



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, January 21, 2026 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments on Non-Agenda Items*
- 3) Agenda Items
 - a. Consideration of December 22, 2025 Meeting Minutes
 - b. Recommendation of Award of Contract for Intensive Historic Property Survey
 - c. Discussion/Consideration of Nomination for Register of Historic Places for Structures, Sites or Entities: 108 & 110 E Main Street, Vestibule Investments, LLC.
 - d. Discussion/Consideration of Certificate of Appropriate Application Form
- 4) Future agenda items
- 5) Meeting adjournment.

*Public Comment Policy

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

HISTORIC PRESERVATION COMMISSION AGENDA
Monday, December 22, 2025 at 6:00 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Marc Schellpfeffer called the meeting to order at 6:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

Members Present: Megan Minter, Maura Overland, Destinee Udelhoven

Members Absent: Jackie Sale

Others Present: Village Administrator Nic Owen, Assistant Clerk Jean Culberson

2) Public Comments

No Comments.

3) Agenda Items

a. Consideration of November 11, 2025 Meeting Minutes

Udelhoven Motioned and Minter seconded to approve the November 11, 2025 minutes with corrections to Item 3b. Add in the wording specifically to residential setbacks. Motion carried by unanimous voice vote.

b. Review of Proposals for Historic Survey and Award of Contract

The Commission discussed the two proposals received. The first proposal was from Civil and Environmental Consultants Inc (CEC) at \$28,800. The second proposal was from Urbana Preservation and Planning proposal (UPP) at \$22,000. The HPC budgeted \$22,000 making the CEC proposal too costly. The Commission questioned the Village Staff Commitments and the Timeline in the UPP proposal. Owen to request clarification from UPP and Udelhoven is researching other local possibilities.

c. Review of Certificate of Appropriateness Application

Udelhoven gave an overview of the application. The Commission discussed the layout, details, and an application fee of \$100. Udelhoven to revise and resubmit the application at the next meeting.

4) Future agenda items

Next Meeting January 12th - decision on consultant applications

No meeting January 28th

5) Meeting adjournment.

Udelhoven Motioned, Minter seconded to Meeting adjournment at 6:48pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

January 21, 2026

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Recommendation of Award of Contract for Intensive Historic Property Survey

BACKGROUND

I have reached out to the apparent low bidder, Urbana, to clarify a few questions we have about their bid and hope to have those answers prior to our meeting so we can award the contract and move forward with the project.

RECOMMENDATION

ATTACHMENTS

1. Urbana Bid_Village of Mount Horeb Intensive Historic Property Survey

PROPOSAL TO COMPLETE THE VILLAGE OF MOUNT HOREB INTENSIVE HISTORIC PROPERTY SURVEY

SUBMITTED TO

Village of Mount Horeb
Village of Mount Horeb Historic Preservation Commission
Attn: Nicholas Owen, Village Administrator
138 E Main Street
Mount Horeb, WI 53572



SUBMITTED BY

Urbana Preservation & Planning, LLC
101 W. Goodwin Street, Suite 310, Prescott, AZ 86303
Point of Contact:
Wendy L. Tinsley Becker, RPH, AICP, Principal
wendy@urbanapreservation.com
(844) 872-2623 / office



SUBMISSION DATE

December 15, 2025



AUTHORIZED SIGNER

Wendy L. Tinsley Becker

*The Henry L. and Sarah Dahle House, Hoffs Department Store, and the Mount Horeb Opera House Block
Source: Wikipedia*

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Appendix A. Resumes

I. Qualification Details

COVER LETTER



www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

December 12, 2025

Attn: Nicholas Owen, Village Administrator
Village of Mount Horeb
Village of Mount Horeb Historic Preservation Commission
138 E Main Street, Mount Horeb, WI 53572

RE: Request for Bids Intensive Survey of Historic Cultural Resources – Village of Mount Horeb, Wisconsin

Nicholas Owen,

On behalf of Urbana Preservation & Planning, LLC (Urbana), I am pleased to submit our proposal to the Village of Mount Horeb Historic Preservation Commission to conduct the intensive level historic property survey for the Village of Mount Horeb. Our proposal is included in the following pages and conforms to the contents stipulated in the RFB Submittal Requirements. Our statement of understanding and approach is outlined below.

- ✓ Following thorough research, Urbana will conduct a village-wide reconnaissance survey to identify properties that may meet the NRHP criteria for eligibility and are at least 40 years old;
- ✓ Prepare a historic context statement for inclusion in the survey report, forming a framework for evaluating properties potentially eligible for listing the National Register of Historic Places (NRHP) within Mount Horeb;
- ✓ Complete the intensive level documentation (site-specific research) of all properties determined to be potentially eligible for listing in the NRHP, properties located within potentially eligible historic districts, and those properties within the survey report to provide comparative context for potentially eligible properties;
- ✓ Collect and enter all survey data into the Wisconsin Historic Preservation Database (WHPD) in accordance with the requirements listed in the Division of Historic Preservation (DHP) *Survey Manual*;
- ✓ Complete an Intensive Survey Report that synthesizes and organizes field observations and research collected during the reconnaissance and intensive phases of the survey in compliance with the *Survey Manual*;
- ✓ And submit all report materials, WHPD data, and mapping data to the State Historic Preservation Office (SHPO) before February 26, 2027.

Respectfully Submitted,



Wendy L. Tinsley Becker, RPH, AICP, Founding Principal / Manager
wendy@urbanapreservation.com / Office: (844) 872-2623 + Cell: (619) 302-0425

2005
CELEBRATING
20 Years
2025

URBAN PLANNING • HISTORIC PRESERVATION • HISTORY • ARCHITECTURAL HISTORY

KEY PROJECT PERSONNEL

Urbana is a boutique client-centric consulting firm offering specialized urban planning, historic preservation, history, architectural history, and cultural resource services. Our mission is to inform the future of the built environment by acknowledging the past. We educate and engage people on the history of place and the importance of recognizing and retaining historically and architecturally significant properties. We provide regulatory compliance support for owners and occupants of historic-era properties. Urbana delivers results with technical expertise, consensus-building, and creative solutions. Urbana's philosophy is to always be of service to the communities that we live, work, and play in, and by extension, to always go above-and-beyond for our customers who typically maintain dual roles as stewards of the environment and change-makers facilitating economic and community development strategies within the opportunities and constraints of the historic preservation process. Urbana was established in 2005, in Oakland, California, by Wendy L. Tinsley Becker with the goal to better integrate and recognize historic preservation as an element of the comprehensive urban planning process.

The Urbana team includes five full-time historians and one administrative support professional, with additional part-time historians, archaeologists, and historical archaeologists on call. Principal project team members maintain certification in the American Institute of Certified Planners (AICP), the Register of Professional Historians, and Register of Professional Archaeologists, and meet *The Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals* in the disciplines of History, Architectural History and Historical Archaeology, as well as the expanded draft Professional Qualification Standards in the disciplines of Historic Preservation and Historic Preservation Planning.

The Village of Mount Horeb Intensive Historic Property Survey will be primarily executed by Urbana's John Hyche, MA, and Alexandra Baker, MCP, with oversight by firm Manager, Wendy L. Tinsley Becker, RPH, AICP, Principal. See **Appendix A** for team resumes. The lines of communication between Village staff and Urbana will be directed through Ms. Tinsley Becker. Most of the research, survey, and report preparation responsibilities will be completed by Mr. Hyche. Support for research, field work, data management, and mapping will be provided by Ms. Baker. Mr. Hyche and Ms. Baker are situated within the larger Chicagoland area and will be present for all field survey activities and any in-person meetings.

Wendy L. Tinsley Becker, RPH, AICP | Principal Planner / Project Manager

Ms. Tinsley Becker is a preservation planner and architectural historian. She established Urbana in 2005 and maintains 29 years of preservation planning experience. Wendy is based in Arizona and works on projects throughout the United States. Past performance includes preparation of large-scale historic resource surveys, general plan elements, ordinances, design guidelines, management and treatment plans, and preservation mitigation programs. Ms. Tinsley Becker brings an expert background in American history, architectural history and urban planning. She holds a Bachelor of Arts degree in History with an emphasis in Urban, Architectural, and Social History, and a Master of City Planning degree with an emphasis in historic preservation and urban design. Wendy meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History, and the draft standards established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians (# 612) and maintains professional certification in the American Institute of Certified Planners (AICP #022838). She served as Faculty within San Diego State University's City Planning Graduate Program from 2012-2020 and Faculty at UC San Diego Urban Planning &

Development Professional Program between 2006 and 2016 where she taught courses in American Architectural History, Historic Preservation Planning, History of City Planning and the Built Environment, Fundamentals of Planning, and Urban Planning Theory. She is the Founder of the Built Environment Education Program San Diego, an all-volunteer program that educates students on built environment, and is a Past Chair of the American Planning Association's National Urban Design and Preservation Division. Ms. Tinsley Becker is a recipient of the Distinguished Alumni award from the SDSU City Planning Graduate Program, an accolade presented as part of the program's 50th anniversary celebrations.

