fremont Hall USAR Center operated from the corner of Las Positas and State Street and gained several additions. In 1961, the Assembly Hall addition and the OMS were added to the property. Gas pumps were added in 1964. A vehicle washing area was added in 1972. More additions to Fremont Hall USAR Center and the Assembly Hall were added in 1982 on its east elevation, facing State Street. The addition was designed by the Fort Ord Directorate of Facility Engineers but was for a conference room and did not constitute one of the Reisner & Urbahn pre-planned expansions to add extra unit capacity (Arrowhead 1972; Bense 1961; McKee 1964; Robinson et al 1982, 1984).

In 2007, the U.S. Army evaluated the 33 USAR centers in California for historical significance and found Fremont Hall USAR Center and 3 other USAR centers eligible for listing to the NRHP. The California State Historic Preservation Officer concurred with these findings in July 2007 (PAR and USAR 2007).

4.4 Mid-Century Modern Architecture

The term Mid-Century Modern is most commonly used as a broad stylistic designation that is representative of not only architecture, but of many facets of design and art. The Modernist design movement gains momentum in the early Twentieth Century as a reaction against traditional architectural methodology and concepts that had dominated the nineteenth century. The rise of industrialization also facilitated the popularity and success of the Modern movement with the creation of mass-produced materials that could be cost effective and efficient in construction such as reinforced concrete, steel, and plate glass. Another important element of the Modern movement is that it was not regionalized; rather, it was truly an international style movement that broke down the regional barriers seen in earlier architectural styles (Hess 2007; Rogers 2001).

Leading the Modern movement internationally were important designers like Le Corbusier, Mies Van der Rohe, and Walter Gropius. Throughout the United States, Modern designers were taking their cue from the movement and

putting their own signatures on designs throughout the first half of the twentieth century. Such notable designers working in Southern California included Rudolph Schindler, Frank Lloyd Wright, and Richard Neutra. Following the traditions of the Modern movement, Southern California designers were putting out designs that celebrated mass-produced materials and lacked the ornamentation seen in previous architectural periods. Designers also became increasingly concerned with designing for functionality and economic feasibility in an effort to create a more democratic design experience that was accessible to all social classes. In short, the Modern movement laid the groundwork and established important precedents that would be carried through the rest of the twentieth century (CSD 2007; Gebhard and Winter 2003; Hess 2007; Rogers 2001; SFPD 2010).

Following WWII, the United States focused on forward thinking, which sparked architectural movements like Mid-Century Modern. Building on traditions established in the Modern movement and the International style of architecture, Mid-Century Modern is characterized by simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. While these elements of design made the movement quite popular, the cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for rapid growth and development as seen with the USAR center constructions throughout the United States (CSD 2007; Gebhard and Winter 2003; Rogers 2001; SFPD 2010).

Character Defining Features of the Mid-Century Modern style:

- Rectilinear building forms
- Post and beam construction
- Wood or steel framing
- One or two-stories
- Lack of exterior ornamentation
- Use of mass produced materials like stucco, reinforced concrete, steel
- Cantilevered canopies
- Integration of natural environment into interior spaces
- Flat or low-pitched roofs
- Use of simple geometric shapes
- Extensive glazing to allow for natural light and to create cohesive indoor and outdoor spaces
- Integration of building with the landscape

4.5 Character Defining Features of USAR Centers

The 200-man capacity Fremont Hall USAR Center is what is known as the “sprawling plan” Army Reserve Center that were common in the Early Cold War Era and designed between 1952 and 1956. Other plan types include: Type D Armory (1948, designed by Bail, Horton, & Associates, Architects-Engineers), Compact Plan (1950, Reisner & Urbahn), Sprawling Plan (1952, 1953, 1956, Reisner & Urbahn), or Vertical Plan (1960, Reisner & Urbahn).

These buildings diverged from the typical, “fortress”-like imposing army architecture of the previous era, and instead adopted less-imposing contemporary architecture, with restrained Mid-Century Modernist character defining features. The Mid-Century Modern aesthetic also allowed for the buildings to be constructed in a timely and cost-efficient manner by using mass produced materials like steel framing and reinforced concrete. These modern materials also allowed for the interior spaces to be more open and customizable without the previous load bearing restrictions.

The buildings were also intended to be modified based on the USAR regiment needs, and individual sites. This included expansion classrooms and wings, additions of basements and second floors, or mirrored plans. Character defining features of the 200-man facility plan observed at Fremont Hall USAR Center include:

- “sprawling” L-shaped or T-shaped building footprint, or footprint with additions following the original “expandable” plan;
- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lites;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- cantilevered canopy, if original;
- concrete masonry unit construction with brick veneer, or historically appropriate stucco veneer on exterior;
- overhead rolling door opening into assembly space;
- vehicular access into interior assembly/drill space;
- in front the building grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole and freestanding signage along the front (street side) elevation.

As discussed above, USAR Centers from this time period had a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, the facilities were loosely supposed to have certain basic elements to function including: assembly areas, classrooms areas, office spaces, and locker room facilities. The plans were also designed to be expandable should the need arise at a particular center. One notable element of the interior designs for USAR Centers constructed during this time was that they could be customizable to specific locations and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans could be more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative that could be customizable to the location and was not designed to be architecturally significant like the earlier twentieth century armories seen throughout the United States. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center, the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the 1982 addition to the east side of the building (Robinson et al. 1982). Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass produced materials and a utilitarian aesthetic.

4.6 Architects

4.6.1 Reisner & Urbahn, Architects (1946-1954)

The firm Reisner & Urbahn, Architects practiced in New York from 1946 until 1954. Experienced in governmental construction, the firm had a reputation for designing simple, modern buildings that minimized costs by using modern construction techniques and materials (Moore et al. 2008). Little is known about Jeffery Reisner other than that he practiced in New York in the 1940s. Max Otto Urbahn (1912-1995) was a well-known architect who practiced from 1938 until 1978. Urbahn was born on February 2, 1912 in Burscheid, Germany, coming to the United States to attend the University of Illinois, where he attained a BS in architecture in 1935 (NYT 1995). He won a scholarship to attend Yale University graduating with a bachelor's and master's degree in fine arts. After graduating from Yale, in 1938 Urbahn started work for the J. Russell Pope firm in New York, working on the National Gallery of Art and the Jefferson Memorial. In 1942, he left the firm to join the U.S. Army Corps of Engineers, rising to the rank of captain. After World War II ended, Urbahn returned to New York, working for a short period as a professor at the Yale School of Architecture and as chief designer of the New York office of the Chicago firm, Holabird and Root (Vosbeck et. al 2008). In 1946, he formed the firm Reisner & Urbahn, Architects with Jeffery Reisner. The firm's early work was primarily resorts and schools, giving them a reputation of having a good understanding of master planning, which translated well into their later work for the Army Reserve Center Campuses (Moore et al. 2008). In 1950, Reisner& Urbahn entered into a contract with the USACE to complete a new set of plans based on the standard armory buildings previously developed by architectural firms Skidmore, Owings, and Merrill and Bail, Horton and Associates for the National Guard (Moore et al. 2008). The partnership between Reisner & Urbahn lasted until 1954, with Urbahn starting a new firm under the name Urbahn, Brayton and Burrows, which lasted until 1960. In 1960, the firm became the Office of Max O. Urbahn Architects and finally Max O. Urbahn Associates, Inc. (Moore et al. 2008).

Other commissions by Max O. Urbahn after his partnership with Reisner ended included the Vehicle Assembly Building and Launch Control complex at Cape Canaveral, Florida, a 42-story skyscraper at 909 Third Avenue, New York, and several New York Public Schools. This included Junior High School 144 Michelangelo, the first school in New York City to use poured-in place concrete construction (Moore et al. 2008).

4.6.2 Howell & Arendt (1946-1956); Howell, Arendt, Mosher & Grant (1956-1959)

The firm Howell, Arendt, Mosher & Grant was composed of architects Henry W. Howell, Wallace W. Arendt, Glen Gaylord Mosher, and Robert Grant. However, the firm had numerous iterations over the years, including Henry

Howell's solo practice starting in the late 1920s, Howell & Arendt from 1946–1959, and Howell, Arendt, Mosher & Grant in 1959. However, Howell retired shortly after Grant joined in 1959 and the firm continued as Ardent, Mosher, & Grant until 1975 (AIA 1962, 1970; OAC 2017).

Henry Howell moved to Santa Barbara in the mid-1920s and briefly worked for firm Edwards & Plunkett in 1926. In 1928, Howell left and established his own firm, Henry Howell, Architect until 1946. Howell's independent practice specialized in single-family housing. Wallace Arendt (1917–1975) was originally from Fort Dodge, Iowa. He studied at University of Notre Dame, then spent two years at the University of Southern California, receiving his Bachelor of Architecture degree in 1940. Prior to joining Howell, Ardent spent much of the World War II years designing buildings with various architectural firms for the United States Army and Navy. While working for the U.S. military, Ardent first met Henry Howell and Howell's daughter, Elizabeth, who eventually became Ardent's wife. Ardent relocated to Santa Barbara and partnered with Howell in 1946, creating the architecture firm Howell & Arendt. Some notable Howell & Arendt projects included the following (AIA 1962, 1970; UCSB 2017):

- Jordanos Market (1950)
- Schmode residence (1952)
- Washington Elementary School (1953)
- Santa Barbara County Office Building (aka Figueroa Division Courthouse) (1954)
- La Cumbre Junior High School (1954)
- Pierce Medical Office Building (1955)

In 1956, Howell & Arendt expanded the firm to include Glen Mosher and Robert Grant as partners in the firm. Grant brought a modernist flair to the firm, which had been strongly rooted in the traditional architectural forms of Santa Barbara. Howell retired from Howell, Arendt, Mosher & Grant in 1959, and died in 1962; the firm continued under the name Ardent, Mosher & Grant from 1959-1975. The works completed following Howell's retirement in 1959 primarily included schools and commercial buildings, as well as Raytheon Manufacturing Company in Goleta and campus buildings at UC Santa Barbara (OAC 2017; UCSB 2017).

4.6.3 Gerald H. Bense & Associates (1946-c. 1970)

The firm Gerald H. Bense & Associates was based in Whittier, California and founded by Gerald Henry Bense (1920-2008). Bense received his architecture degree from University of Southern California in 1943 and taught there as a professor from 1944-1947, while working as a designer for various local architects such as Kenneth S. Wing of Long Beach and Paul Williams AIA of Los Angeles. In 1946, Bense founded his own firm, and worked primarily on civic and institutional buildings, as well as banks. Mentions of Bense's firm are rare after 1970, and Bense appears to have retired in the mid-1970s. Notable projects by Bense include (AIA 1962, 1970):

- United Savings & Loan Association, Glendale (1951)
- Whittier Savings & Loan Association, Temple City (1954)
- Whittier Municipal Courts Division II Building, Whittier (1956)
- Marine Corps Reserve Training Center, Whittier (1957)
- Community Savings, Long Beach (1958)
- Seacoast Savings, Encinitas (1959)
- Pico Rivera Savings, Pico Rivera (1960)
- Commonwealth Savings & Loan, North Hollywood (1961)
- US Army Reserve Center, Pasadena (1961)

- South Hills Plaza Shopping Center, Glendora (1964)
- Housing Development, 58 homes, Country Glen Hills, Glendora (1964)
- Whittier Square. Whittier (1965)
- North Whittier School, Whittier (1966)
- Los Angeles County Fire Station, Irwindale (1969)

4.6.4 Other architects and engineers

Other architects and engineers are associated with the multiple additions and alterations to the Fremont Hall USAR Center property, including some within the U.S. Army Corps of Engineers. These are listed below:

- Arrowhead Engineering Corporation
- Lt. Colonel Charles McKee
- Rockwell R. Swanson, Facility manager at Fremont Hall USAR Center
- Robinson, Takahashi, Pimenter, Katz - Architecture Engineering and Planning
- Robinson, Takahashi, Katz - Architecture Engineering and Planning

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5 Field Survey

5.1 Methods

Dudek Historic Built Environment Lead Sarah Corder, MFA conducted an intensive level survey of the subject property on June 20, 2019. During the survey, Ms. Corder documented the entire property with detailed notes and photographs, specifically noting character-defining features, important spatial relationships, landscaping, and any observable alterations to the building. Photographs of the project site were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Santa Barbara, California office.

5.2 Results

During the course of the pedestrian survey, Dudek identified one Army Reserve complex containing two buildings over 50 years of age requiring recordation and evaluation for historical significance. The Significance Evaluation (Section 6) provides a detailed physical description of this property and significance evaluation under all applicable criteria. A full DPR 523 form set is located in Appendix D.

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6 Significance Evaluation

In order to assess the property's potential historical significance and integrity, the property was recorded and evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. A physical description of the property and its development history is provided below.

6.1 Fremont Hall USAR Center 3237 State Street (1956-1961)

Property Description

The proposed project site is the Fremont Hall USAR Center located at 3237 State Street, Santa Barbara, California (APN 051-112-019) and consists of approximately 2.5 acres. The property is located at the southeast corner of State Street and Las Positas Road, south of the Rutherford and San Roque neighborhoods. The parcel is relatively flat, with two permanent structures: Fremont Hall USAR Center and an Organizational Maintenance Shop (OMS).

Fremont Hall USAR Center is a one-story utilitarian building that is T-shaped in plan and was designed to function as a USAR Center in 1956. The Assembly Hall addition, on the south elevation, was added in 1961. Additions to both the main volume and the Assembly Hall were also made in 1982. The entire Fremont Hall USAR Center building and additions are constructed of concrete block clad in stucco with red brick detailing used to distinguish the main entrance from State Street. The building presents with two distinct rectangular sections, the northern section runs along State Street with a low-pitched side gable roof and a slightly taller flat roofed section with a raked cornice line detailing at the far western end. A flat roofed hallway with two metal entry doors on the west elevation connects the two sections. The one and a half story southern rectangular section has a flat roof with a one-story entry on the east elevation.

The buildings main (north) elevation is characterized by a variety of fenestration including metal sash fixed and awning, metal sash four-lite awning, and metal sash six-lite awnings windows. The building is accessed by a concrete walkway leading to a set of metal entry doors under a transom window that features the building name and address as "Fremont Hall 3227." The far right side displays a set of three, metal sash, multi-lite windows that are enframed and set under the primary signage for the building that reads "United States Army Reserve Center (Figure 9)." The west elevation presents as two sections. The left section displays two sets of inset metal sash 40-lite awning windows. The right section displays four 32-lite fixed and awning windows (Figure 10).

The south elevation of Fremont Hall USAR Center presents as multiple sections, with the Assembly Hall addition projecting to the south. The left section contains a series of metal sash six-lite fixed and awning windows and a set of two metal entry doors. The Assembly Hall addition section displays a series of metal sash two-lite awning windows and a single metal entry door (Figure 11). The right section continues the fenestration with metal sash six-lite fixed and awning windows. The east elevation presents as two sections. The left is a combination one and one and a half stories in height with three metal entry doors, a corrugated single car wide garage door, and a series of four metal sash eight-lite fixed and awning windows. The right section displays four metal sash two-lite awning windows and a single metal entry door (Figure 12).

The Organizational Maintenance Shop (1961) is located to the east of Fremont Hall USAR Center and is a one-story square building with a low-pitched side gable roof. The building's exterior walls are concrete block clad in stucco. The main (west) elevation displays two, single car width corrugated metal garage doors with three squared pilasters. Fenestration on the other three elevations include three metal entry doors and two bands of metal sash 22-lite fixed and awning windows separated by pilasters (Figure 14).

From a materials condition standpoint, the buildings on the property appear to be in good physical condition with superficial wear patterns caused by the passage of time and vacancy of the property. The interior of the main building appears to be predominately intact with general wear patterns observed. As stated previously, the interior presents as a utilitarian space with classroom, office, mechanical, lobby, and assembly areas. All areas appear to be generally intact and reflect the use of mass-produced materials such as concrete block, drop ceilings with acoustical tiles, and vinyl composition tiles (VCT) used in flooring throughout the main building. Despite the intact nature of the materials, there are no notable elements of the interior finishes or materials that are distinguishable from other buildings constructed from the mid-century to present (Figure 13).



Figure 9. View of Fremont Hall USAR Center from State Street, looking southeast. (IMG_8469)



Figure 10. West elevation of Fremont Hall USAR Center, looking northeast. (IMG_8413)



Figure 11. Assembly Hall addition on south elevation of Fremont Hall USAR Center, looking northwest. (IMG_8360)



Figure 12. East elevation of Fremont Hall USAR Center showing Assembly Hall addition, looking west. (IMG_8349)



Figure 13. Interior of Fremont Hall USAR Center, looking west. (IMG_8378)



Figure 14. Organizational Maintenance Shop north and east elevations, looking southwest. (IMG_8341)

Identified Alterations to the Property

Dudek staff visited the subject property on June 20, 2019 and received as-built drawings detailing alterations to the property in April 2021. The alterations identified below are based on information provided in historic aerial photographs, as built drawings, and any other alterations observed during the property survey.

- 1956: Main Fremont Hall USAR Center building appears under construction
- 1961: Assembly Hall Addition made to south elevation
- 1961: Organizational Maintenance Shop added east of Fremont Hall USAR Center
- 1964: gasoline pumps and tank added southwest of Organizational Maintenance Shop
- 1965: site repaved and re-landscaped
- 1972: site repaved and re-landscaped
- 1972: new lighting, rain catchment system, new wash platform with clarifier
- 1982: east addition to Fremont Hall USAR Center, main building
- 1982: east addition to Assembly Hall
- 1982: forced air and exhaust fan system added to Fremont Hall USAR Center
- 1984: site repaved and re-landscaped
- Circa 1992-1997: gas pump and tanks removed

NRHP/CRHR Statement of Significance

Fremont Hall USAR Center was previously evaluated in 2007 by PAR and USAR, and this initial evaluation is now 14 years out of date. In the original 2007 report, the Fremont Hall USAR Center was found eligible for the NRHP as (Par and USAR 2007, p. 70):

an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification [sic]. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA [California Environmental Quality Act].

The California SHPO concurred with this finding, as well as findings of eligibility for three other USAR properties, in a letter dated July 16, 2007 (SHPO correspondence reference: USA070613A). In consideration of the fact that 14 years have passed since the previous evaluation, Dudek prepared the following updated significance evaluation in consideration of existing conditions. Dudek recommends Fremont Hall USAR Center remain eligible for designation in the NRHP/CRHR under Criteria C/3 based on the following significance evaluation and recommends updating the period of significance from 1956 to 1956-1961, to encompass the original construction and planned expansion. Updated State of California Department of Parks and Recreation Series 523 Forms (DPR Forms) are provided in Appendix D.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The Fremont Hall USAR Center, at 3237 State Street was constructed as one of several Reisner & Urbahn-designed Army Reserve Centers built in response to the United States' renewed interest in having reserve forces and facilities to train them. USAR Centers were largely the product of the 1950 passage of the National Defense Facilities Act, which resulted from the U.S.'s entrance into the Cold War and subsequent arms race with the U.S.S.R. The Cold War era has been recognized to extend from 1946 (the end of World War II and British Prime Minister Winston Churchill's "Iron Curtain" speech) to 1989 (the fall of the Berlin Wall).

The 2007 evaluation report presents a clear set of registration requirements by which to evaluate Cold War properties, including USAR centers, in California, Nevada, and Arizona. To be found eligible as a Cold War defense site, a property must represent a direct link between the U.S. commitments to defend its territory against Soviet expansion and be built during the 1946-1989 Cold War era period of significance.

Moore et. al.'s 2008 study presents another set of registration requirements by which to evaluate USAR properties specifically. Per Moore et. al.'s 2008 nationwide historical context study, for an USAR Center to meet NRHP Criterion A in the area of military significance, the property must be associated with the role of the Army Reserves in significant military strategies or conflicts. They must possess significance for their specific association with an historical event or strategy and cannot be eligible merely for association with the general theme of U.S. military history. Moore indicated that all Army Reserve Centers are related to the broad historical development of the Army Reserve; however, this historic trend is not significant at the national level, and is likely not eligible at the state or local level because of its association with a national, federally-funded policy. Army Reserve Centers built after World War II may be eligible if they reflect the advancement of military technology associated with the Cold War, or if they are related to the nuclear warfare training evoked by President Eisenhower's "New Look" strategy, but must demonstrate a direct association to nuclear warfare defense, not simply being one of the multitude of such Eisenhower era properties.

The subject property, Fremont Hall USAR Center, is not an adaptively reused Cold War defense site or support building, and therefore, not associated with events that have made a significant contribution to the broad patterns

of our history. Though Reisner & Urbahn-designed Army Reserve Centers are the outcome of a gradual increase in peacetime defense and reserve force training facilities, they are a common state and national resource and are not directly associated with a specific event, trend, conflict or strategy within the history of the Cold War or the history of the development of the Army Reserves. The property is also not associated with any specific political or government policies at the national, state, or local level. Therefore, the Fremont Hall USAR Center property is recommended not eligible for listing under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Moore et. al.'s 2008 study indicates that significant associations under Criterion B have surfaced at the national level, and for an individual Army Reserve Centers to be eligible for the NRHP under Criterion B for their association with significant individuals, those associations must occur at a local level, on a case-by-case basis. Archival research failed to indicate any significant associations with national, state, or local individuals as a result of their affiliation with the Army Reserve Center. Therefore, the Fremont Hall USAR Center property is recommended not eligible for the NRHP/CRHR under Criterion B/2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The previous 2007 evaluation of Fremont Hall USAR Center, and SHPO concurrence letter determined that the subject property is already eligible for the NRHP under Criterion C for its architectural merit and association with master architects as “an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design” (Par and USAR 2007, p. 70). Dudek agrees with this finding and recommends expanding the period of significance to 1956-1961 to reflect the initial construction (1956) and planned expansion (1961) which added the Assembly Hall Addition and OMS, due to new information obtained in April 2021. Dudek also recommends that the Fremont Hall USAR Center is eligible under CRHR Criterion 3 for the reasons listed below.

Archival research, in-person survey, review of architectural plans, review of as-built plans for alterations and additions, and a review of the previous PAR and USAR 2007 evaluation identified that the Fremont Hall USAR Center utilized a modified “sprawling plan”, 200-man USAR Center design, produced by Reisner & Urbahn in 1953 for use nationwide. The modification of the Reisner & Urbahn plan includes a historically appropriate stucco veneer, rather than the more common application of brick veneer. This modification allowed Fremont Hall USAR Center to better suit its local surroundings, given Santa Barbara’s preference for stucco-clad Spanish Colonial Revival architecture. The stucco veneer represents a compromise between the Reisner & Urbahn’s desire to have a nationally recognizable, contemporary, Modern-style building and the City of Santa Barbara’s architectural board guidelines. The Fremont Hall USAR Center was one of two USAR properties that had stucco veneer in California, which also appeared eligible per the PAR and USAR 2007 report. The other property, Desiderio Hall in Pasadena, was demolished at some point after 2007, leaving the Fremont Hall USAR Center, as the only remaining eligible example of the stucco-clad USAR Center in the State of California.

Additionally, two master architecture firms are associated with the subject property: the New York firm Reisner & Urbahn who designed the USAR standard plans for all USAR centers, and Wallace Arendt, a master architect from Santa Barbara firms Howell & Arendt (1946-1956) and Howell, Arendt, Mosher & Grant (1956-1959). Per the National Register Bulletin 15:

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft (NPS 2002).

The subject property, Fremont Hall USAR Center , exemplifies a standard USAR Center 200-man, sprawling plan associated with master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers shifting from designing and master planning schools and resorts, to their contract with the USACE to complete a new set of standardized plans for armories, reserve training centers, and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

The subject property retains a multitude of the character-defining features of the 200-man USAR training center and associated buildings, designed by Reisner & Urbahn. These include:

- “sprawling,” L-shaped, 200-man facility plan;
- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lights;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- in front the building, grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole along the front (street side) elevation.

As discussed above, USAR Centers from this period were constructed in a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, all facilities featured basic elements to function including: assembly areas, classrooms areas, office spaces, and locker room facilities. USAR Centers were also designed to be expandable should the need for additional space arise at a particular center. The interiors varied by location and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans included more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, and more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass-produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative. Unlike the earlier twentieth century armories seen throughout the United States, these mid-century USAR Centers did not feature intricate architectural details or interior designs that could be directly tied to the property's function. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible

accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the addition to the east side of the building. Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass-produced materials and a utilitarian aesthetic. While predominately intact, the mass-produced and utilitarian nature of the materials, ubiquitous nature of the design, and lack of discernable character-defining features has resulted in the interior spaces of Fremont Hall USAR Center being non-contributing elements to the significance of the property.

In 1961, the planned Assembly Hall addition and OMS building were added to the property. These represent planned expansions common with the Reisner & Urbahn USAR Center plans. Other alterations to the property include a gable-ended addition to the Fremont Hall USAR Center building, designed by firm Robinson, Takahashi, Pimenter, Katz Architecture Engineering and Planning in 1982 and constructed by 1988. The addition changed the orientation of the building from an L-plan to a T-plan and introduced new window designs and materials. While this addition is made to the principal elevation, Reisner & Urbahn plans were designed to be “expandable” and provided for the possibility of future additions and expansions. Further, the addition does not detract from the original design. Finally, the original 2007 PAR and USAR evaluation indicates that “[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity.” Other alterations are minor, such as the removal of the freestanding sign on the front elevation. Therefore, alterations to the building have not significantly compromised the integrity of the building.

In addition to the representation of the Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR center in Santa Barbara. However, Arendt’s contribution to the design is unclear. Despite the lack of clarity in his involvement in the project, Arendt’s body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have a minor association with Arendt, but for the most part is representative of the work of master architects Reisner & Urbahn.

In summary, the subject property remains an excellent example of a regionally-modified Reisner & Urbahn sprawling plan, 200-man facility. The Fremont Hall USAR Center, may be considered representative of the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn’s design. The period of significance for the building under Criterion C/3 is 1956-1961, beginning with the completion of construction of the center building and ending with the 1961 assembly hall and maintenance building expansion. Therefore, the subject property **is recommended eligible** for the NRHP/CRHR under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence that this property has the potential to yield information important to national, state or local history. Therefore, the property is recommended not eligible for the NRHP/CRHR under Criterion D/4.

City of Santa Barbara Designation Criteria

Criterion 1: It is associated with events that have made a significant contribution in our past.

Archival research indicates that the Fremont Hall USAR Center subject property is representative of post-WWII development that led to the construction of USAR centers throughout the United States. Like other cities throughout

the United States, the City of Santa Barbara administration began trying to accommodate a proposed Army Reserve building in the 1950s. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. In 1956, the John C. Fremont United States Army Reserve Center was completed. While the construction of the USAR center within the City of Santa Barbara is not significant at the state or national level, as this practice was somewhat commonplace in a variety of cities throughout the U.S., it is significant for representing the collaboration between local and Federal government that took place during the Cold War in a period of increased awareness of national defense on the local level. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 1 for its association with the rise of local Army Reserve centers during the 1950s.

Criterion 2: It is associated with the lives of persons significant in our past.

Archival research failed to indicate any significant associations with persons who significantly contributed to the culture and development of the City, the State, or the Nation. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The Fremont Hall USAR Center was designed by Reisner & Urbahn in 1953 and constructed in 1956 as a very basic and utilitarian version of the Mid-Century Modern style of architecture that was popular throughout the United States in the 1950s. However, this building is not a good representation of this particular architectural style because in Santa Barbara, the design was modified to meet local architectural guidelines. While the building does retain the basic elements of the Mid-Century Modern style of architecture such as a flat roof, use of mass produced materials, and a lack of exterior and interior ornamentation, it is more of a utilitarian representation of the style. One of the most notable elements missing from the USAR center for making it a high style Mid-Century Modern building is a seamless integration of the landscape into the design of the building. Furthermore the USAR was part of a standardized building program but into effect by the United States government in the 1950s that led to the creation of utilitarian and ubiquitous resource types throughout the United States that were never intended to serve as high style representations of any particular architectural style.