- ***Ms. Tinsley Becker is the designated project manager, technical lead, and day-to-day point of contact for the Village. She will be responsible for interfacing with Village staff when coordinating meetings throughout the project timeline.***

John Hyche, MA | Senior Associate / Architectural Historian & Archaeologist

John Hyche holds a Bachelor of Arts in History, with a minor in Anthropology, from the University of California, Santa Cruz and a Master of Applied Anthropology with a Certification in Historic Preservation from the University of Maryland. John is based in Illinois and works on projects throughout the United States. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Historic Preservation, and Historical Archaeology. He brings nine years of experience in historic resources management and has supervised and participated in built-environment survey projects in California, Arizona, Nevada, Wyoming, Maryland, Virginia, and Washington, D.C. As an architectural historian, John has supervised/participated of architectural survey projects and completed their associated technical reports. He has facilitated local, state, and NRHP) nominations for historic properties and completed Mills Act rehabilitation packages for listed buildings/structures in California. He has facilitated the completion Federal historic preservation tax credit rehabilitation projects and submitted Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) reports to the NPS. John has authored both NRHP nominations and determinations of eligibility for several unevaluated properties. His architectural history experience has routinely involved field work; historic context development/analysis; NRHP eligibility recommendations, and report preparation. John has worked on several complex and multi-phased ongoing built-environment survey projects that have mandated continued coordination with team members and project volunteers.

- ***Mr. Hyche will coordinate and execute field survey, documentation and evaluation, and context and survey report preparation. He will be responsible for planning, coordinating, and conducting the majority of the work. He will attend all meetings with Village staff and the Historic Preservation Commission.***

Alexandrea Baker, MCP | Associate / Preservation Planner and GIS Manager

Alex holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. Alex is based in Illinois and works on projects throughout the United States. She brings municipal experience having worked for the City of Richmond, California, where she completed research, processed project approvals and environmental review documents, and supported public outreach. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, and prepares ArcGIS maps. Recent project experience includes the City of Rancho Mirage historic resource survey; the City of La Quinta historic resource survey; a survey, report, and Multiple Property Documentation Form on Post Rock Resources in Kansas; Historic Designation and Mills Act

Applications for private property owners in the County of San Diego; on-call historic research services for the City of Coronado; and Archival Research Packages for Southern California Edison. Alex is the lead GIS planner and database manager on the Urbana team and has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept in database management and ArcGIS StoryMaps.

- ***Ms. Baker will be part of the survey team and will help to populate and manage the survey database. She will complete all mapping related tasks. She will facilitate the submission all the project data that conforms to the Village's preferred schema for integration into its ArcGIS interface and SHPO requirements. She will act as support to Mr. Hyche and may also attend meetings with Village staff and the Historic Preservation Commission.***

BACKGROUND EXPERIENCE

Urbana has personnel in California, the Southwest Region (Arizona), and the Midwest Region (Illinois) and our team offers diverse academic and professional experience on property types and environments throughout the United States including rural, suburban, and urban locales. Our highly qualified staff is well suited to conduct the Village of Mount Horeb Intensive Historic Property Survey. We bring decades of relevant project experience and a positive history of municipal contracting. We are enthusiastic to share our experience and work with the Mount Horeb and local stakeholders to communicate the community's history. We recognize that Mount Horeb is hoping to prepare baseline documentation of all its potential historic properties throughout the Village and this intensive survey effort may become the basis of future nominations to the NRHP.

Urbana has extensive experience at authoring historic resources surveys and preservation studies, as well as preparing historical narratives and historic context statements in similar projects. We have a track record of successfully completing several similarly scoped community-wide surveys, having recently submitted a neighborhood historic resource survey and historic context statement for the City of Cedar Falls which included the preparation of inventory forms for individual households using maps, photographs, and descriptions of all historic-era properties within the survey boundaries. Urbana's city-wide historic resource surveys and historic context statements for the Cities of Rancho Mirage (2025) and La Quinta (2023), California, also included intensive individual property documentation for both previously identified resources and newly identified historic-era properties within City boundaries. Prior to these survey efforts, Urbana completed a phased survey of Post Rock limestone buildings across four counties in Kansas and prepared a reconnaissance survey and context statement for Clairemont, the City of San Diego's premier post-WWII suburban community. These previous intensive survey efforts demonstrate Urbana's extensive background in evaluating historic-era properties under the NRHP eligibility criteria in a variety of different environments, regional settings, and scopes.



Figure 1. City of Kingman Route 66.
Source: City of Kingman

Firm Resources

Field Survey Packs

- Survey iPads
- iPhone 12 / 14 cameras
- PPE

Software Subscriptions

- ArcGIS
- Adobe Creative Cloud
- AutoCad
- Microsoft Office

Archive Subscriptions

- Newspapers.com
- GenealogyBank.com
- NETROnline
- Sanborn Maps
- Ancestry.com

Insurance

- GC, E&O, Auto, WC
- \$1M per, \$2M agg.
- \$4M Umbrella

Office Equipment

- Macbook Pro Laptops
- Ricoh MPC4504

Most recently in Fall 2025, Urbana was selected by the City of Kingman, Arizona, to conduct a citywide historic properties inventory for their community. The City features 54 NRHP-listed properties including a downtown commercial historic district along historic U.S. Route 66. More specific information regarding our past completed projects, is included in the following pages with project references and links to published documents prepared by Urbana.

City of Cedar Falls Historic Resource Survey and Historic Context Statement

- **Project Duration: 2024-2025**
- **Location: Cedar Falls, Iowa**

Urbana was commissioned by the City of Cedar Falls to complete a historic resource survey and historic context statement for the oldest residential neighborhood in the City and provide recommendations for future historic district designations within the boundaries of the survey area. Through an extensive desk survey process and with the help of local volunteers, Urbana surveyed 467 properties and recommended 283 properties for additional intensive-level documentation via a NRHP district nomination process. The survey effort identified the boundaries and contributing properties for two potential historic districts, the Overman Park Historic District and the Lawn City Historic District.



Figure 2. Cedar Falls Victorian House Museum
Source: Urbana Preservation & Planning, LLC

The survey focused on properties constructed between the 1870s and 1980 and included several notable historic-era single family homes that had been previously documented in the 1990s and incorporated into historic neighborhood walking tours. Over the course of field work, Urbana staff and volunteers recorded and photographed representative examples of house types, architectural styles (with stylistic variations), and community spaces within Cedar Falls. Urbana conducted contextual and property-specific research prior to and concurrent with survey and documentation effort. Research tasks involved in-person and remote/digital research of resources including local and regional newspapers and building permit records. All survey data was compiled into a Resource Inventory Spreadsheet (RIS) with property specific information on each recorded building or structure. The historic context statement built upon previously established countywide themes, included property type descriptions, stated significance thresholds, and listed integrity considerations to provide parameters for the identification of significant properties in the City. Three themes were prepared as part of the updated context effort: Town Building, 1843 – 1941; Post-War Development, 1945 – Present; and The Architectural Resources of Cedar Falls, 1843 – Present.

City of Rancho Mirage Historic Resources Survey and Historic Context Statement

- **Project Duration: 2024-2025**
- **Location: California**

Urbana was commissioned by the City of Rancho Mirage to update and expand its existing historic context and update its 2003 historic resources survey. Through extensive desk survey, Urbana compiled a list of all parcels features buildings or structures over 45 years old within the City's boundaries. This list was then used to help the City determine a selection of 120 properties and 5 districts for further intensive survey and documentation. Our team prepared a survey handout to share with stakeholders and to provide in hard copy to any interested individuals encountered by the survey team during field work.

The survey focused on properties that were recommended for evaluation by City staff, the Historic Preservation Commission, and local stakeholders based on their local knowledge of significant properties. Urbana completed survey work of the 120 properties and 5 districts, taking photographs of each building. Contextual and property-specific research was completed prior to and concurrent with survey and documentation.

Research tasks involved in-person and remote / digital research of resources including local and regional newspapers and building permit records. This work then informed Department of Parks and Recreation (DPR) 523 site forms that were prepared for each property or district, as well as the updated historic context statement. The updated context statement introduced new themes, property type descriptions, significance thresholds, and integrity considerations to provide parameters for the identification of significant properties in the City. Eight themes were prepared as part of the updated context effort: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847; Development of the Coachella Valley, 1848 – 1923; Early Agricultural and Residential Period, 1924 – 1950; Country Club Era, 1951 – 1973; Residential and Cooperative Communities, 1951 – 1973; Commercial Development, 1934 – 1973; Cityhood, 1973 – Present; Rancho Mirage Architectural Styles, 1934 -1980s.



Figure 3. Wonder Palms Hotel and Guest Ranch Advertisement.
Source: *Rancho Mirage at Fifty*, City of Rancho Mirage in Partnership with Desert Publications, Inc.

City of La Quinta Historic Resources Survey and Historic Context Statement

- **Project Duration: 2022-2023**
- **Location: California**

In 2022 Urbana was commissioned by the City of La Quinta to expand its 2011 draft historic context statement, update a 2012 citywide historic resources survey, and provide a review and recommendations package for updates to the City's historic preservation ordinance and program. Through an extensive desk survey process, Urbana identified 489 historic-era properties within the municipal boundaries and developed a database for future City use. Of the 489 historic-era properties, 263 were previously surveyed and required an update with expanded findings. 100 additional properties that were previously unrecorded were documented and evaluated for significance (363 properties total). Our team prepared a survey handout to share with stakeholders via the City's notification system and to provide in hard copy to any interested individuals encountered by the survey team during field work.