Despite the fact that the building is not a good representation of the Mid-Century Modern architectural style, it was designed by master architects and is representative of a specific property type, the sprawling plan 200-man facility. Archival research, in-person survey, and review of architectural plans identified that the Fremont Hall USAR Center property was designed by master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers, shifting from designing and master planning schools and resorts, to their contract with the U.S. Army Corps of Engineers (USACE) to complete a new set of standardized plans for armories, reserve training centers and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

In addition to representing a Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR Center in Santa Barbara. A volunteer committee was formed to supply

local plans, headed by Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). Though the building does have an association with master architect Wallace Arendt, Arendt's specific contributions to the design is unclear. Despite this lack of clarity, Arendt's body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have an association with local master architect Wallace Arendt but is mostly representative of the work of master architects Reisner & Urbahn.

In summary, the subject property remains an excellent example of a regionally modified Reisner & Urbahn sprawling plan 200-man facility. The Fremont Hall USAR Center, may be considered to represent the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. The period of significance for the building under Criterion C/3 is 1956, beginning and ending with the completion of construction. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 3.

Criterion 4: It yields, or may be likely to yield information important in prehistory or history.

There is no evidence that this property has the potential to yield archaeological information important to state or local history. The CHRIS records search indicates that no prehistoric or historic archaeological sites or resources have been previously recorded within the APE or the 0.25-mile records search area. Therefore, the subject property is recommended not eligible under Criterion 4.

Criterion 5: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

Archival research failed to indicate anything that would suggest that the subject property is unique in its location or physical characteristics that would rise to the level of significance under Criterion I. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 5.

In summary, the Fremont Hall USAR Center property is recommended eligible as a City of Santa Barbara Structure of Merit. The property is recommended eligible under City Criterion 1 for its association with the development of USAR centers throughout the United States. The property is also recommended eligible under City Criterion 3 for its representation of the standardized building plans by Reisner & Urbahn and their choice of materials and design aesthetic for a government funded building program during the 1950s, Therefore, the subject property **is recommended eligible** as a City Structure of Merit under City Criteria 1 and 3.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance, and the historical resource's ability to convey that significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity or they do not. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association (NRHP 2002). To retain historic integrity, a property will generally possess several, if not most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

Location: The Fremont Hall USAR Center, the subject property, is sited on the original location of construction in its original orientation, therefore retaining its integrity of location.

Design: The subject property, built in 1956 and expanded in 1961, retains integrity of design and is representative of the “sprawling plan” 200-man USAR training center and operation maintenance shop design of master architectural firm Reisner & Urbahn. As such, it retains many of the essential character defining features of the style including:

- “sprawling,” 200-man facility plan with additions following the original “expandable” plan;
- flat roof form;
- industrial metal sash windows with centered awning lights;
- metal and glass entrance assembly;
- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- flagpole along the front (street side) elevation;
- paved parking lot and drilling area behind the building; and,
- separate maintenance shop building that shares basic architectural features of the training center.

While the building has had alterations, including a wing addition on the main elevation in 1988, the scale, massing, cladding materials, window patterning, and roof format match that of the original 1956 building. Windows in the addition do not match the materials or style of the original 1956 building; however, the entire addition is both compatible with the original design and reversible if removed in the future and; therefore, adheres to the Secretary of Interior Standards for the Treatment of Historic Properties (Standards for Rehabilitation 9 and 10). Additionally, the original 2007 PAR and USAR evaluation indicates that “[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity” (PAR and USAR 2007, p. 70). These alterations do not detract from the overall appearance of the building as one cohesive Reisner & Urbahn USAR Center building. Therefore, the subject property retains integrity of design.

Setting: On the grounds of the USAR Center, open space for drills and exercise have been retained and the relationship between the main building and single outbuilding is still as intended in 1956. The viewshed surrounding the property is still mostly intact. The establishment of the City of Santa Barbara’s Mackenzie Park was concurrently developed with construction of the subject property in 1956. Adjacent to the subject property and park, the low-density commercial corridor along State Street has been present since the mid-1950s and surrounding residential subdivision have been present since the 1930s. The only major change to setting is the addition of the shopping center west of the subject property across Las Positas Street, added circa 1962, but this does not detract from the overall mid-century suburban setting. Therefore, the subject property retains integrity of setting.

Materials: Fremont Hall USAR Center building and OMS building still have their original stucco veneer, original industrial metal sash windows with centered awning lights, and original exterior. The addition on the Fremont Hall USAR Center building does introduce new window materials and these new materials appear on all visible elevations of the addition. However, it has not impacted the integrity of materials used in the original building. Therefore, the subject property retains integrity of materials.

Workmanship: For Army Reserve Centers designed using standard plans, the relevant aspects of integrity do not include workmanship since this aspect of integrity does not contribute to its significance. The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. With that in mind, the Fremont Hall USAR Center and OMS building do retain small flourishes of workmanship that set it apart from other USAR centers including the use of molded trim at the buildings' rooflines and the original landscaping plants and hardscape features along the front elevation. Therefore, the main building retains its integrity of workmanship.

Feeling: The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. The Fremont Hall USAR Center does evoke this feeling and is recognizable as both a Reisner & Urbahn-designed 1950s USAR building, and as the originally intended locally adapted version of a USAR building, to better suit the common architecture types of the City of Santa Barbara. Therefore, the subject property retains integrity of feeling.

Association: The subject property was originally associated with the US Army Reserve, which occupied the building through the early 2000s. The building remains in Federal ownership though it is not currently occupied. Therefore, the subject property retains integrity of association.

In summary, the subject property retains all aspects of integrity required for inclusion in the NRHP, CRHR, and City register.

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7 Findings and Conclusions

7.1 Summary of Eligibility Findings

In 2007, the Fremont Hall USAR Center was found eligible for the NRHP (with SHPO concurrence). In consideration of the updated significance evaluation and integrity assessment for 3237 State Street, the property appears to remain eligible under NRHP/CRHR Criteria C/3, and is further recommended eligible as a City Structure of Merit under City Criteria 1 and 3. The property is eligible for its association with the development of USAR centers throughout the United States, and for representing an intact version of a Reisner & Urbahn standardized plan. The property also retains requisite integrity for the NRHP, CRHR, and for designation as a City Structure of Merit (City concurrence pending). This finding of eligibility is applicable to the building's exterior and does not apply to the interiors due to the use of mass produced materials, lack of architectural merit, and their ubiquitous nature. Therefore, 3237 State Street is considered an historic property under Section 106 of the NHPA.

7.2 Consideration of Adverse Effects to Historic Properties

Under Section 106 of the NHPA, an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative (36 CFR Part 800.5(1)).

Examples of adverse effects on historic properties include, but are not limited to:

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties (36 CFR part 68) and applicable guidelines;
- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and

- (vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

The proposed Project activities were analyzed in consideration of the adverse effect examples provided in Title 36 of the Code of Federal Regulations, Part 800.5(a)(2). For a detailed assessment of potential adverse effects please refer to **Table 3**. The Proposed Undertaking would transfer the Fremont Hall USAR Center building at 3237 State Street out of Federal ownership/control to a non-profit organization (AIHS), which is an adverse effect to a historic property. Further, as a result of the undertaking the property is subject to other potential adverse effects that may occur in the future, such as alteration of the property and change of use to a Health Services Clinic. However, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding Memorandum of Agreement (MOA). In addition, IHS has invited the City and County to be consulting parties. To date, the City has accepted the invitation. The MOA will stipulate the resolution of adverse effects, which will include enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). The specific covenants in the MOA will ensure the long-term preservation of the property's historical significance and will include stipulations for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. With execution of the MOA, adverse effects associated with the property transfer will be adequately mitigated, and the Proposed Undertaking will have no adverse effect on historic properties (MOA is currently under development with consulting parties).

If transferred out of Federal ownership, the AIHS will take ownership of the property and will begin a maintenance and rehabilitation plan that is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. While the specific details of the rehabilitation plan and maintenance plan are still being resolved, AIHS has agreed that all maintenance and rehabilitation for the building and site will be done in conformance with the Standards for Rehabilitation and with additional guidance provided by National Park Service (NPS) Technical Preservation Briefs and Bulletins for maintenance and abatement on historic buildings. At this early stage of the project's development, the initial rehabilitation plan is limited to the interior of the building, which is not considered a character-defining feature of the property. While changes to the exterior of the building are not currently planned as part of the building's rehabilitation and maintenance, AIHS agrees that any identified future improvements required to the exterior of the building will be conducted in conformance with the Standards for Rehabilitation. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the Historic Landmarks Commission (HLC) prior to the commencement of work. **Table 4** below outlines AIHS's commitment to complying with the Standards for Rehabilitation in consideration of the anticipated maintenance and rehabilitation required.

Table 3. Application of Criteria of Adverse Effects for Fremont Hall USAR Center

Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	Evaluation
(i) Physical destruction of or damage to all or part of the property;	<i>No Adverse Effect.</i> The Project does not propose to demolish all or part of Fremont Hall USAR Center.
(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the	<i>No Adverse Effect.</i> While alterations are not currently proposed as part of this project, the Fremont Hall USAR Center may be subject to future alterations as a result of the transfer of ownership out of federal control. However, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding MOA, with the City and County as consulting parties. The MOA will stipulate resolution of

Table 3. Application of Criteria of Adverse Effects for Fremont Hall USAR Center

Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	Evaluation
treatment of historic properties (36 CFR part 68) and applicable guidelines;	adverse effects from any proposed future alterations and will include enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). Specific covenants in the MOA will include conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. Any new project that proposes alterations to the Fremont Hall USAR Center will be subject to SOI Standards for the Treatment of Historic Properties conformance. Further, AIHS has agreed that all maintenance and rehabilitation for the building and site will be done in conformance with the Standards for Rehabilitation and with additional guidance provided by NPS Technical Preservation Briefs and Bulletins for maintenance and abatement on historic buildings. With execution of the MOA, adverse effects associated with potential alterations will be mitigated and would no longer constitute an adverse effect. See Table 4 below for details.
(iii) Removal of the property from its historic location;	<i>No Adverse Effect.</i> Not applicable. No changes in location are proposed for this Project.
(iv) Change of the character of the property’s use or of physical features within the property’s setting that contribute to its historic significance;	<i>No Adverse Effect.</i> As part of the project the building will be converted from its original use as an Army facility to a Health Services Clinic. As both uses are institutional in nature, and the interior spaces are not considered a character-defining feature of the property, the slight modification of use will not result in adverse effects. Following Project implementation, the property will still be able to convey significance under NRHP/CRHR Criterion C/3 as a Reisner & Urbahn USAR center design. Additionally, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding MOA, with the City and County as consulting parties. As described above, the MOA will include enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). Specific covenants in the MOA will include conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and applicable NPS Preservation Briefs. Any new project that proposes a change in use for the Fremont Hall USAR Center will be subject to SOI Standards for the Treatment of Historic Properties conformance. With execution of the MOA, adverse effects associated with potential changes in use will be mitigated and would no longer constitute an adverse effect. See Table 4 below for details and recommendations.
(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;	<i>No Adverse Effect. No Potential to Effect.</i> Not applicable.
(vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural	<i>No Adverse Effect. No Potential to Effect.</i> Not applicable.

Table 3. Application of Criteria of Adverse Effects for Fremont Hall USAR Center

Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	Evaluation
significance to an Indian tribe or Native Hawaiian organization; and	
(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance.	<p><i>No Adverse Effect.</i> The Project proposes to transfer the property out of Federal ownership and control; however, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding MOA, with the City and County as consulting parties. This MOA will include “adequate and enforceable” Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). Historic Preservation Covenants in the MOA will ensure the “long-term preservation of the property’s historical significance” and will include stipulations for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. With execution of the MOA, adverse effects associated with the property transfer will be mitigated and would no longer constitute an adverse effect.</p>

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	Yes	The property will be given a change in use from a Federally-owned military property that operated as an Army Reserve facility from 1956-2009, to an AIHS Health Services Clinic that will provide medical, dental, pediatric, and behavioral services. Despite this change in use, minimal changes are required to original materials, character-defining features, spaces, and spatial relationships. At this time there are no exterior renovations planned for the building.	Any modifications to the property required as part of the change of use will be limited to the interiors (which is not considered a character-defining feature of the property). However, should exterior maintenance be required, replacement of original materials/features will be made in-kind in accordance with the Standards.