Figure 4. La Quinta Hotel, ca.1927.
Source: La Quinta Museum.

The survey focused on properties constructed between 1935 and 1978 and included properties recommended for evaluation by the La Quinta Historical Society, the La Quinta Planning Commission, and City staff based on their local knowledge of significant properties and city-owned facilities that may be subject to future discretionary projects. Over the course of field work, Urbana recorded and photographed representative examples of house types, architectural styles (with stylistic variations), common hardscape / landscape features, streetscape features, and community facilities within La Quinta. Contextual and property-specific research was completed prior to and concurrent with survey and documentation. Research tasks involved in-person and remote / digital research of resources including local and regional newspapers and building permit records. Urbana prepared individual DPR 523 site forms for each recorded property. The updated context statement introduced new themes, property type descriptions, significance thresholds, and integrity considerations to provide parameters for the identification of significant properties in the City. Seven distinct themes were prepared as part of the updated context effort.

Kansas Post Rock Resources Survey, MPDF, and NRHP Nominations

- **Project Duration: 2021-2022**
- **Location: Kansas**

In 2021, Urbana was tasked with preparation of a Historic Resource Survey and NRHP Multiple Property Documentation Form for Post Rock Limestone Resources in Lincoln, Mitchell, Rush, and Russell Counties in Central Kansas.

Commissioned by the Kansas SHPO with the Kansas Historical Society (KHS), this project was funded by the Historic Preservation Fund (HPF) and was completed in accordance with HPF Survey Requirements. KHS required a highly accelerated time frame to meet HPF deadlines. The survey portion of the project involved five deliverables: (1) intensive level documentation



Figure 5. Post Rock Structure.
Source: Kansas Historical Society

and evaluation of 50 Post Rock properties on Kansas Historic Resource Inventory (KHRI) forms, (2) preparation of a survey report, (3) preparation of a MPDF with historic context, (4) Public Information Meeting, and (5) Publication of an article on Kansapedia the state's encyclopedia of history.

While 50 properties were required for survey within the contracted scope of work, our team surveyed 20 additional properties based on feedback received from stakeholders. These additional 20 properties were referenced in the survey report and Multiple Property Documentation Form (MPDF). Our team worked with stakeholders to develop a list of buildings and structures erected of Post Rock Limestone and to gain access to these properties. In July of 2021, Urbana uploaded all survey findings to the KHRI Database including property photos, narrative write-ups relating to property histories, architectural descriptions, general remarks, eligibility conclusions, and site plans with captions.

Urbana completed the Post Rock Resources Historic Survey Report in August of 2021 and submitted a Kansapedia article in December of 2021. Following these successful submissions, Urbana's contract was expanded to include preparation of NRHP nominations for three resources under the MPDF. With property owner permission, Urbana staff authored nominations for the Behrhorst Brothers Hardware Store Building in Sylvan Grove, the Gernon House in Russell, and the Lucas School Gymnasium Building in Lucas, Kansas. On August 20, 2022, the MPDF and NRHP nominations were approved for listing in the NRHP by the State of Kansas Historic Sites Board of Review.

City of San Diego Historic District Nominations, Surveys and Context Statements

- **Project Duration: 2018-2021**
- **Location: California**

Between 2018 and 2021 Urbana provided on-call preservation services to the City of San Diego Planning Department. This work included preparation of a historic district nomination for the Park Boulevard Residential Historic District, an intact grouping of approximately 68 multi-family properties located along Park Boulevard in view of the NRHP listed Balboa Park. The City’s Historical Resources Board Policy Subcommittee unanimously approved the district package and additionally received unanimous support from the community planning group and Save Our Heritage Organization. Urbana staff attended the Policy Subcommittee meeting to represent the findings of the historic context statement and historic district nomination package, and to provide support to City staff as the item was presented.

Under the same contract, Urbana prepared the historic context statement for the Clairemont Mesa Community Planning Area (CPA), located in the north central portion of the City of San Diego and encompassing approximately 11 square miles.

Between 2019-2021, Urbana prepared the district context and nomination package for the Culverwell & Taggart’s Historic District (C&THD). Composed of 262 parcels, the C&THD is regarded as a premier residential enclave with Victorian-era, Craftsman, Period Revival, and Modernistic style dwellings, commercial, and institutional buildings. Urbana authored a historic context statement and district nomination package asserting eligibility under City of San Diego HRB Criterion A (NRHP A) as a special element of the city’s historical and architectural development. Urbana’s context and nomination package included four themes along with associated property types and significance thresholds for each theme: The Early History of Golden Hill: 1769-1885, An Elite Residential District: 1885-1905, Streetcar Development: 1905-1930, and An Era of Transitions: 1930-1990.

**Clairemont Mesa
Community Planning Area
Historic Context Statement**

Prepared For:
City of San Diego Planning Department
9485 Aero Drive, San Diego CA 92123

Prepared By:
Urbana Preservation & Planning, LLC

Under Contract To:
ICF

Final Draft | August 2019

Figure 6. Clairemont Historic Context Statement.
 Source: Urbana Preservation & Planning, LLC

LIST OF REFERENCES & EXAMPLE REPORT LINKS

Please see below for a list of five references for projects that were similar in size and scope to the current project. See the **Report Links** to be directed to city administered webpages where several example reports previously completed by Urbana are posted for public review.

Project Reference #1

Company Name	City of Cedar Falls Planning and Community Services Department
Address	220 Clay Street, Cedar Falls, Iowa 50613
Contact Name	Jaydevsinh Atodaria (JD), AICP, City Planner II
Phone / Email	(319) 268-5185, JDA@cedarfalls.com
Key Personnel	Wendy L. Tinsley Becker; John Hyche; Alexandria Baker
Report Link	https://www.cedarfalls.com/1901/Overman-Park-Historic-Survey

Project Reference #2

Company Name	City of Rancho Mirage Planning Division
Address	69-825 Highway 111, Rancho Mirage, CA 92270
Contact Name	Ben Torres, Planning Manager
Phone / Email	760-328-2266 Ext. 253, bent@RanchoMirageCA.gov
Key Personnel	Wendy L. Tinsley Becker; John Hyche, Alexandria Baker
Report Link	https://cms3.revize.com/revize/ranchomirageca/Draft%20Historic%20Resources%20Survey%20Update.pdf?t=202511121745370&t=202511121745370

Project Reference #3

Company Name	City of La Quinta Design and Development Department
Address	78-495 Calle Tampico, La Quinta, CA 92253
Contact Name	Cheri L. Flores, Planning Manager
Phone / Email	(760) 777-7067, clflores@laquinta.gov
Key Personnel	Wendy L. Tinsley Becker; Douglas E. Kupel; John Hyche, Alexandria Baker; Alexia Landa
Report Link	https://www.laquintaca.gov/business/design-and-development/planning-division/historic-preservation

Project Reference #4

Company Name	Kansas Historical Society (KSHS)
Address	6425 SW 6th Ave, Topeka, KS 66615-1099
Contact Name	Katrina Ringler, Preservation Office Supervisor
Phone / Email	(785) 272-8681 ext. 215, katrina.ringler@ks.gov
Key Personnel	Wendy L. Tinsley Becker; Douglas E. Kupel; Alexandria Baker

Project Reference #5

Company Name	ICF International under contract to City of San Diego
Address	525 B Street, Suite 1700, San Diego, CA 92101
Contact Name	Tim Yates, Historic Preservation Manager
Phone / Email	(858) 444-3940, timothy.yates@icf.com
Key Personnel	Wendy L. Tinsley Becker

II. Project Approach

SCOPE OF WORK

Located in western Dane County, Wisconsin, the Village of Mount Horeb is a small community within the larger Madison metropolitan area. Originally settled and occupied by the Native American Ho-Chunk nation, a treaty officially ceded the land to the United States that would become Mount Horeb in 1829. In 1861, George Wright was selected as the postmaster for a new regional office to be located on his farm. A Methodist Episcopal minister, Wright reviewed the Bible for a name to be associated with the new station and selected Mount Horeb, the location where Moses received the Ten Commandments, to be the name of this new community. During the last quarter of the 19th century, Norwegian immigrants expanded the Village rapidly and the number residents grew from 42 people in 1880 to a total population 864 in 1900. Today, the Village of Mount Horeb maintains a strong connection to its Norwegian heritage with troll statues and Nordic themes that decorate many businesses and homes. In recent years, steady population growth has caused gradual expansion and redevelopment of suburban residential properties across the Village with some homeowners and developers tearing down or expanding older homes by creating newer, larger designs in their places. Balancing the history of the Village with the changing demands of a growing community is a critical task that Village planners continue to tackle on a regular basis.