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</p>	<p>Yes</p>	<p>The historic character of the property will be retained and preserved. The project only proposes interior renovation of the buildings on the property. The interior is not considered a character-defining feature of the property and these changes will not impact the property’s historic character. At this time there are no exterior renovations planned for the building.</p>	<p>Any modifications to the property will be limited to renovation of the interiors (which is not considered a character-defining feature of the property). However, should exterior maintenance be required, replacement of original materials/features will be made in-kind in accordance with the Standards. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work.</p>
<p>3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</p>	<p>Yes</p>	<p>The property will be recognized as a physical record of its time, place, and use. The proposed modifications to the property are confined to the interior of the buildings, which is not considered a character-defining feature of the property, and therefore does not have the potential to create a false sense of historical development. At this time there are no exterior renovations planned for the building.</p>	<p>Any modifications to the property will be limited to renovation of the interiors (which is not considered a character-defining feature the property). However, should exterior maintenance be required, replacement of original materials/features will be made in-kind in accordance with the Standards. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work. No new or conjectural elements will be added to the property.</p>
<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>	<p>Not applicable</p>	<p>There are no changes to the property that have acquired historical significance in their own right. Therefore, this standard does not apply to the proposed undertaking.</p>	<p>Not applicable</p>

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p>Yes</p>	<p>The proposed modifications to the property are confined to the interior of the buildings, a non-contributing element, and therefore will not impact distinctive materials, features, finishes, or craftsmanship of the property. At this time there are no exterior renovations planned for the building.</p>	<p>Any modifications to the property will be limited to renovation of the interiors (which is not considered a character-defining feature). However, should exterior maintenance be required, replacement of original materials, features, and finishes will be made in-kind in accordance with the Standards, and the character of the property will be preserved. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work.</p>
<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p>	<p>Not applicable</p>	<p>There are currently no proposed changes to historic features of the property.</p>	<p>In the event that repair, or replacement of historic features is required in the future, the work will be completed in accordance with the Standards.</p>
<p>7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p>	<p>Not applicable</p>	<p>No chemical or physical treatments are currently proposed for the property.</p>	<p>In the event that lead paint abatement or asbestos removal is required in the future, the work will be completed in accordance with the Standards.</p>
<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p>Not applicable</p>	<p>No archaeological resources were identified within the APE.</p>	<p>Not applicable</p>

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Not applicable	There is no new construction currently proposed as part of this undertaking.	In the event that any future modifications of the building are required to accommodate ADA requirements, the work will be completed in accordance with the Standards. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work.
10. New additions and adjacent or related new construction will 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.	Not applicable	There are no new additions or new construction proposed as part of this undertaking.	While there are no exterior modifications improvements, or additions to the building currently planned, any future exterior changes must be reviewed and approved by the HLC prior to the commencement of work.

7.3 Conclusions and Recommendations

As detailed above, a finding of No Adverse Effect is recommended for the Fremont Hall USAR Center property located in the APE as related to Proposed Project with the stipulation of implementation of an MOA which is in development with consulting parties as of the date of this report.

Dudek recommends that IHS continue to consult with SHPO and the City and County of Santa Barbara concerning preparation of an MOA/mitigation of adverse effects on historic properties. With execution of the MOA, adverse effects associated with the property transfer will be mitigated and would no longer constitute an adverse effect. Because the specific activities associated with rehabilitation and maintenance of the property are not fully known at this time, the MOA would also include local designation of the property with the City of Santa Barbara, which would afford the property with all of the protections of the City’s local ordinance, which includes design review for conformance with the Standards for Rehabilitation and review by the HLC. This designation would further ensure adequate protections of the property in perpetuity in accordance with the City’s preservation ordinance and mitigate any adverse effects to historic properties.

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Appendix A

Confidential SHPO Correspondence

Appendix B

Preparer's Qualifications

Sarah Corder, MFA

HISTORIC BUILT ENVIRONMENT LEAD

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 17 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Project Experience

Santa Barbara Specific Experience

University of California, Santa Barbara, California. Dudek was retained by the University of California, Santa Barbara (UCSB) to complete a Phase I built environment Historical Resources Technical Report (HRTR) for the Building 7045, Devereux Gymnasium renovation project located on UCSB West Campus. The Mid-Century Modern building was constructed in 1971 to serve as a gymnasium for the Devereaux School. The purpose of this HRTR is to determine if the Project has the potential to affect historic properties pursuant to Section 106 or would impact any historical resources pursuant to CEQA. The Project is also subject to review under Public Resources Code (PRC) Sections 5024 and 5024.5 for state-owned resources. Responsibilities included project management, archival research, client management, SHPO consultation, and quality assurance/quality control (QA/QC) of all project deliverables. (2021-present)

HSSR, Confidential Residential Project, Confidential Client, Santa Barbara, California. Dudek was retained by a private construction company to prepare a Historic Structures/Site Report (HSSR) for a Spanish colonial revival estate built in the 1920s located in Santa Barbara, California. Dudek conducted archival research and an intensive-level pedestrian survey of the property for historic built environment resources. Dudek conducted archival research and an intensive-level survey of the property for historic built environment resources. As part of this study, Dudek prepared a Phase 1 HSSR for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's standards conformance review. Responsibilities included project management, primary authorship of



Education

*Savannah College of Art and Design
MFA, Historic Preservation, 2004*

*Bridgewater College
BA, History, 2002*

Professional Affiliations

*National Trust for Historic Preservation
Los Angeles Conservancy
California Preservation Foundation*

Society for Architectural Historians

the report, archival research, evaluation of the property, field work, presentation at Historic Landmarks Commission meetings, design guidance to the construction company and architecture firm, and preparation of an Secretary of the Interior's standards conformance review of the design of the proposed garage. (2018–2020)

HSSR, Confidential Development Project, Confidential Client, Santa Barbara, California. Dudek was retained by a private construction company to prepare a HSSR for a Mid-Century Modern military facility built in the 1950s located in Santa Barbara, California. Dudek conducted archival research and an intensive-level survey of the property for historic built environment resources. As part of this study, Dudek prepared a Phase 1 HSSR for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's standards conformance review. Responsibilities included project management, primary authorship of the report, archival research, evaluation of the property, field work, SHPO consultation, and design guidance. (2019–present)

Integrity Assessment and Comparative Analysis for Confidential Education Project, Confidential Client, Santa Barbara, California. Dudek prepared a memorandum that provides a comparative analysis and detailed account of alterations made to a confidential educational property located in the City of Santa Barbara, California. This analysis was designed to facilitate future significance evaluations with regard to the property's physical integrity and architectural merit. Responsibilities included project management, field survey, archival research, and preparation of the technical memorandum. (2019-2020)

HSSR for the Arroyo Burro Open Space Park Project, City of Santa Barbara, California. Dudek was retained by the City of Santa Barbara to prepare an updated HSSR for the Arroyo Burrow Open Space Park located within the City of Santa Barbara. The city provided Dudek with previously prepared studies of the project area, which were synthesized as part of the updated study. In addition, Dudek conducted supplemental archival research on the property and conducted an updated intensive-level survey of the property for both archaeological and historic built environment resources. Responsibilities included archival research and co-authorship of the report. (2018)

Historical Resource Evaluation Report for the Figueroa Division Courthouse, Judicial Council of California, City of Santa Barbara, California. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Figueroa Division Courthouse building, located at 118 East Figueroa Street in the City of Santa Barbara, California. The Figueroa Division Courthouse was found not eligible for designation under all applicable criteria. Responsibilities included co-authorship of the technical report and archival research. (2017)

Other Relevant Experience

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Served as the project manager, principal architectural historian, and co-author of the report. Also led and conducted reconnaissance and intensive-level surveys and provided QA/QC for all project deliverables. (2019–Present)

Kate Kaiser, MSHP

ARCHITECTURAL HISTORIAN

Kate Kaiser (*KAYT KY-zer; she/her*) is an architectural historian with 10 years' experience as a cultural resource manager in California, Nevada, Oregon, Washington, and Hawai'i. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology. Ms. Kaiser specializes in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 and Section 110 compliance, Historic Resource Evaluation Reports (HRER), historical resource inventories (HRI), environmental impact report (EIR) chapters, Historic American Building Survey (HABS) level documentation, archival research, adverse effects or impacts analysis, cultural landscapes, and geographic information systems (GIS).

Recent Dudek Project Experience

Historic Structures/Site Report Confidential Development Project, Confidential Client, Santa Barbara, California. Dudek was retained by a private construction company to prepare a Historic Structures/Site Report (HSSR) for a Mid-Century Modern military property built in the 1950s located in Santa Barbara, California. Dudek conducted archival research and an intensive-level survey of the property for historic built environment resources. As part of this study, Dudek prepared a Phase 1 HSSR for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's standards conformance review. Ms. Kaiser served as architectural historian and coauthor of the report as well as contributing analysis of CHRIS records search results, reviewing permits, archival research, historical context development, developing building descriptions, and drafting outreach letters to interested parties and . (2019–Present)

State Water Project, California Department of Water Resources, Various Locations, California. Dudek was retained by the California Department of Water Resources to prepare a historic context statement for historic-aged infrastructure related to the State Water Project and Built Environment Inventory and Evaluation Reports (BEIER) for various State Water Project maintenance projects. Over the course of this multiyear project, Dudek is providing technical assistance in creating individual and statewide historical context statements and significance evaluations for State-owned water infrastructure. Acting as architectural historian, Ms. Kaiser has coauthored BEIERS and findings of effects for multiple water infrastructure resources associated with the State Water Project. Ms. Kaiser has also provided technical expertise and peer review for historical built environment inventory and evaluation reports authored by subconsultants. (2020–Present)

Historic American Building Survey Written Documentation for Pomona City Stables, City of Pomona, Los Angeles County, California. Dudek was retained by the City of Pomona to complete Historic American Building Survey (HABS) level documentation of the Pomona City Stables, which was damaged and partially collapsed in 2017. Ms. Kaiser



Education

*University of Oregon
MS, Historic Preservation,
2017*

*Boston University
BA, Archaeology, 2009*

Professional Affiliations

*Association for
Preservation Technology –
Southwest*

*California Preservation
Foundation*

*Vernacular Architecture
Forum*

*Society for California
Archaeology*

*National Trust for Historic
Preservation*

served as architectural historian and author of the HABS documentation for the Pomona City Stables Building, constructed in 1909. Ms. Kaiser also coordinated fieldwork and building recordation, outreach to archives, libraries, and historical societies, and HABS documentation product packaging for the City of Pomona. (2020–2021)

On-Call Services, Los Angeles County Department of Public Works, Various Locations, California. Dudek was retained by the Los Angeles County Department of Public Works to prepare a historic built environment inventory, evaluation technical reports, and finding of effect statements for historic-aged infrastructure operated by the Department of Public Works as part of larger CEQA compliance efforts. Acting as architectural historian, Ms. Kaiser has coauthored HRERs and findings of effects for the following projects: Santa Anita Debris Dam Seismic Strengthening Project, Colima Road Improvement Project, and Mulholland Highway at Mile Marker 3.22. For all projects, Ms. Kaiser authored the built environment inventory and evaluation technical reports and conducted survey, outreach to interested parties, archival research, historic context development, and other tasks. (2021–Present)

Integrity Assessment and Comparative Analysis for Confidential Education Building, Santa Barbara, California. Dudek prepared a memorandum that provides a comparative analysis and detailed account of alterations made to the Santa Barbara Unified School District (SBUSD)-owned property located in the City of Santa Barbara, California. Ms. Kaiser provided technical analyses, background research sections, and written components of this memorandum. This analysis is designed to facilitate future significance evaluations with regard to the property's physical integrity and architectural merit. (2020)

Cultural Resources Study for the Chappell Property at 28600 Triple C Ranch Road, Western Riverside County Regional Conservation Authority, Murrieta, California. Dudek was retained by Western Riverside County Regional Conservation Authority to prepare a cultural resources study for the Chappell Property. The project proposed to demolish all buildings and structures on the Western Riverside County Regional Conservation Authority's newly acquired land. Ms. Kaiser served as architectural historian and author of the Cultural Resources Technical Report. Preparation of the report involved extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. (2020)

Cultural Resources Technical Report for the Alexan Arcadia Project, City of Arcadia, California. Dudek was retained by the City of Arcadia Planning and Community Development Department to prepare a Cultural Resources Technical Report for the proposed Alexan Arcadia Project. The project proposed to demolish a 2-story office building, two 1-story commercial buildings, and surface parking. The proposed project site also contained an existing 8-story office building and 1-story bank drive-through, which would remain in place. Four properties more than 45 years old were identified within or immediately adjacent to the proposed project site and evaluated for historical and architectural significance. As coauthor, Ms. Kaiser prepared the historic built environment evaluation report sections, conducted archival research and outreach, developed the historical context for four buildings, and prepared the property evaluations. (2021)

HRER for the Stanley Mosk Courthouse, Judicial Council of California, Los Angeles, California. Dudek was retained by the Judicial Council of California to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street. As a State-owned resource, the Judicial Council of California must comply with California Public Resources Code, Section 5024(b), and submit to the State Historic Preservation Officer an inventory of all structures more than 50 years old under the Judicial Council of California's jurisdiction that are 1) listed in, or may be eligible for inclusion in, the NRHP or that are 2) registered, or may be eligible as a California Historical Landmark. Ms. Kaiser served as architectural historian and author of the HRER. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and California Department of Parks and Recreation (DPR) forms for the Stanley Mosk Courthouse. (2019)

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 5 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Project Experience

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identified and discussed the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 45 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance. Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

As-Needed Historic Research Consulting Services, City of Coronado, California. Dudek provides as-needed historic consulting services for various projects. Each evaluation involves the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored HRERs for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451-55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, 816 1st Street, 820 A Avenue, 953-57 G Avenue, 725 Adella Avenue, 754 H Avenue, 168-70 F Avenue, 1011 E Avenue, 404 8th Street, and 1421 6th Street. (2019–Present)



Education

*The School of the Art Institute of Chicago
MS, Historic Preservation,
2018*

*The College of Charleston
BA, Historic Preservation
and Art History, 2016*

Professional Affiliations

*Encinitas Preservation
Association, President*

*California Preservation
Foundation*

*Association for
Preservation Technology
(APT)*

Ocean Beach Pier Improvements, City of San Diego, California. Dudek was retained by the City of San Diego to prepare a HRTR for the Ocean Beach Pier Improvements Project (project). The City requested an evaluation of whether the Ocean Beach Pier (Ocean Beach Municipal, Pier, or Pier Project site) met eligibility criteria for local, state, and/or federal designation. The report was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5, for historical resources and all applicable City of San Diego (City) guidelines and regulations. As a result of the evaluation, the Ocean Beach Pier is recommended eligible under NRHP and CRHR Criteria A/1 and C/3 and San Diego Historical Resources Board Designation Criteria A, C, and D. The Ocean Beach Pier reflects special elements of Ocean Beach's historical and economic development and embodies distinctive characteristics of the concrete fishing pier typology. Responsibilities include fieldwork, archival research, and the associated property significance evaluation. (2022-present)