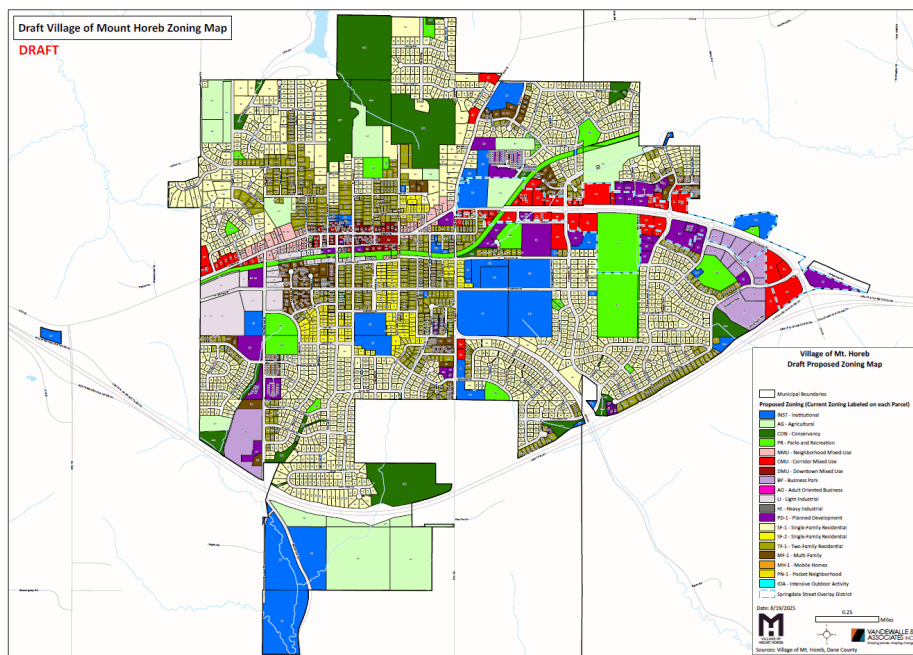


Figure 7. Village of Mount Horeb Draft Zoning Map.
Source: Village of Mount Horeb

Fuldner Heritage Fund, created through a generous donation by the Jeffris Family Foundation and administered by the Wisconsin Historical Society. Today the Village of Mount Horeb has 7 individual NRHP designated properties along with the Mount Horeb Main Street Historic District.

Apart from the downtown survey effort in 1997, the community appears to have never been comprehensively documented as part of a reconnaissance or intensive level historic property survey effort. The proposed reconnaissance and intensive survey will help establish a basis of identification and potential future designation of properties eligible for listing as local landmarks, State/NRHP historic properties, or potential historic districts. The survey report will help

The Village of Mount Horeb requires a comprehensive historic property survey to establish baseline documentation for all potentially NRHP eligible historic properties within the community. In 1997 the Village of Mount Horeb Historic Preservation Commission, contracted with Consultant Elizabeth L. Miller to conduct an intensive survey of the of the “commercially-zoned downtown” area which resulted in a 1997 Survey Report. Findings and recommendations from the 1997 report were the impetus for the the 2019 listing of the Mount Horeb Main Street Historic District on the NRHP. This successful nomination was prepared by Elizabeth L. Miller and made possible by the

form an understanding of the development history of Mount Horeb.

Our previous experience in similar survey efforts and the items listed by the Wisconsin Historical Society in the Scope of Work for project No. WI-25-10016 of the RFB has informed Urbana's methodological approach to complete this project. Urbana's overall goal is to solidify the Village's existing historic preservation planning program via a comprehensive village-wide survey effort. To accomplish the project goals, Urbana will undertake the following actions.

- ✓ **Following thorough general community research, Urbana will first conduct a village-wide reconnaissance survey to identify properties that may meet the NRHP criteria for eligibility and are at least 40 years old (as per the *Survey Manual* guidelines;**
- ✓ **Prepare a historic context statement for inclusion in the intensive historic property survey report, forming a framework for evaluating properties potentially eligible for listing the NRHP within Mount Horeb;**
- ✓ **Complete the intensive level documentation, with site-specific research, of all properties determined to be potentially eligible for listing in the local landmarks register, State Register, or the NRHP, including properties located within potentially eligible historic districts, and those properties within the survey report to provide comparative context for potentially eligible properties;**
- ✓ **Collect and enter all survey data into the WHPD in accordance with the requirements listed in the *Survey Manual*;**
- ✓ **Complete an Intensive Historic Property Survey Report that synthesizes and organizes field observations and research collected during the reconnaissance and intensive phases of the survey in compliance with the *Survey Manual*;**
- ✓ **And submit all report materials, WHPD data, and mapping data to the SHPO before February 26, 2027.**

Only properties with buildings, structures, or objects 40 years old or older will be photographed. If properties are deemed ineligible for potential designation at the national, state, and local levels of significance, they will not be further researched. Urbana expects the Village of Mount Horeb to provide appropriate year-built data to establish the exact number of properties for the survey effort. Only once a final count of all properties slated for documentation is established will Urbana staff complete the in-person field work. All photos will be obtained from the public right-of-way. The number of photographs and photograph techniques will not vary significantly for properties only recorded in the reconnaissance phase versus those later selected for intensive documentation.

The historic context statement produced as part of the survey report will include themes that pertain specifically to the development of Mount Horeb but may also be related to themes identified during any previous Dane County survey efforts or themes recorded during surveys of nearby communities in the larger Madison metropolitan area. Urbana will tailor these themes to Mount Horeb to maintain consistency across local surveys while creating a coherent local historical narrative. As with previous projects completed by Urbana, the historic context statement will include property type descriptions, significance thresholds, and integrity considerations to provide parameters for the future identification of significant properties in the Village.

III. Project Management Details

QUALITY CONTROL

To ensure the project requirements are achieved within the project budget and schedule, Urbana has established an anticipated project schedule (see below) with an expected completion date of December 2026. This submission timeframe slated well before the required final deadline of February 26, 2027 for submission to the Wisconsin SHPO. To ensure that the final product meets the requirements of both the Village of Mount Horeb and SHPO, Urbana anticipates that a draft report will be submitted to the Village by September 2026 with an expected review period of approximately four weeks following submission for Village staff to provide any feedback on the draft before an initial submission to the SHPO. Once feedback from Village staff is received, the updated draft report will be submitted to the SHPO in November 2026. Urbana will attend a Historic Preservation Commission Meeting in November 2026 after the initial submission to SHPO to present the draft results. Following submission to SHPO, Urbana anticipates a 30-day review period for SHPO staff to provide any further comments on the draft report. Once SHPO staff comments are received, Urbana will make any necessary additional changes before re-submitting the final report and attending the final Historic Preservation Commission Meeting in December 2026. The anticipated review schedule with time built-in for comments from Village and SHPO staff will ensure that a complete and comprehensive survey report product, which has been thoroughly reviewed, is received at the conclusion of the project.

VILLAGE STAFF COMMITMENTS

Urbana expects Village staff to serve as the point of contact for public inquires during the planning process, attend all public meetings, maintain a project website, and provide public outreach of activities through existing Village social media outlets, electronic, and community newsletters. Urbana expects that Village staff will also provide existing zoning GIS data and applicable property assessment data, such as year-built data, as necessary.

PROJECT SCHEDULE / TIMELINE

See Figure 8 for Urbana's proposed project schedule that indicates project milestones by tasks, includes the target deadlines of draft and final project deliverables, and the overall timeline for completion of the project within the required grant timeframe (before February 26, 2027). Meetings with Village staff, the Historic Preservation Commission, and the public are also outlined with anticipated dates.