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, San Diego, California. Dudek completed a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

740–790 East Green Street Mixed-Use Project, City of Pasadena, California. Dudek completed a Cultural Resources Technical Report (CRTR) for five commercial buildings located in the City of Pasadena (Assessor's Identification Nos. 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. Acting as architectural historian, updated the Pasadena historic context, conducted archival research, and wrote significance evaluations for the five buildings that are more than 45 years old. (2019)

8850 Sunset Boulevard Project, City of West Hollywood, California. Dudek completed a CRTR for the proposed project, which consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard. Acting as architectural historian, assisted in the completion of the technical report as the primary writer. (2019)

14545 Lanark Street Project, Clifford Beers Housing Inc., Los Angeles, California. Dudek completed an HRER for a property located at 14545 Lanark Street in the Panorama City neighborhood of Los Angeles (APN 2210-011-900). Acting as architectural historian, authored the HRER for the subject property, a Public Social Services Department building constructed in 1967. (2019)

955 Hancock Avenue, City of West Hollywood, California. Dudek completed a City-compliant Historical Resource Assessment for a single-family residential property located at 955 Hancock Avenue in West Hollywood. The property was built in 1910 and did not appear to have been previously evaluated for historical significance. This study included a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Register eligibility requirements. Acting as architectural historian, assisted in the completion of the assessment as the primary writer. (2018)

Appendix C

Confidential Records Search Results

Appendix D

DPR 523 Forms

Other Listings
Review Code

Reviewer

Date

Page 1 of 30 *Resource Name or #: (Assigned by recorder) Fremont Hall U.S. Army Reserve Center
P1. Other Identifier: 3237 State Street

*P2. Location: Not for Publication Unrestricted

*a. County Santa Barbara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Santa Barbara Date 1995 (2000 ed.) T 4N; R 27W; Sec 8; San Bernardino B.M.

c. Address 3237 State Street City Santa Barbara Zip 93105

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 248844 mE/ 3814346 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 051-112-019; Latitude: 34°26'24.4"N, Longitude: 119°44'00.5"W

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The proposed project site is located at 3237 State Street, Santa Barbara, California (APN 051-112-019) and consists of 2.81 acres. The property is located at the southeast corner of State Street and Las Positas Road, south of the Rutherford and San Roque neighborhoods. The parcel is relatively flat, with two permanent structures: Fremont Hall and an Organizational Maintenance Shop (OMS). **See Continuation Sheet.**

*P3b. Resource Attributes: (List attributes and codes) HP.34. Military Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View to southeast, 6/24/2019, IMG 8470

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1956 (Assessors Office)

*P7. Owner and Address: USA
3237 State Street
Santa Barbara, CA 93105

*P8. Recorded by: (Name, affiliation, and address) Dudek, Sarah Corder
621 Chapala Street
Santa Barbara, CA 93101

*P9. Date Recorded: 6/24/2019

*P10. Survey Type: (Describe) Intensive Pedestrian

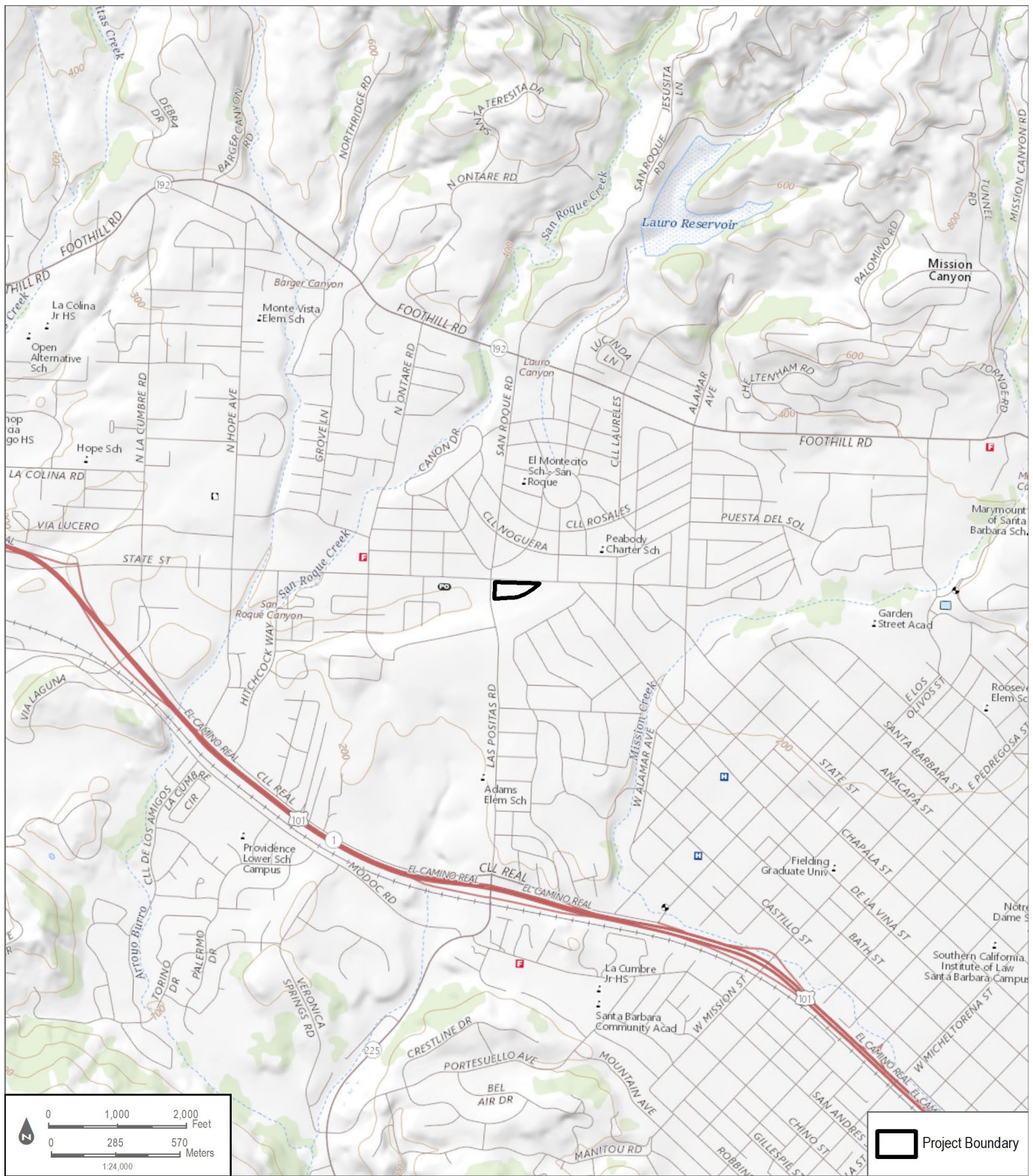
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Structures/Site
Report for 3237 State Street,
Santa Barbara, California.

Prepared by Dudek, 2022.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

LOCATION MAP

Page 2 of 30 *Resource Name or # (Assigned by recorder) Fremont Hall U.S. Army Reserve Center
*Map Name: Santa Barbara, California *Scale: 1:24,000 *Date of map: 1995 (2000 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Fremont Hall U.S. Army Reserve Center *NRHP Status Code 3S, 3CS, 5S3
Page 3 of 30

B1. Historic Name: Fremont Hall U.S. Army Reserve Center

B2. Common Name: 3237 State Street

B3. Original Use: U.S. Army Reserve Center B4. Present Use: Vacant

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

- 1956: Main Fremont Hall USAR Center building constructed
- 1961: Assembly Hall Addition made to south elevation
- 1961: Organizational Maintenance Shop added east of Fremont Hall USAR Center
- 1964: gasoline pumps and tank added southwest of Organizational Maintenance Shop
- 1972: new lighting, rain catchment system, new wash platform constructed
- 1982: east addition to Fremont Hall USAR Center, main building
- Circa 1992-1997: gas pump and tanks removed

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

*B8. Related Features: None noted

B9a. Architect: Reisner & Urbahn, Howell & Arendt, Gerald H. Bense & Associates

b. Builder: J.W. Bailey Construction Company

*B10. Significance: Theme Architecture Area National, State, Local

Period of Significance 1956-1961 Property Type Military Applicable Criteria NRHP:C, CRHR:3, Local: A, F
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2007, the Fremont Hall USAR Center was found eligible for the NRHP (with SHPO concurrence). In consideration of the updated significance evaluation and integrity assessment for 3237 State Street, the property appears to remain eligible under NRHP/CRHR Criteria C/3, and is further recommended eligible as a City Structure of Merit under City Criteria A and F. The property is eligible for its association with the development of USAR centers throughout the United States, and for representing an intact version of a Reisner & Urbahn standardized plan. The property also retains requisite integrity for the NRHP, CRHR, and for designation as a City Structure of Merit.

See continuation sheet.

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

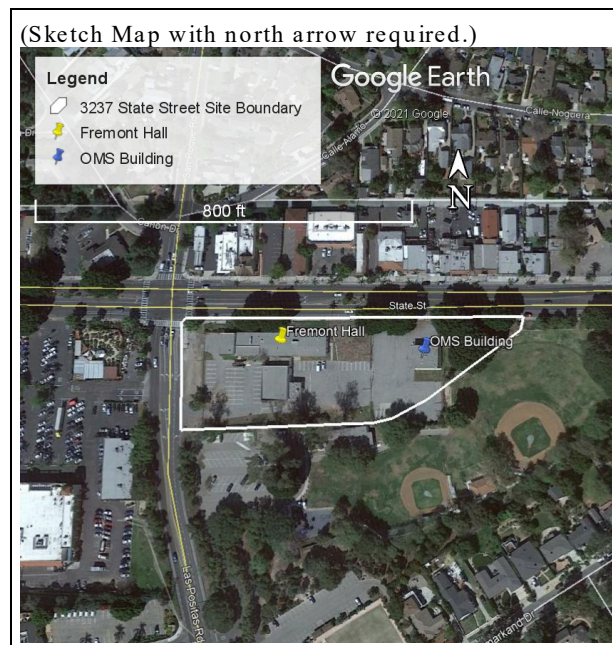
*B12. References: **See Continuation Sheet.**

B13. Remarks:

*B14. Evaluator: Sarah Corder

*Date of Evaluation: 09/20/2022

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Fremont Hall U.S. Army Reserve Center

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*P3a. Description (continued): Fremont Hall USAR Center is a one-story utilitarian building that is T-shaped in plan and was designed to function as a USAR Center in 1956. The Assembly Hall addition, on the south elevation, was added in 1961. Additions to both the main volume and the Assembly Hall were also made in 1982. The entire Fremont Hall USAR Center building and additions are constructed of concrete block clad in stucco with red brick detailing used to distinguish the main entrance from State Street. The building presents with two distinct rectangular sections, the northern section runs along State Street with a low-pitched side gable roof and a slightly taller flat roofed section with a raked cornice line detailing at the far western end. A flat roofed hallway with two metal entry doors on the west elevation connects the two sections. The one and a half story southern rectangular section has a flat roof with a one-story entry on the east elevation. The buildings main (north) elevation is characterized by a variety of fenestration including metal sash fixed and awning, metal sash four-lite awning, and metal sash six-lite awnings windows. The building is accessed by a concrete walkway leading to a set of metal entry doors under a transom window that features the building name and address as "Fremont Hall 3227." The far right side displays a set of three, metal sash, multi-lite windows that are enframed and set under the primary signage for the building that reads "United States Army Reserve Center (Figure 1)." The west elevation presents as two sections. The left section displays two sets of inset metal sash 40-lite awning windows. The right section displays four 32-lite fixed and awning windows (Figure 2).

The south elevation of Fremont Hall USAR Center presents as multiple sections, with the Assembly Hall addition projecting to the south. The left section contains a series of metal sash six-lite fixed and awning windows and a set of two metal entry doors. The Assembly Hall addition section displays a series of metal sash two-lite awning windows and a single metal entry door (Figure 3). The right section continues the fenestration with metal sash six-lite fixed and awning windows. The east elevation presents as two sections. The left is a combination one and one and a half stories in height with three metal entry doors, a corrugated single car wide garage door, and a series of four metal sash eight-lite fixed and awning windows. The right section displays four metal sash two-lite awning windows and a single metal entry door (Figure 4).

The Organizational Maintenance Shop (1961) is located to the east of Fremont Hall USAR Center and is a one-story square building with a low-pitched side gable roof. The building's exterior walls are concrete block clad in stucco. The main (west) elevation displays two, single car width corrugated metal garage doors with three squared pilasters. Fenestration on the other three elevations include three metal entry doors and two bands of metal sash 22-lite fixed and awning windows separated by pilasters (Figure 6).

From a materials condition standpoint, the buildings on the property appear to be in good physical condition with superficial wear patterns caused by the passage of time and vacancy of the property. The interior of the main building appears to be predominately intact with general wear patterns observed. As stated previously, the interior presents as a utilitarian space with classroom, office, mechanical, lobby, and assembly areas. All areas appear to be generally intact and reflect the use of mass-produced materials such as concrete block, drop ceilings with acoustical tiles, and vinyl composition tiles (VCT) used in flooring throughout the main building. Despite the intact nature of the materials, there are no notable elements of the interior finishes or materials that are distinguishable from other buildings constructed from the mid-century to present (Figure 5).

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Property Name: Fremont Hall U.S. Army Reserve Center
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Figure 1. View of Fremont Hall USAR Center from State Street, looking southeast. (IMG_8469)



Figure 2. West elevation of Fremont Hall USAR Center, looking northeast. (IMG_8413)

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Property Name: Fremont Hall U.S. Army Reserve Center

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Figure 3. Assembly Hall addition on south elevation of Fremont Hall USAR Center looking northwest. (IMG_8360)



Figure 4. East elevation of Fremont Hall USAR Center showing Assembly Hall addition, looking west. (IMG_8349)

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Property Name: Fremont Hall U.S. Army Reserve Center
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Figure 5. Interior of Fremont Hall USAR Center, looking west. (IMG_8378)



Figure 6. Organizational Maintenance Shop north and east elevations, looking southwest. (IMG_8341)

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Identified Alterations to the Property

Dudek staff visited the subject property on June 20, 2019 and received as-built drawings detailing alterations to the property in April 2021. The alterations identified below are based on information provided in historic aerial photographs, as built drawings, and any other alterations observed during the property survey.