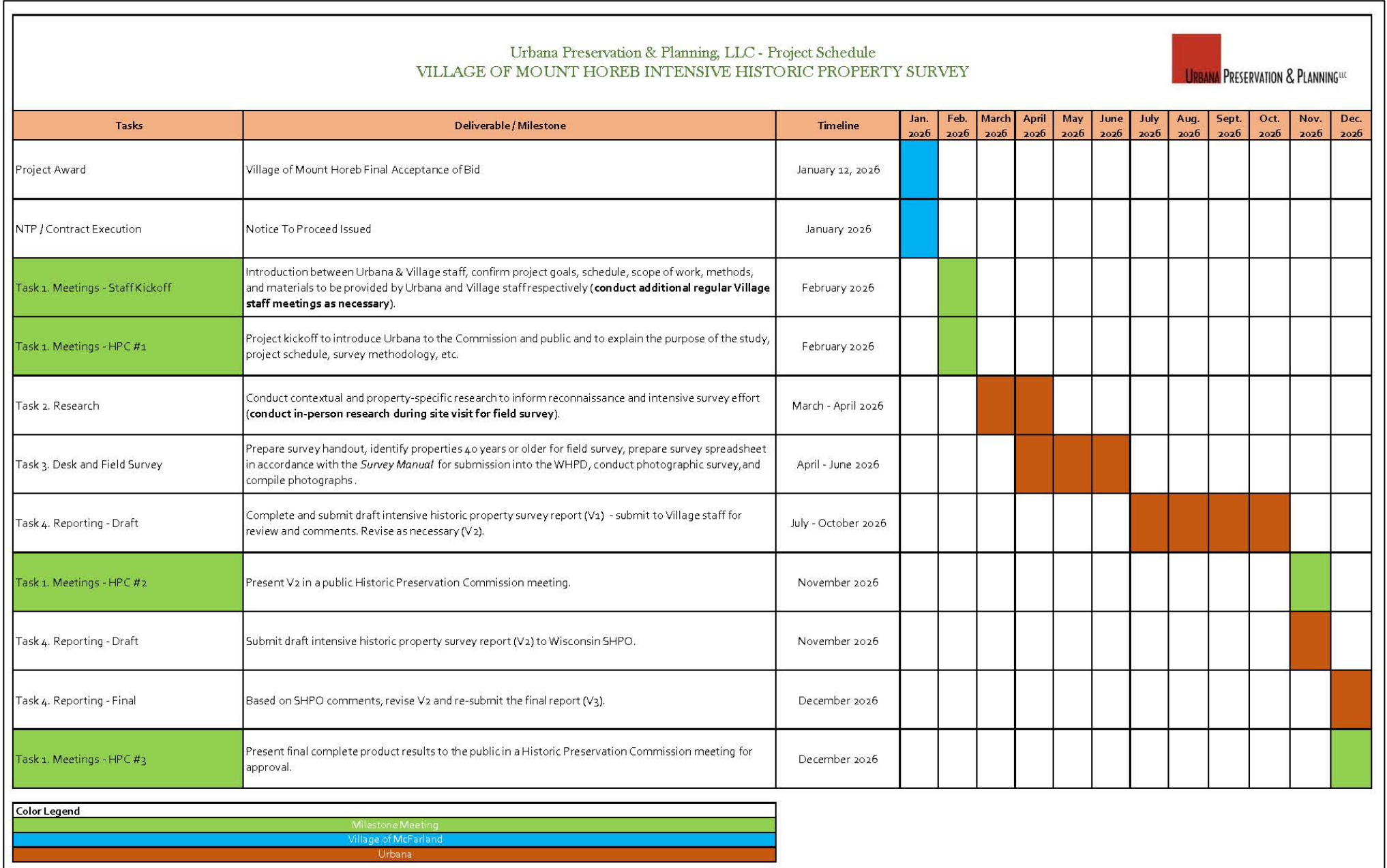


Figure 8. Project Schedule.

Task 1. Meeting and Outreach

Urbana will conduct two separate kickoff meetings following the contract award. The first will be with Village staff and the second will be with the Historic Preservation Commission after receiving the Notice To Proceed (NTP). Urbana will prepare a detailed project timeline, considering any issues discussed at the kickoff meeting. Urbana will continue to conduct meetings with Village staff as the project proceeds, as needed, and provide project updates to the Historic Preservation Commission once a draft is prepared and once the final report is completed.

- **Cumulative Proposed Hours:** 20 hours
- **Proposed Schedule:** Staff Kickoff Meeting (February 2026), Historic Preservation Commission Kickoff (February 2026), Staff Check-In Meetings (Periodic), Historic Preservation Commission Draft Report (November 2026), and Historic Preservation Commission Final Report (December 2026)
- **Associated Deliverables:** Initial project timeline, project updates to Village staff / Historic Preservation Commission commissioners, draft findings, final report, and three presentations to the Historic Preservation Commission and public
- **Data Requests Under This Task:** None identified

Task 2. Research

Urbana will thoroughly research the overall historic context of the Village of Mount Horeb, the development history of the community, as well as property specific research for individual properties within the survey area deemed appropriate for intensive survey. Research will be conducted using local resources, such as the Mount Horeb Historical Society and the Mount Horeb Public Library, as well as digital resources, such as Ancestry.com, Newspapers.com, Genealogy Bank, and the Library of Congress' archive of Sanborn Fire Insurance Maps.

- **Cumulative Proposed Hours:** 54 hours
- **Proposed Schedule:** March 2026 - April 2026
- **Associated Deliverables:** Historic context statement for Mount Horeb and property specific research data
- **Data Requests Under This Task:** Year-built data for all properties and historic-era building permits and subdivision tract maps for properties identified for intensive survey

Task 3. Desk and Field Survey

Urbana will conduct both a desk and in-person field survey to evaluate and classify all age-appropriate properties in the Village boundary. Prior to field survey, Urbana will prepare an initial desktop survey spreadsheet. The survey spreadsheet will form the basis for future Wisconsin Historic Preservation Database entries and intensive survey inventory forms. The Urbana survey team will photograph and document each individual historic-era (40 years or older) property during field survey. Prior to survey, Urbana will prepare a survey pamphlet to provide to residents in Village of Mount Horeb to distribute before or during the survey effort. The Urbana survey team will be prepared to interact with and answer any questions from residents while surveying the neighborhood. The team will then record all WHPD information for each property utilizing the photographs taken. Urbana will utilize newspaper research and compile any other information of note to identify and list historically significant residents or architects associated with specific properties associated with the intensive survey efforts.

- **Cumulative Proposed Hours:** 72 hours
- **Proposed Schedule:** April 2026 - June 2026
- **Associated Deliverables:** Survey spreadsheet and property photographs
- **Data Requests Under This Task:** All relevant ArcGIS data; copies of past survey data or reports

Task 4. Reporting

The survey report for the Mount Horeb Intensive Historic Property Survey will conform to the DHP *Survey Manual* guidelines for an Intensive Historic Structures Survey Report and will include the following sections:

1. Title Page
2. Acknowledgment
3. Abstract
4. Table of Contents
5. Introduction
6. Survey Methodology
7. Historical Overview
8. Thematic Research / Annotated Bibliography with
 - a. Designers, Engineers, and Builders;
 - b. Notable People;
 - c. And Underrepresented Communities
9. Survey Results
10. Recommendations/Future Survey and Research Needs
11. Threats to Resources
12. National Register Priorities
13. Community Strategies for Historic Preservation
14. Preservation Planning
15. Appendix

Under guidance from the Wisconsin SHPO, Urbana will prepare the intensive historic property survey report, utilizing the research conducted in Task 2 and the survey data collected in Task 3. This report will reflect the findings from the survey, including the number of historic properties identified, the types of architectural styles found in the Village, and the number of resources identified as potentially eligible for listing in the local landmark register or the NRHP. The report will detail the history of Mount Horeb and notable buildings within community. The report will include representative photographs of architectural styles and maps of the Village. Mount Horeb staff and the Historic Preservation Commission members will have the opportunity to review the draft report, and Urbana will be responsive in addressing any comments. Following review by Village staff, a subsequent draft report will then be provided to the SHPO for review, and Urbana will address any additional comments prior to finalizing the report.

- **Cumulative Proposed Hours:** 82 hours
- **Proposed Schedule:** July 2026 - December 2026 (final submission to SHPO before February 26, 2027)
- **Associated Deliverables:** Draft and final Intensive Historic Property Survey Report
- **Data Requests Under This Task:** Comments on the draft report during the draft review period

SUPPLEMENTAL INFORMATION

All mapping data prepared as part of this project will be provided to the SHPO and the Village of Mount Horeb for use and distribution to the public via the Village mapping applications on municipal webpages, or any other methods Village staff see fit.

IV. Fees

COST

Urbana’s proposed project budget for this Scope of Work calls for 228 hours of time over approximately 48 weeks, distributed amongst three professionally qualified team members for a total Lump Sum price of \$22,000.

Hourly rates for the project team are provided here in Table 1.

Table 1. Hourly Rates.

Name	Title	Rate
Wendy L. Tinsley Becker	Principal / project Manager	\$125
John Hyche	Senior Associate / Historian	\$100
Alexandrea Baker	Associate / Preservation Planner and GIS Manager	\$85

Urbana’s complete cost proposal is included as Figure 9 on the following page, and the proposed project schedule is included as Figure 8. Personnel hours are summarized per task. Overall cost / cost percentage per task, task timelines, and reimbursable expenses are also included.

OTHER PROFESSIONAL COMMITMENTS

The Urbana staff assigned to this project have no other professional commitments that would interfere with the completion of the Mount Horeb intensive historic property survey following the timeline proposed in the Project Management Details section above.

Urbana Preservation & Planning, LLC - Cost Proposal
 VILLAGE OF MOUNT HOREB INTENSIVE HISTORIC PROPERTY SURVEY



SUBMITTED TO

Village of Mount Horeb
 Attn: Nicholas Owen, Village Administrator
 Village of Mount Horeb Historic Preservation Commission
 138 E Main St, Mount Horeb, Wisconsin 53572
 ph: 608-437-6884, email: nic.owen@mounthorebwi.info

SUBMITTED BY

Urbana Preservation & Planning, LLC
 Wendy L. Tinsley Becker, RPH, AICP, Principal
 101 W. Goodwin Street, Suite 310, Prescott, AZ 86303
 wendy@urbanapreservation.com | (844) 872-2623

Urbana Task #	Proposed Tasks	Principal / Project Manager	Senior Associate / Historian	Associate / Preservation Planner & GIS	Cost Per Task	% of Total Cost	Anticipated Project Schedule*
Task 1	Meetings: - Staff Meetings (As Necessary) - Historic Preservation Commission Meetings (3)	9	6	5	\$2,150.00	10%	Staff Kickoff Meeting (February 2026) Historic Preservation Commission Kickoff (February 2026) Staff Check-In Meetings (Periodic) Historic Preservation Commission Draft Report (November 2026) Historic Preservation Commission Final Report (December 2026)
Task 2	Research: - Historical Context for the Village of Mount Horeb - Site-Specific Research (Intensive Phase) - In-Person Research of Local Resources	0	30	24	\$5,040.00	23%	March 2026 - April 2026
Task 3	Desk and Field Survey: - Desktop Identification (Properties Older than 40 years) - Survey Handout Pamphlet - In-Person Photographic Survey (Reconnaissance & Intensive Phase)	0	40	32	\$6,720.00	31%	April 2026 - June 2026
Task 4	Reporting: - Historic Context Statement (Intensive Survey Report Component) - Intensive Survey Report - WHPD Data - Mapping Data	10	48	24	\$8,090.00	37%	July 2026 - December 2026
Total Hours		19	124	85	\$22,000.00	100%	
Hourly Billing Rate		\$125.00	\$100.00	\$85.00			
Subtotal Per Team Member		\$2,375	\$12,400	\$7,225			
Project Subtotal					\$22,000		
Total Project Cost inclusive of all time, materials, and travel expenses					\$22,000.00		

Assumptions & Commitments

- All work shall be performed by Urbana's staff of 36 CFR Part 61. qualified professionals. All work will be done by in-house full time professionally qualified staff. Urbana's John Hyche and Alexandria Baker are based in Illinois.
- No travel costs proposed.

Figure 9. Proposed Fees and Timeline.

Appendix A. Resumes



Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager
Architectural Historian + Urban / Preservation Planner
 wendy@urbanapreservation.com

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High-Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick-and-mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.



EDUCATION

Master of City Planning,
 Preservation & Urban Design Emphasis
 San Diego State University
 —
 Bachelor of Arts – History
 San Diego State University

REGISTRATIONS

American Institute of Certified Planners
 (#022838)
 Register of Professional Historians
 (#612)

EXPERIENCE

2005-present: Founding Principal
 Urbana Preservation & Planning, LLC
 —
 2012-2021: Faculty Lecturer
 San Diego State University
 City Planning Graduate Program
 —
 2006-2017: Faculty Instructor
 University of California, San Diego
 Urban Planning & Development Program
 —
 2002-2005: Historian / Planner
 Architectural Resources Group
 —
 2001-2002: Historian / Planner
 Historic Research Services
 —
 2000-2001: Historian
 Office of Marie Burke Lia, Esq.
 —
 1996-1999: Asst. Coordinator +
 Researcher:
 SHPO/CHRIS
 South Coastal Information Center

PROJECT EXPERIENCE*

- 2025 *City of Rancho Mirage Historic Resource Survey and Context Statement | City of Rancho Mirage | Rancho Mirage, CA.*
- 2025 *City of Cedar Falls Historic Resource Survey and Context Statement | City of Cedar Falls | Cedar Falls, IA.*
- 2024 *Underground Railroad Resources in the U.S. - A National Historic Landmarks Theme Study; National Park Service.*
- 2024 *Pascua Yaqui Pueblo Historic Property Survey; Pima County, AZ.*
- 2024 *3210 Xenophon Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *Three Way Intersection HAER Report; Greenlee County, AZ.*
- 2023 *Queen Creek Viaduct HAER Report; Gila County, AZ.*
- 2023 *Valley Metro Capitol Extension Cultural Resource Inventory and Evaluation; Phoenix, AZ.*
- 2023 *Roosevelt Irrigation District Centennial History; Buckeye, AZ.*
- 2023 *229 Avenida Del Mar Historic Resource Analysis Report; San Clemente, CA.*
- 2023 *222 W Mariposa Street Historic Resource Analysis Report; San Clemente, CA.*
- 2023 *Apache Trail/Old US Route 60 Historic Assessment Survey Report; Mesa, AZ.*
- 2023 *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *4052 and 4054 Centre Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *1610 Santa Barbara Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Clark County, Nevada | Urbana Preservation & Planning, LLC | Remsen, IA.*
- 2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report | Urbana Preservation & Planning, LLC | Remsen, IA.*
- 2023 *City of La Quinta Historic Resource Survey and Context Statement | Urbana Preservation & Planning, LLC | La Quinta, CA.*
- 2023 *3510 Dove Court Historical Resource Technical Report | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *County of San Diego Historic Designation / Mills Act, U.S. Grant Jr. Ranch House, 8357 The Grant Place, Bonita, CA*
- 2022 *County of San Diego Historic Designation / Mills Act, 4501 Mayapan Drive, La Mesa, CA*
- 2022 *3575 Via Flores Drive Historic Designation & Mills Act Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *University and 5th Avenue Historical Resource Technical Report | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *Grand Forks Water Treatment Plant Historic American Engineering Record | Urbana Preservation & Planning, LLC | Grand Forks, ND.*
- 2022 *2275 Evergreen Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *820 Fort Stockton Drive Historic American Building Survey | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *820 Fort Stockton Drive Historical Resource Technical Report | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *Cottonwood State Route 89A Historic Property Survey; Cottonwood, AZ.*
- 2022 *USACE Santa Fe Dam Evaluation; Los Angeles County, CA.*

BOARDS + COMMITTEES

- Chair / Immediate Past Chair:
 American Planning Association
 National Urban Design & Preservation
 Division, 04/2012-12/2016
 —
- Founder + Volunteer Executive
 Director / Ex –Officio Director: Built
 Environment Education Program
 (BEEP) San Diego, 2008-2015
 —
- Education Committee Member:
 California Preservation Foundation,
 04/2012-04/2014
 —
- Vice-Chair + Newsletter Editor: APA
 National Urban Design & Preservation
 Division, 01/2010-03/2012
 —
- Director & Education Chair: San Diego
 Architectural Foundation, 11/2008-
 2011
 —
- Appointed Public Member: City of San
 Diego Historical Resources Board
 Incentives Subcommittee, 08/2008-
 02/2010
 —
- Advisor/Member – UCSD Extension
 Advisory Group Urban Planning &
 Development Certificate Program,
 2007 forward
 —
- Founding President – Jack London
 District Association, 2005-2006

SELECT AWARDS

- 2016 - Award of Excellence for
 Preservation Advancement - City of San
 Diego Historical Resources Board
 (recognized for Urbana's preservation
 planning study for the San Diego State
 Normal School Campus & San Diego
 City Schools Historic District).
 —
- 2014 - American Planning Association
 (APA) San Diego Chapter – Planning
 Agency Award for preparation of La
 Mesa 2030 General Plan. *Historic
 Preservation Element prepared by
 WLTB / Urbana.

- 2022 *161 Marquita Historic Resource Analysis Report; San Clemente, CA.*
- 2022 *Glen Canyon Post-1955 Housing Survey and MPDF; Page, AZ.*
- 2022 *3120 Sterne Street Historic Resource Research Report; San Diego, CA.*
- 2022 *Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *Mule Pass Tunnel Historic Evaluation and Inventory Form; Bisbee, AZ.*
- 2021 *City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.*
- 2021 *Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *Historic Resource Research Report: 3800 University Ave; San Diego, CA.*
- 2021 *860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.*
- 2021 *Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.*
- 2021 *Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.*
- 2021 *Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.*
- 2021 *Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.*
- 2021 *528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.*
- 2021 *4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.*
- 2021 *Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.*
- 2021 *East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.*
- 2021 *5265 N. 4th Street Historical Resource Summary; Irwindale, CA.*
- 2021 *Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.*
- 2021 *Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.*
- 2021 *Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.*
- 2021 *1033 Pandora Drive Historic Designation; La Mesa, CA.*
- 2021 *7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.*
- 2021 *3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.*
- 2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.*
- 2020 *Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.*
- 2020 *Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.*
- 2020 *Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.*
- 2020 *Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.*
- 2020 *Red Fox Room Retroactive Review, JCG Development, San Diego, CA.*

RELATED EXPERIENCE

- Elected Member & Chair: County of San Diego Valle de Oro Community Planning Group, 2016-2022 —
- Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 2016-2018 —
- Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort —
- Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016) —
- AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present —
- Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present —
- Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017 —
- Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE),* 06/2013 —
- Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012 —
- Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

- 2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*
- 2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
- 2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
- 2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
- 2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
- 2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*
- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*

SELECT AWARDS (CONT.)