- 1961: Assembly Hall Addition made to south elevation
- 1961: Organizational Maintenance Shop added east of Fremont Hall USAR Center
- 1964: gasoline pumps and tank added southwest of Organizational Maintenance Shop
- 1965: site repaved and re-landscaped
- 1972: site repaved and re-landscaped
- 1972: new lighting, rain catchment system, new wash platform with clarifier
- 1982: east addition to Fremont Hall USAR Center, main building
- 1982: east addition to Assembly Hall
- 1982: forced air and exhaust fan system added to Fremont Hall USAR Center
- 1984: site repaved and re-landscaped
- Circa 1992-1997: gas pump and tanks removed

*B10. Significance (continued):

Historic Context: History of the Fremont Hall USAR Center, 3237 State Street

Early Development Period: Hoff General Army Hospital (circa 1940-1948)

Prior to development into suburban subdivisions, the project area was known as the Ontare Ranch, owned by Dixey Thompson. Thompson arrived in Santa Barbara in 1858 after an unsuccessful try at gold mining during the Gold Rush of 1849. Thompson's barn and animal corrals were landmarks for the edge of the city, just north of Hollister road (now State Street). After Thompson's death in 1903, his widow, Nancy Swett, maintained the property until roughly the end of World War I, when portions of the ranch were subdivided and sold. Stephen Rutherford bought 123 acres and laid out the Rutherford Park subdivision in 1923. The Samarkland neighborhood to the south had been open cattle range in the late 1800s and was subdivided into the Casa Loma tract in 1920. Just one year earlier, Earle Ovington had established the Casa Loma Air Field. The airfield was Santa Barbara's only government-listed airstrip at the time, and hosted aviator celebrities such as Charles Lindbergh, Amelia Earhart and Jimmy Doolittle, among others. The Samarkland neighborhood was named for the Samarkland Hotel, developed first as a boy's school, and then converted to an opulent hotel in 1915. The San Roque, Rutherford Park, and Samarkand automobile subdivisions began to develop in earnest at the northwestern-most portion of the Santa Barbara city limits by the mid-1920s. These neighborhoods marked the northwestern extent of Santa Barbara in the 1920s and 1930s, beyond which was unincorporated ranches and lemon orchards (Nelson 2008; Sanborn 1930, 1950; Tompkins 2015a, 2015b).

In 1940, the U.S. military began building up its coastal installations, including those in Santa Barbara County. These included the construction of Camp Cook in Lompoc, Santa Maria Airfield in Santa Maria, Allen Hancock College of Aeronautics in Santa Maria, the Marine Air Base in Goleta, and the Hoff General Army Hospital in Santa Barbara. The Hoff General Army Hospital was built on 46 acres over the Casa Loma Air Field, and opened on March 1, 1941 (Figure 7). The facility consisted of over 100 temporary, barrack-style wood framed buildings, which made up the hospital wards and personnel barracks.

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The hospital itself was a 1,140-bed facility that treated more than 27,500 patients over the course of its operation. It was also a training facility for military nurses and doctors as well as a rehabilitation center for injured service members who were discharged. Rehabilitation consisted primarily of participation in sports and crafts but there was also a robust entertainment component with musicians, comedians, and United Service Organizations (U.S.O.) shows. The project site, the future site of the Fremont Hall USAR Center, was used as a tennis court and parade grounds while the hospital was in operation. After World War II ended, the hospital began decreasing services and between V-J Day on November 23, 1945 and January 15, 1946, all staff were discharged and patients were moved to other hospitals. Despite the closure of the hospital, many staff and service members who either worked at or recuperated at Hoff General Army Hospital decided to remain in Santa Barbara. In addition to increased settlement in the City, there was also an increase in educational demands for servicemen under the G.I Bill, which caused a housing shortage for both families and new students. In an effort to alleviate this shortage, over 70 of the barracks-style hospital buildings were systematically dismantled and used as multi-family housing or student housing and dormitories. By 1954, all of the hospital buildings had been removed or relocated and Las Positas Road was cut through to State Street (CSB 2019; Days 1991; Ruhge 1988, 1990, 2016).

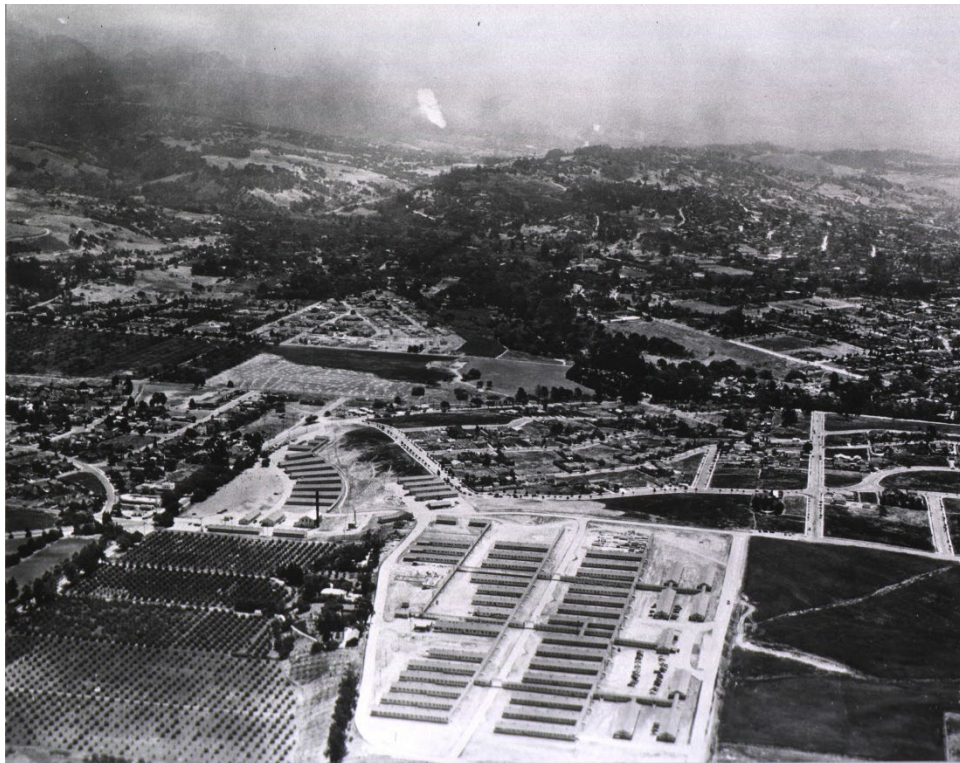


Figure 7. Hoff General Army Hospital, looking east to Riviera neighborhood, City of Santa Barbara, 1942 (Digital Collections, U.S. National Library of Medicine)

After World War II, the United States and the Soviet Union entered an arms race after a demonstration of an atomic bomb by the Soviet Union in 1949. Despite this, drastic reductions in the Federal budget and military appropriations limited the United States military effort to build a peacetime reserve force, an Organized Reserve Corps. Prior to World War II, in times of peace the United States government limited the size of the standing Army and reserve forces, however, after World War II, military leaders tried to

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Property Name: Fremont Hall U.S. Army Reserve Center

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persuade Congress that universal military training (UMT) for *all* able-bodied men of service age was ideal. This thought process was borne of the perceived need for immediate mobilization if the United States were faced with an atomic bomb threat or attack (Moore et. al. 2008).

Initially UMT legislation failed in Congress, but in 1950, the United States, Soviet Union, and China became involved in the Korean War (1950-1953), causing Congress to reassess budgeting and manpower deficits within the U.S. military forces. In 1950, the National Defense Facilities Act was passed, funding military training facilities. In 1951, the Universal Military Training and Service Act was revived and passed, replacing the 1948 Selective Service Act. In 1952, Congress passed the Armed Forces Reserve Act to address standing forces issues that arose with the Korean War. This merged the Organized Reserve Corps and the Enlisted Reserve Corps and created the United States Army Reserve (USAR). In 1955, as part of President Eisenhower's "New Look" Program, the Reserve Forces Act expanded both the standing army and reserve forces limits, as well as created a new reserve force type called the Ready Reserve, which did not require a congressional declaration of war for mobilization. The New Look Program also ensured funding for reserve center construction, expecting a large increase in enrollment as a result of the personnel increases (Moore et. al. 2008).

Though all this legislation bolstered the construction across the United States of USAR Centers, it was the 1950 National Defense Facilities Act that started the construction trend. The USAR developed a systematic development program for building Reserve Centers. A priority list of locations was developed for Reserve Center construction, giving preference to land already owned by the Army, and for populous cities where a reservist group greater than 100 persons could be assembled. When Army property was not available, USAR and the United States Army Corps of Engineers (USACE) solicited for land donations or sales in the communities identified as priorities for Reserve Centers. Standardized, expandable plans for 200, 400, 600, and 800-man units were developed by New York-based architecture firm Reisner & Urbahn, and then a local contractor was selected at the Reserve Center location to construct the Reisner & Urbahn plans (Figure 8). In 1956, a T-plan 100-man (half unit) model was introduced for smaller communities. Although the standardized design was preferred by the military, individual community members and military officers sought seamless integration into their communities and occasionally custom-built or made alterations to the Reisner & Urbahn standardized plans. While these exceptions roughly followed the approved USAR building plans, they often included locally referential architectural styles, such as those in Salt Lake City, Provo, and Ogden, Utah, or Denver, Colorado (Moore et. al. 2008).

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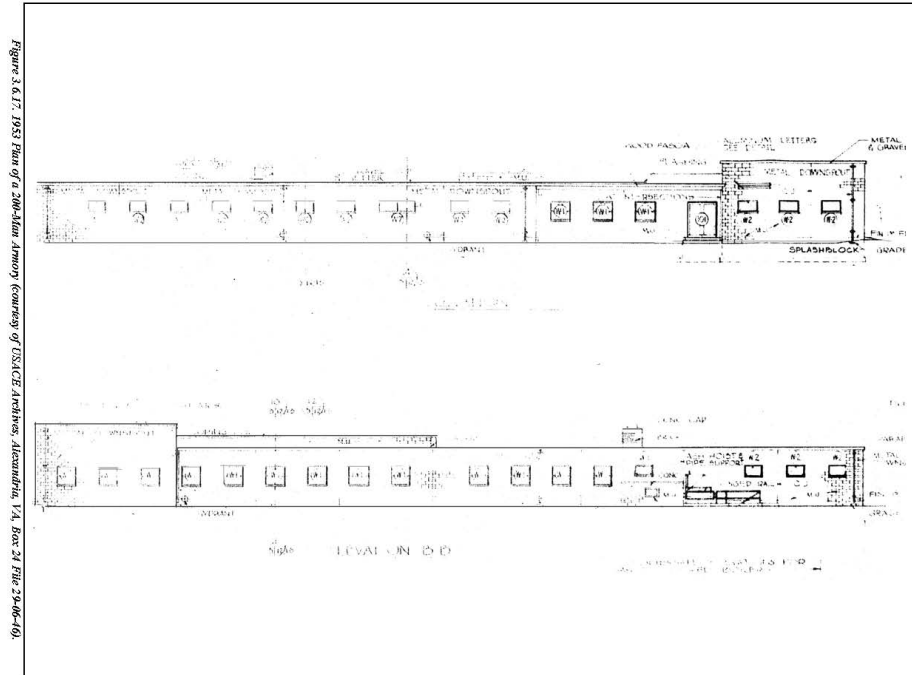


Figure 8. Copy of 200-man Army Reserve Center elevation drawings (Moore et. at. 2008: 94; original from USACE Archives, Alexandria Virginia, Box 24, File 29-06-46)

Meanwhile the City of Santa Barbara administration began trying to accommodate a proposed \$110,000 Army Reserve building in 1954. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). The Chamber of Commerce thought to integrate the Reserve Center into the planned city recreation park on the former Hoff General Army Hospital property. Early in the planning process, concerns were raised that there was not enough room on the hospital lands to accommodate an 18-hole golf course, the 19th Agricultural District horse show and flower show buildings, a city park, and a USAR Center building on the old Hoff General Army Hospital property. This was resolved when U.S. Army accepted the 2.48-acre 3237 State Street property, and the USAR Center project moved forward. According to the architectural drawings found during the course of archival research, it does appear that Wallace Arendt had continued involvement in the design of the building throughout the construction process, but little information was found concerning his specific contribution to the design and modification of the Reisner & Urbahn plan. (Griffin 1955; SBNP 1954a, 1954b).

In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. The local general contractor was J.W. Bailey Construction Company. The original building was meant to be a 200-man capacity expandable building with no basement, to act as office and training center for the U.S. Army Reserve unit stationed in Santa Barbara. The

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Property Name: Fremont Hall U.S. Army Reserve Center

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building incorporates regional design preferences, specifying a stucco exterior rather than the standardized brick veneer, nodding to the City's extensive use of stucco in the locally dominant Spanish Colonial Revival-style. An OMS was also included as part of the site development proposal but was not realized until 1961. In 1956, the John C. Fremont United States Army Reserve Center was completed. Later that same year, the remaining portions of the former Hoff General Army Hospital grounds were declared surplus and donated back to the City of Santa Barbara via quitclaim deed to become a city park. MacKenzie Park was officially established in the northern portion of the former-hospital grounds, called the "Parade Grounds" in maps, in 1956 and the Community Golf Course was established on the south portion of the former-hospital grounds by 1958 (PAR and USAR 2007; Ruhge 2016; SBNP 1954a, 1954b; 1955).