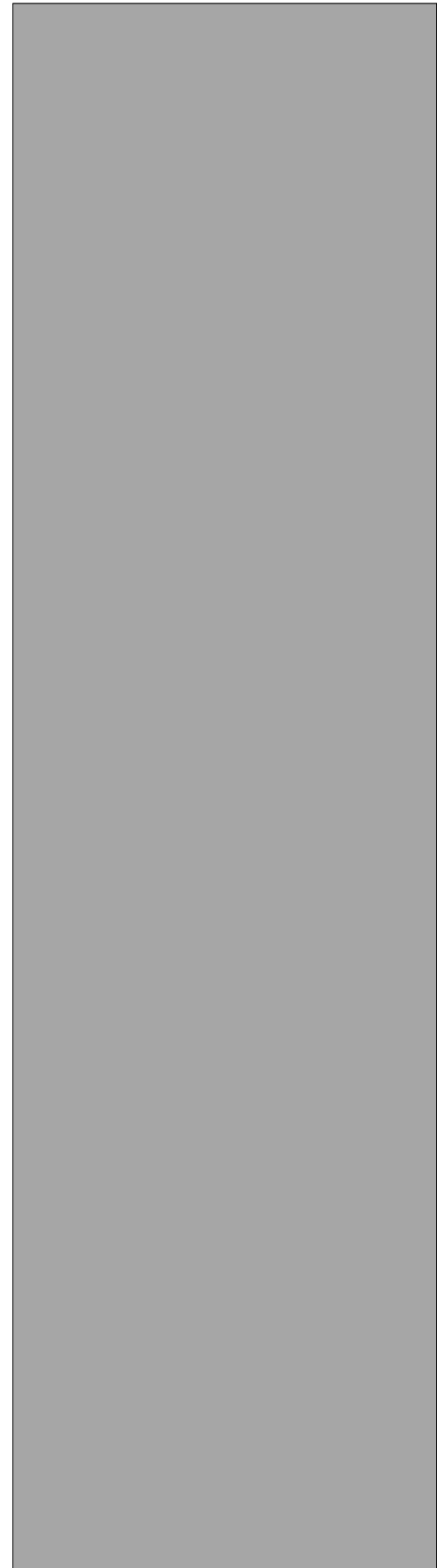
- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).
-
- 2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance. *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.*
-
- 2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).
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- 2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).
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- 2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).
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- 2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

- 2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
- 2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
- 2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
- 2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
- 2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
- 2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
- 2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
- 2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
- 2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
- 2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- 2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
- 2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
- 2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
- 2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
- 2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*
- 2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*
- 2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*

RELATED EXPERIENCE (CONT.)

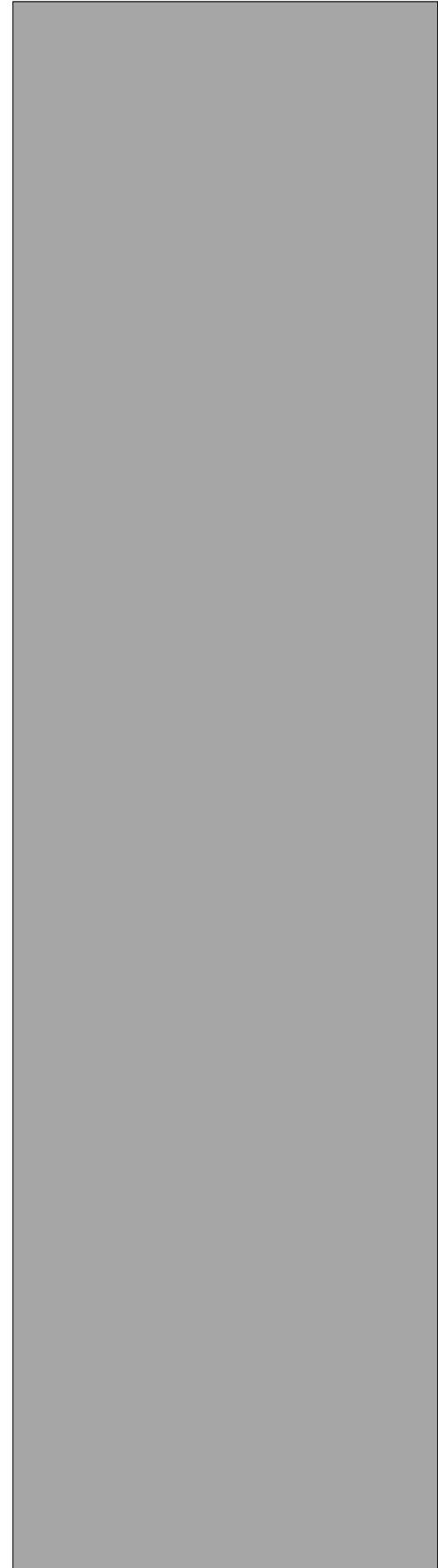
- Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
-
- Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003
-
- Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003
-
- Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002
-
- Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
-
- Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S.)
-
- Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999
- COURSES CREATED & TAUGHT**
- BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
-
- BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
-
- BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
-
- BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
-
- ART 40436 - American Architectural History I & II (UCSD 2008-2014)
-
- CP 670 - History of Urban Planning (SDSU 2012-2020)

- 2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
- 2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
- 2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
- 2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
- 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- 2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
- 2016 *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 | Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating*



- Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*

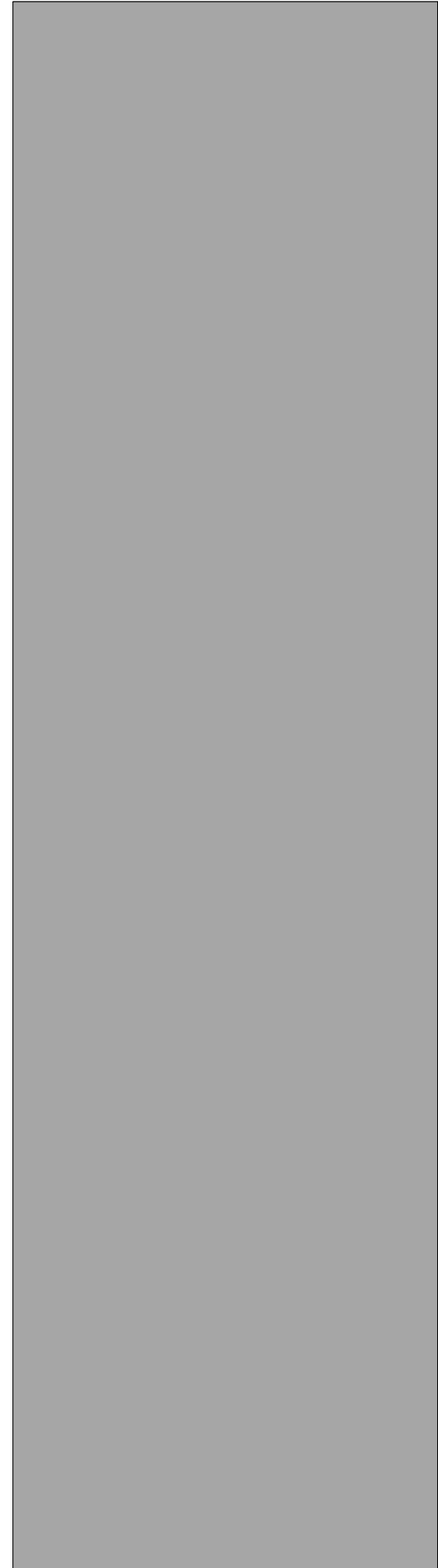
- April 2014 4th @ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA
- March 2014 Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.
- February 2014 Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.
- January 2014 1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.
- November 2013 Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.
- September 2013 Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.
- October 2013 NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.
- June 2013 Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA
- January 2013 National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA
- January 2013 Historical and Architectural Eligibility Evaluation of Delano Substation Complex.
- October 2012 Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations
- October 2012 City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.
- 2011-2013 Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)
- In-process San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA
- July 2012 National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA
- June 2012 Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA
- June 2012 County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA
- April 2012 NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA
- March 2012 Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
- February 2012 National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
- February 2012 Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA
- January 2012 NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA



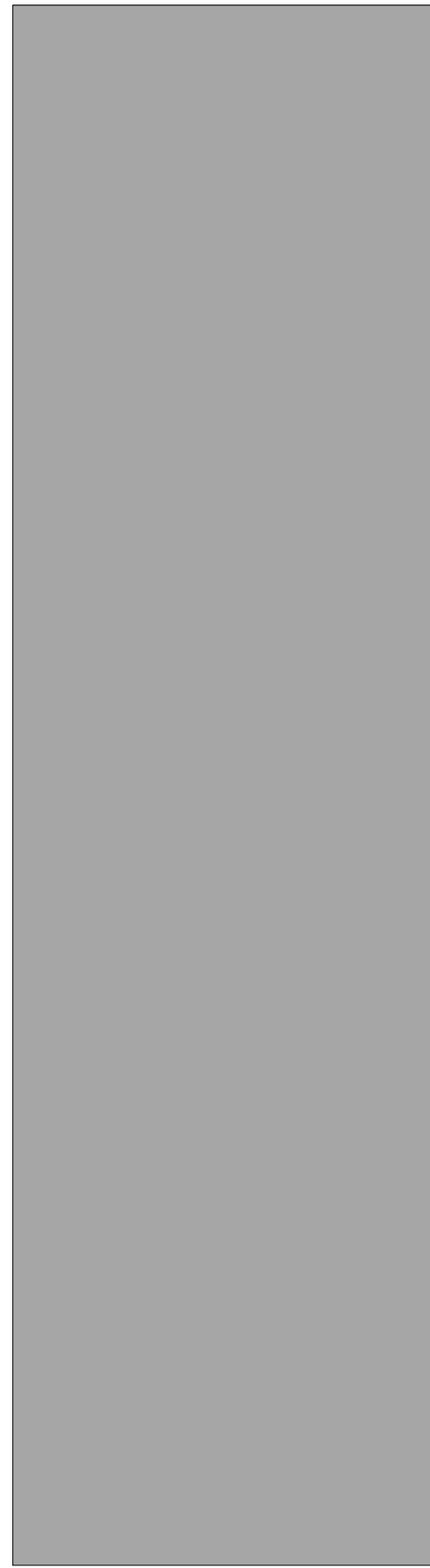
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
- August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*