The Fremont Hall USAR Center operated from the corner of Las Positas and State Street and gained several additions. In 1961, the Assembly Hall addition and the OMS were added to the property. Gas pumps were added in 1964. A vehicle washing area was added in 1972. More additions to Fremont Hall USAR Center and the Assembly Hall were added in 1982 on its east elevation, facing State Street. The addition was designed by the Fort Ord Directorate of Facility Engineers, but was for a conference room and did not constitute one of the Reisner & Urbahn pre-planned expansions to add extra unit capacity (Arrowhead 1972; Bense 1961; McKee 1964; Robinson et al 1982, 1984).

In 2007, the U.S. Army evaluated the 33 USAR centers in California for historical significance and found Fremont Hall USAR Center and 3 other USAR centers eligible for listing to the NRHP. The California State Historic Preservation Officer concurred with these findings in July 2007 (PAR and USAR 2007).

Mid-Century Modern Architecture

The term Mid-Century Modern is most commonly used as a broad stylistic designation that is representative of not only architecture, but of many facets of design and art. The Modernist design movement gains momentum in the early Twentieth Century as a reaction against traditional architectural methodology and concepts that had dominated the nineteenth century. The rise of industrialization also facilitated the popularity and success of the Modern movement with the creation of mass-produced materials that could be cost effective and efficient in construction such as reinforced concrete, steel, and plate glass. Another important element of the Modern movement is that it was not regionalized; rather, it was truly an international style movement that broke down the regional barriers seen in earlier architectural styles (Hess 2007; Rogers 2001).

Leading the Modern movement internationally were important designers like Le Corbusier, Mies Van der Rohe, and Walter Gropius. Throughout the United States, Modern designers were taking their cue from the movement and putting their own signatures on designs throughout the first half of the twentieth century. Such notable designers working in Southern California included Rudolph Schindler, Frank Lloyd Wright, and Richard Neutra. Following the traditions of the Modern movement, Southern California designers were putting out designs that celebrated mass-produced materials and lacked the ornamentation seen in previous architectural periods. Designers also became increasingly concerned with designing for functionality and economic feasibility in an effort to create a more democratic design experience that was accessible to all social classes. In short, the Modern movement laid the groundwork and established important precedents that would be carried through the rest of the twentieth century (CSD 2007; Gebhard and Winter 2003; Hess 2007; Rogers 2001; SFPD 2010).

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Property Name: Fremont Hall U.S. Army Reserve Center

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Following WWII, the United States focused on forward thinking, which sparked architectural movements like Mid-Century Modern. Building on traditions established in the Modern movement and the International style of architecture, Mid-Century Modern is characterized by simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. While these elements of design made the movement quite popular, the cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for rapid growth and development as seen with the USAR center constructions throughout the United States (CSD 2007; Gebhard and Winter 2003; Rogers 2001; SFPD 2010).

Character Defining Features of the Mid-Century Modern style:

- Rectilinear building forms
- Post and beam construction
- Wood or steel framing
- One or two-stories
- Lack of exterior ornamentation
- Use of mass-produced materials like stucco, reinforced concrete, steel
- Cantilevered canopies
- Integration of natural environment into interior spaces
- Flat or low-pitched roofs
- Use of simple geometric shapes
- Extensive glazing to allow for natural light and to create cohesive indoor and outdoor spaces
- Integration of building with the landscape

Character Defining Features of USAR Centers

The 200-man capacity Fremont Hall USAR Center is what is known as the "sprawling plan" Army Reserve Center that were common in the Early Cold War Era and designed between 1952 and 1956. Other plan types include: Type D Armory (1948, designed by Bail, Horton, & Associates, Architects-Engineers), Compact Plan (1950, Reisner & Urbahn), Sprawling Plan (1952, 1953, 1956, Reisner & Urbahn), or Vertical Plan (1960, Reisner & Urbahn). These buildings diverged from the typical, "fortress"-like imposing army architecture of the previous era, and instead adopted less-imposing contemporary architecture, with restrained Mid-Century Modernist character defining features. The Mid-Century Modern aesthetic also allowed for the buildings to be constructed in a timely and cost-efficient manner by using mass produced materials like steel framing and reinforced concrete. These modern materials also allowed for the interior spaces to be more open and customizable without the previous load bearing restrictions.

The buildings were also intended to be modified based on the USAR regiment needs, and individual sites. This included expansion classrooms and wings, additions of basements and second floors, or mirrored plans. Character defining features of the 200-man facility plan observed at Fremont Hall USAR Center include:

- "sprawling" L-shaped or T-shaped building footprint, or footprint with additions following the original "expansible" plan;

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Property Name: Fremont Hall U.S. Army Reserve Center

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- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lites;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- cantilevered canopy, if original;
- concrete masonry unit construction with brick veneer, or historically appropriate stucco veneer on exterior;
- overhead rolling door opening into assembly space;
- vehicular access into interior assembly/drill space;
- in front the building grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole and freestanding signage along the front (street side) elevation.

As discussed above, USAR Centers from this time period had a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, the facilities were loosely supposed to have certain basic elements to function including: assembly areas, classrooms areas, office spaces, and locker room facilities. The plans were also designed to be expandable should the need arise at a particular center. One notable element of the interior designs for USAR Centers constructed during this time was that they could be customizable to specific locations and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans could be more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative that could be customizable to the location and was not designed to be architecturally significant like the earlier twentieth century armories seen throughout the United States. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center, the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the 1982 addition to the east side of the building (Robinson et al. 1982). Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass produced materials and a utilitarian aesthetic.

Architects

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Property Name: Fremont Hall U.S. Army Reserve Center

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Reisner & Urbahn, Architects (1946-1954)

The firm Reisner & Urbahn, Architects practiced in New York from 1946 until 1954. Experienced in governmental construction, the firm had a reputation for designing simple, modern buildings that minimized costs by using modern construction techniques and materials (Moore et al. 2008). Little is known about Jeffery Reisner other than that he practiced in New York in the 1940s. Max Otto Urbahn (1912-1995) was a well-known architect who practiced from 1938 until 1978. Urbahn was born on February 2, 1912 in Burscheid, Germany, coming to the United States to attend the University of Illinois, where he attained a BS in architecture in 1935 (NYT 1995). He won a scholarship to attend Yale University graduating with a bachelor's and master's degree in fine arts. After graduating from Yale, in 1938 Urbahn started work for the J. Russell Pope firm in New York, working on the National Gallery of Art and the Jefferson Memorial. In 1942, he left the firm to join the U.S. Army Corps of Engineers, rising to the rank of captain. After World War II ended, Urbahn returned to New York, working for a short period as a professor at the Yale School of Architecture and as chief designer of the New York office of the Chicago firm, Holabird and Root (Vosbeck et. al 2008). In 1946, he formed the firm Reisner & Urbahn, Architects with Jeffery Reisner. The firm's early work was primarily resorts and schools, giving them a reputation of having a good understanding of master planning, which translated well into their later work for the Army Reserve Center Campuses (Moore et al. 2008). In 1950, Reisner& Urbahn entered into a contract with the USACE to complete a new set of plans based on the standard armory buildings previously developed by architectural firms Skidmore, Owings, and Merrill and Bail, Horton and Associates for the National Guard (Moore et al. 2008). The partnership between Reisner & Urbahn lasted until 1954, with Urbahn starting a new firm under the name Urbahn, Brayton and Burrows, which lasted until 1960. In 1960, the firm became the Office of Max O. Urbahn Architects and finally Max O. Urbahn Associates, Inc. (Moore et al. 2008).

Other commissions by Max O. Urbahn after his partnership with Reisner ended included the Vehicle Assembly Building and Launch Control complex at Cape Canaveral, Florida, a 42-story skyscraper at 909 Third Avenue, New York, and several New York Public Schools. This included Junior High School 144 Michelangelo, the first school in New York City to use poured-in place concrete construction (Moore et al. 2008).

Howell & Arendt (1946-1956); Howell, Arendt, Mosher & Grant (1956-1959)

The firm Howell, Arendt, Mosher & Grant was composed of architects Henry W. Howell, Wallace W. Arendt, Glen Gaylord Mosher, and Robert Grant. However, the firm had numerous iterations over the years, including Henry Howell's solo practice starting in the late 1920s, Howell & Arendt from 1946-1959, and Howell, Arendt, Mosher & Grant in 1959. However, Howell retired shortly after Grant joined in 1959 and the firm continued as Ardent, Mosher, & Grant until 1975 (AIA 1962, 1970; OAC 2017).

Henry Howell moved to Santa Barbara in the mid-1920s and briefly worked for firm Edwards & Plunkett in 1926. In 1928, Howell left and established his own firm, Henry Howell, Architect until 1946. Howell's independent practice specialized in single-family housing. Wallace Arendt (1917-1975) was originally from Fort Dodge, Iowa. He studied at University of Notre Dame, then spent two years at the University of Southern California, receiving his Bachelor of Architecture degree in 1940. Prior to joining Howell, Ardent spent much of the World War II years designing buildings with various architectural firms for the United States Army and Navy. While working for the U.S. military, Ardent first met Henry Howell and Howell's daughter, Elizabeth, who eventually became Arendt's wife. Arendt relocated to Santa Barbara and partnered with Howell in

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1946, creating the architecture firm Howell & Arendt. Some notable Howell & Arendt projects included the following (AIA 1962, 1970; UCSB 2017):

- Jordanos Market (1950)
- Schmode residence (1952)
- Washington Elementary School (1953)
- Santa Barbara County Office Building (Figueroa Division Courthouse) (1954)
- La Cumbre Junior High School (1954)
- Pierce Medical Office Building (1955)

In 1956, Howell & Arendt expanded the firm to include Glen Mosher and Robert Grant as partners in the firm. Grant brought a modernist flair to the firm, which had been strongly rooted in the traditional architectural forms of Santa Barbara. Howell retired from Howell, Arendt, Mosher & Grant in 1959, and died in 1962; the firm continued under the name Arendt, Mosher & Grant from 1959-1975. The works completed following Howell's retirement in 1959 primarily included schools and commercial buildings, as well as Raytheon Manufacturing Company in Goleta and campus buildings at UC Santa Barbara (OAC 2017; UCSB 2017).

Gerald H. Bense & Associates (1946-c. 1970)

The firm Gerald H. Bense & Associates was based in Whittier, California and founded by Gerald Henry Bense (1920-2008). Bense received his architecture degree from University of Southern California in 1943 and taught there as a professor from 1944-1947, while working as a designer for various local architects such as Kenneth S. Wing of Long Beach and Paul Williams AIA of Los Angeles. In 1946, Bense founded his own firm, and worked primarily on civic and institutional buildings, as well as banks. Mentions of Bense's firm are rare after 1970, and Bense appears to have retired in the mid-1970s. Notable projects by Bense include (AIA 1962, 1970):

- United Savings & Loan Association, Glendale (1951)
- Whittier Savings & Loan Association, Temple City (1954)
- Whittier Municipal Courts Division II Building, Whittier (1956)
- Marine Corps Reserve Training Center, Whittier (1957)
- Community Savings, Long Beach (1958)
- Seacoast Savings, Encinitas (1959)
- Pico Rivera Savings, Pico Rivera (1960)
- Commonwealth Savings & Loan, North Hollywood (1961)
- US Army Reserve Center, Pasadena (1961)
- South Hills Plaza Shopping Center, Glendora (1964)
- Housing Development, 58 homes, Country Glen Hills, Glendora (1964)
- Whittier Square. Whittier (1965)
- North Whittier School, Whittier (1966)
- Los Angeles County Fire Station, Irwindale (1969)

Other architects and engineers

Other architects and engineers are associated with the multiple additions and alterations to the Fremont Hall USAR Center property, including some within the U.S. Army Corps of Engineers. These are listed below:

- Arrowhead Engineering Corporation

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- Lt. Colonel Charles McKee
- Rockwell R. Swanson, Facility manager at Fremont Hall USAR Center
- Robinson, Takahashi, Pimenter, Katz - Architecture Engineering and Planning
- Robinson, Takahashi, Katz - Architecture Engineering and Planning

NRHP/CRHR Statement of Significance

Fremont Hall USAR Center was previously evaluated in 2007 by PAR and USAR, and this initial evaluation is now 14 years out of date. In the original 2007 report, the Fremont Hall USAR Center was found eligible for the NRHP as (Par and USAR 2007, p. 70):

an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification [sic]. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA [California Environmental Quality Act].

The California SHPO concurred with this finding, as well as findings of eligibility for three other USAR properties, in a letter dated July 16, 2007 (SHPO correspondence reference: USA070613A). In consideration of the fact that 14 years have passed since the previous evaluation, Dudek prepared the following updated significance evaluation in consideration of existing conditions. Dudek recommends Fremont Hall USAR Center remain eligible for designation in the NRHP/CRHR under Criteria C/3 based on the following significance evaluation and recommends updating the period of significance from 1956 to 1956-1961, to encompass the original construction and planned expansion.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The Fremont Hall USAR Center, at 3237 State Street was constructed as one of several Reisner & Urbahn-designed Army Reserve Centers built in response to the United States' renewed interest in having reserve forces and facilities to train them. USAR Centers were largely the product of the 1950 passage of the National Defense Facilities Act, which resulted from the U.S.'s entrance into the Cold War and subsequent arms race with the U.S.S.R. The Cold War era has been recognized to extend from 1946 (the end of World War II and British Prime Minister Winston Churchill's "Iron Curtain" speech) to 1989 (the fall of the Berlin Wall).

The 2007 evaluation report presents a clear set of registration requirements by which to evaluate Cold War properties, including USAR centers, in California, Nevada, and Arizona. To be found eligible as a Cold War defense site, a property must represent a direct link between the U.S. commitments to defend its territory against Soviet expansion and be built during the 1946-1989 Cold War era period of significance.

Moore et. al.'s 2008 study presents another set of registration requirements by which to evaluate USAR properties specifically. Per Moore et. al.'s 2008 nationwide historical context study, for an USAR Center to meet NRHP Criterion A in the area of military significance, the property must be associated with the role of the Army Reserves in significant military strategies or conflicts. They must possess significance for their specific association with an historical event or strategy and cannot be eligible merely

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for association with the general theme of U.S. military history. Moore indicated that all Army Reserve Centers are related to the broad historical development of the Army Reserve; however, this historic trend is not significant at the national level, and is likely not eligible at the state or local level because of its association with a national, federally-funded policy. Army Reserve Centers built after World War II may be eligible if they reflect the advancement of military technology associated with the Cold War, or if they are related to the nuclear warfare training evoked by President Eisenhower's "New Look" strategy, but must demonstrate a direct association to nuclear warfare defense, not simply being one of the multitude of such Eisenhower era properties.

The subject property, Fremont Hall USAR Center, is not an adaptively reused Cold War defense site or support building, and therefore, not associated with events that have made a significant contribution to the broad patterns of our history. Though Reisner & Urbahn-designed Army Reserve Centers are the outcome of a gradual increase in peacetime defense and reserve force training facilities, they are a common state and national resource and are not directly associated with a specific event, trend, conflict or strategy within the history of the Cold War or the history of the development of the Army Reserves. The property is also not associated with any specific political or government policies at the national, state, or local level. Therefore, the Fremont Hall USAR Center property is recommended not eligible for listing under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Moore et. al.'s 2008 study indicates that significant associations under Criterion B have surfaced at the national level, and for an individual Army Reserve Centers to be eligible for the NRHP under Criterion B for their association with significant individuals, those associations must occur at a local level, on a case-by-case basis. Archival research failed to indicate any significant associations with national, state, or local individuals as a result of their affiliation with the Army Reserve Center. Therefore, the Fremont Hall USAR Center property is recommended not eligible for the NRHP/CRHR under Criterion B/2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The previous 2007 evaluation of Fremont Hall USAR Center, and SHPO concurrence letter determined that the subject property is already eligible for the NRHP under Criterion C for its architectural merit and association with master architects as "an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design" (Par and USAR 2007, p. 70). Dudek agrees with this finding and recommends expanding the period of significance to 1956-1961 to reflect the initial construction (1956) and planned expansion (1961) which added the Assembly Hall Addition and OMS, due to new information obtained in April 2021. Dudek also recommends that the Fremont Hall USAR Center is eligible under CRHR Criterion 3 for the reasons listed below.

Archival research, in-person survey, review of architectural plans, review of as-built plans for alterations and additions, and a review of the previous PAR and USAR 2007 evaluation identified that the Fremont Hall USAR Center utilized a modified "sprawling plan", 200-man USAR Center design, produced by Reisner & Urbahn in 1953 for use nationwide. The modification of the Reisner & Urbahn plan includes a historically appropriate stucco veneer, rather than the more common application of brick veneer. This modification

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allowed Fremont Hall USAR Center to better suit its local surroundings, given Santa Barbara's preference for stucco-clad Spanish Colonial Revival architecture. The stucco veneer represents a compromise between the Reisner & Urbahn's desire to have a nationally recognizable, contemporary, Modern-style building and the City of Santa Barbara's architectural board guidelines. The Fremont Hall USAR Center was one of two USAR properties that had stucco veneer in California, which also appeared eligible per the PAR and USAR 2007 report. The other property, Desiderio Hall in Pasadena, was demolished at some point after 2007, leaving the Fremont Hall USAR Center, as the only remaining eligible example of the stucco-clad USAR Center in the State of California.

Additionally, two master architecture firms are associated with the subject property: the New York firm Reisner & Urbahn who designed the USAR standard plans for all USAR centers, and Wallace Arendt, a master architect from Santa Barbara firms Howell & Arendt (1946-1956) and Howell, Arendt, Mosher & Grant (1956-1959). Per the National Register Bulletin 15:

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft (NPS 2002).

The subject property, Fremont Hall USAR Center, exemplifies a standard USAR Center 200-man, sprawling plan associated with master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers shifting from designing and master planning schools and resorts, to their contract with the USACE to complete a new set of standardized plans for armories, reserve training centers, and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

The subject property retains a multitude of the character-defining features of the 200-man USAR training center and associated buildings, designed by Reisner & Urbahn. These include:

- "sprawling," L-shaped, 200-man facility plan;
- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lights;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- in front the building, grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole along the front (street side) elevation.

As discussed above, USAR Centers from this period were constructed in a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, all facilities featured basic elements to function

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including: assembly areas, classrooms areas, office spaces, and locker room facilities. USAR Centers were also designed to be expandable should the need for additional space arise at a particular center. The interiors varied by location and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans included more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, and more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass-produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative. Unlike the earlier twentieth century armories seen throughout the United States, these mid-century USAR Centers did not feature intricate architectural details or interior designs that could be directly tied to the property's function. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the addition to the east side of the building. Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass-produced materials and a utilitarian aesthetic. While predominately intact, the mass-produced and utilitarian nature of the materials, ubiquitous nature of the design, and lack of discernable character-defining features has resulted in the interior spaces of Fremont Hall USAR Center being non-contributing elements to the significance of the property.

In 1961, the planned Assembly Hall addition and OMS building were added to the property. These represent planned expansions common with the Reisner & Urbahn USAR Center plans. Other alterations to the property include a gable-ended addition to the Fremont Hall USAR Center building, designed by firm Robinson, Takahashi, Pimenter, Katz Architecture Engineering and Planning in 1982 and constructed by 1988. The addition changed the orientation of the building from an L-plan to a T-plan and introduced new window designs and materials. While this addition is made to the principal elevation, Reisner & Urbahn plans were designed to be "expansible" and provided for the possibility of future additions and expansions. Further, the addition does not detract from the original design. Finally, the original 2007 PAR and USAR evaluation indicates that "[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity." Other alterations are minor, such as the removal of the freestanding sign on the front elevation. Therefore, alterations to the building have not significantly compromised the integrity of the building.

In addition to the representation of the Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR center in Santa Barbara. However, Arendt's contribution to the design is unclear. Despite the lack of clarity in his involvement in the project, Arendt's body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have a minor association with Arendt, but for the most part is representative of the work of master architects Reisner & Urbahn.

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In summary, the subject property remains an excellent example of a regionally-modified Reisner & Urbahn sprawling plan, 200-man facility. The Fremont Hall USAR Center, may be considered representative of the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. The period of significance for the building under Criterion C/3 is 1956-1961, beginning with the completion of construction of the center building and ending with the 1961 assembly hall and maintenance building expansion. Therefore, the subject property is recommended eligible for the NRHP/CRHR under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence that this property has the potential to yield information important to national, state or local history. Therefore, the property is recommended not eligible for the NRHP/CRHR under Criterion D/4.

City of Santa Barbara Designation Criteria

Criterion 1: It is associated with events that have made a significant contribution in our past.

Archival research indicates that the Fremont Hall USAR Center subject property is representative of post-WWII development that led to the construction of USAR centers throughout the United States. Like other cities throughout the United States, the City of Santa Barbara administration began trying to accommodate a proposed Army Reserve building in the 1950s. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. In 1956, the John C. Fremont United States Army Reserve Center was completed. While the construction of the USAR center within the City of Santa Barbara is not significant at the state or national level, as this practice was somewhat commonplace in a variety of cities throughout the U.S., it is significant for representing the collaboration between local and Federal government that took place during the Cold War in a period of increased awareness of national defense on the local level. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 1 for its association with the rise of local Army Reserve centers during the 1950s.

Criterion 2: It is associated with the lives of persons significant in our past.

Archival research failed to indicate any significant associations with persons who significantly contributed to the culture and development of the City, the State, or the Nation. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master,

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or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The Fremont Hall USAR Center was designed by Reisner & Urbahn in 1953 and constructed in 1956 as a very basic and utilitarian version of the Mid-Century Modern style of architecture that was popular throughout the United States in the 1950s. However, this building is not a good representation of this particular architectural style because in Santa Barbara, the design was modified to meet local architectural guidelines. While the building does retain the basic elements of the Mid-Century Modern style of architecture such as a flat roof, use of mass produced materials, and a lack of exterior and interior ornamentation, it is more of a utilitarian representation of the style. One of the most notable elements missing from the USAR center for making it a high style Mid-Century Modern building is a seamless integration of the landscape into the design of the building. Furthermore the USAR was part of a standardized building program but into effect by the United States government in the 1950s that led to the creation of utilitarian and ubiquitous resource types throughout the United States that were never intended to serve as high style representations of any particular architectural style.

Despite the fact that the building is not a good representation of the Mid-Century Modern architectural style, it was designed by master architects and is representative of a specific property type, the sprawling plan 200-man facility. Archival research, in-person survey, and review of architectural plans identified that the Fremont Hall USAR Center property was designed by master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers, shifting from designing and master planning schools and resorts, to their contract with the U.S. Army Corps of Engineers (USACE) to complete a new set of standardized plans for armories, reserve training centers and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

In addition to representing a Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR Center in Santa Barbara. A volunteer committee was formed to supply local plans, headed by Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). Though the building does have an association with master architect Wallace Arendt, Arendt's specific contributions to the design is unclear. Despite this lack of clarity, Arendt's body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have an association with local master architect Wallace Arendt but is mostly representative of the work of master architects Reisner & Urbahn.

In summary, the subject property remains an excellent example of a regionally modified Reisner & Urbahn sprawling plan 200-man facility. The Fremont Hall USAR Center, may be considered to represent the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. The period of significance for the building under Criterion C/3 is 1956, beginning and ending with the completion of construction. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 3.

Criterion 4: It yields, or may be likely to yield information important in prehistory or history.

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There is no evidence that this property has the potential to yield archaeological information important to state or local history. The CHRIS records search indicates that no prehistoric or historic archaeological sites or resources have been previously recorded within the APE or the 0.25-mile records search area. Therefore, the subject property is recommended not eligible under Criterion 4.

Criterion 5: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

Archival research failed to indicate anything that would suggest that the subject property is unique in its location or physical characteristics that would rise to the level of significance under Criterion I. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 5.

In summary, the Fremont Hall USAR Center property is recommended eligible as a City of Santa Barbara Structure of Merit. The property is recommended eligible under City Criterion 1 for its association with the development of USAR centers throughout the United States. The property is also recommended eligible under City Criterion 3 for its representation of the standardized building plans by Reisner & Urbahn and their choice of materials and design aesthetic for a government funded building program during the 1950s, Therefore, the subject property **is recommended eligible** as a City Structure of Merit under City Criteria 1 and 3.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance, and the historical resource's ability to convey that significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity or they do not. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association (NRHP 2002). To retain historic integrity, a property will generally possess several, if not most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

Location: The Fremont Hall USAR Center, the subject property, is sited on the original location of construction in its original orientation, therefore retaining its integrity of location.

Design: The subject property, built in 1956 and expanded in 1961, retains integrity of design and is representative of the "sprawling plan" 200-man USAR training center and operation maintenance shop design of master architectural firm Reisner & Urbahn. As such, it retains many of the essential character defining features of the style including:

- "sprawling," 200-man facility plan with additions following the original "expansible" plan;
- flat roof form;
- industrial metal sash windows with centered awning lights;
- metal and glass entrance assembly;

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- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- flagpole along the front (street side) elevation;
- paved parking lot and drilling area behind the building; and
- separate maintenance shop building that shares basic architectural features of the training center.

While the building has had alterations, including a wing addition on the main elevation in 1988, the scale, massing, cladding materials, window patterning, and roof format match that of the original 1956 building. Windows in the addition do not match the materials or style of the original 1956 building; however, the entire addition is both compatible with the original design and reversible if removed in the future and; therefore, adheres to the Secretary of Interior Standards for the Treatment of Historic Properties (Standards for Rehabilitation 9 and 10). Additionally, the original 2007 PAR and USAR evaluation indicates that "[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity" (PAR and USAR 2007, p. 70). These alterations do not detract from the overall appearance of the building as one cohesive Reisner & Urbahn USAR Center building. Therefore, the subject property retains integrity of design.

Setting: On the grounds of the USAR Center, open space for drills and exercise have been retained and the relationship between the main building and single outbuilding is still as intended in 1956. The viewshed surrounding the property is still mostly intact. The establishment of the City of Santa Barbara's MacKenzie Park was concurrently developed with construction of the subject property in 1956. Adjacent to the subject property and park, the low-density commercial corridor along State Street has been present since the mid-1950s, and surrounding residential subdivision have been present since the 1930s. The only major change to setting is the addition of the shopping center west of the subject property across Las Positas Street, added circa 1962, but this does not detract from the overall mid-century suburban setting. Therefore, the subject property retains integrity of setting.

Materials: Fremont Hall USAR Center building and OMS building still have their original stucco veneer, original industrial metal sash windows with centered awning lights, and original exterior. The addition on the Fremont Hall USAR Center building does introduce new window materials and these new materials appear on all visible elevations of the addition. However, it has not impacted the integrity of materials used in the original building. Therefore, the subject property retains integrity of materials.

Workmanship: For Army Reserve Centers designed using standard plans, the relevant aspects of integrity do not include workmanship since this aspect of integrity does not contribute to its significance. The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. With that in mind, the Fremont Hall USAR Center and OMS building do retain small flourishes of workmanship that set it apart from other USAR centers including the use of molded trim at the buildings' rooflines and the original landscaping plants and hardscape features along the front elevation. Therefore, the main building retains its integrity of workmanship.

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Feeling: The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. The Fremont Hall USAR Center does evoke this feeling and is recognizable as both a Reisner & Urbahn-designed 1950s USAR building, and as the originally intended locally adapted version of a USAR building, to better suit the common architecture types of the City of Santa Barbara. Therefore, the subject property retains integrity of feeling.

Association: The subject property was originally associated with the US Army Reserve, which occupied the building through the early 2000s. The building remains in Federal ownership though it is not currently occupied. Therefore, the subject property retains integrity of association.

In summary, the subject property retains all aspects of integrity required for inclusion in the NRHP, CRHR, and City register.

*B12. References:

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