- August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
- July 2009 *Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
- July 2009 *City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*
- May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
- May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
- April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
- April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*
- March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
- February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
- February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
- January 2009 *Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*
- October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
- 2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
- August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
- July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
- July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*
- June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
- May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
- April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
- April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
- March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*
- February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
- February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*
- January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
- January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
- November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
- October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

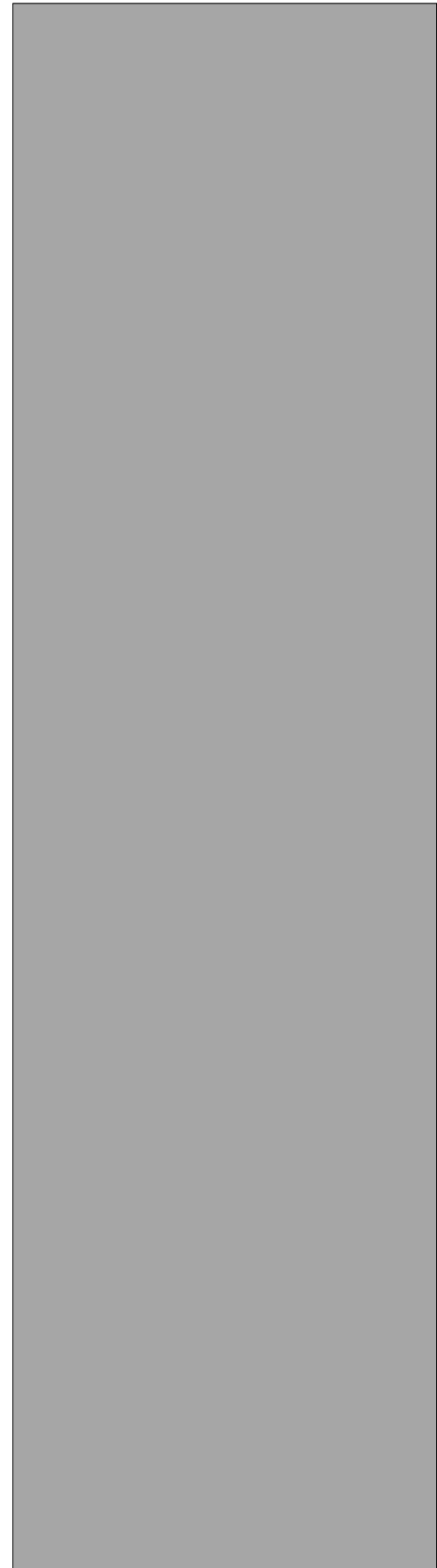
- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*



- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*

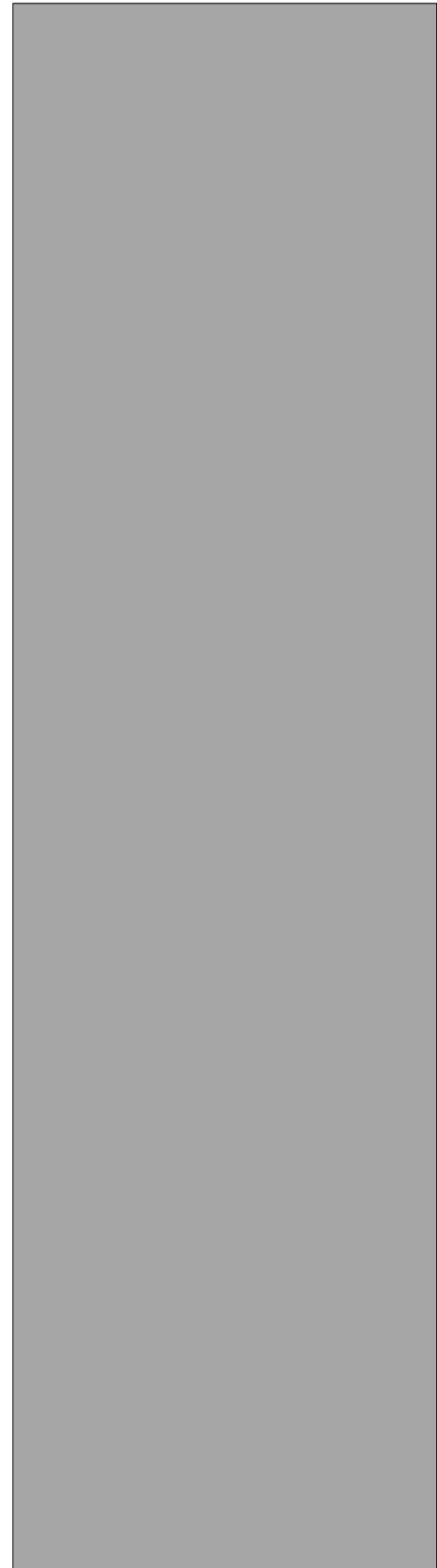


- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*



- August 2001 *Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
- August 2001 *Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
- July 2001 *Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
- July 2001 *Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
- June 2001 *Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation* (with Scott Moomjian)
- April 2001 *East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared for Centre City Development Corporation)
- April 2001 *Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation*
- January 2001 *Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
- January 2001 *Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
- December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site* November 2000
Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites
- November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
- October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*
- August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
- July 2000 *Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
- July 2000 *Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103*
- May 2000 *Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA*
- May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
- March 2000 *Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113*

*Visit www.urbanapreservation.com for project profiles and additional information.



John Hyche, MA, RPA
Senior Associate / Architectural Historian & Archaeologist
john@urbanapreservation.com

John Hyche holds a Bachelor of Arts in History, with a minor in Anthropology, from the University of California at Santa Cruz, and a Master of Applied Anthropology with a certificate in Historic Preservation from the University of Maryland, College Park. He is a member of the Register of Professional Archaeologists (RPA) and meets The Secretary of the Interior's Historic Preservation Professional Qualifications Standards in the discipline of History and Historical Archaeology. He brings nine years of experience in cultural resources management and archaeology and has supervised and participated in archaeological survey and cultural resource projects in California, Arizona, Nevada, Wyoming, Maryland, Virginia, and Washington, D.C. He is a former National Park Service (NPS) Certified Local Government (CLG) Assistant in the State, Tribal, Local, Plans & Grants Division, NPS Cultural Resource Technician, and an Archaeologist with the District Archaeologist at the D.C. Historic Preservation Office (DCHPO). In this capacity, John has completed both archaeological and built environment surveys with their associated cultural resource inventory reports, authored testing and treatment plans, and supervised testing activities. His technical competence and regulatory compliance expertise is matched by his practical skills in data management, with proficiency in Microsoft Office applications, Adobe Creative Suite, HTML, AutoCAD, ArcGIS, and the ESRI GIS Trimble.

As an architectural historian, John has supervised and participated of architectural survey projects and completed their associated technical reports. He has facilitated local, state, and National Register of Historic Places (NRHP) nominations for historic properties and completed Mills Act packages for listed buildings/structures in California. He has facilitated the completion Federal historic preservation tax credit rehabilitation projects and submitted Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) reports to the NPS. As a NPS Cultural Resource Technician, he evaluated the results of preservation maintenance and repair work at historic properties, and coordinated with researchers, subject matter experts, and resource managers to facilitate cooperative resources management strategies. John has authored NRHP nominations and determinations of eligibility for unevaluated properties. He has also worked on reports regarding proposed rehabilitation measures for listed properties in compliance with the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and applicable local regulations.

As an archaeologist John has completed NHPA Section 106 & Section 110 cultural resource inventory reports. He has also produced testing plans and participated in/supervised Phase I, II, and III survey efforts. For surveys, he has experience employing a variety of methods including, but not limited to, construction monitoring; pedestrian reconnaissance survey; geophysical survey (metal detecting and magnetometry); soil coring; Shovel Test Pit (STP) excavation; and formal test unit excavation. He has experience completing and submitting archaeological state site forms for a variety of difference types of resources across the country. As an archaeological collections manager, John has experience processing and housing large artifact collections and conducting regular environmental conditions control activities. He has reviewed and authored NEPA Environmental Assessments (EAs), EA Findings of No Significant Impact (FONSIs), And Environments Impact Statements (EISs) Reports and completed Archaeological Resources Protection Act (ARPA) violation investigations. With the NPS, he developed an archaeological survey application within the ArcGIS Collector tool called *CRSurveyor* to quickly and concisely record archaeological sites with their associated features.



EDUCATION

Master of Applied Anthropology,
University of Maryland College Park

—
Graduate Certificate –
Historic Preservation,
University of Maryland College Park

—
Bachelor of Arts - History
Minor - Anthropology,
University of California Santa Cruz

PROFESSIONAL EXPERIENCE

Senior Associate / Architectural
Historian & Archaeologist:
Urbana Preservation & Planning, LLC
(San Diego, CA)
2021 – present

—
Certified Local Government Assistant:
State, Tribal, Local,
Plans & Grants Division
National Park Service
(Washington, DC)
2020-2021

—
Cultural Resource Technician:
Grand Teton National Park
National Park Service
(Grand Teton National Park, WY)
2019

—
Archaeology Assistant:
D.C. Historic Preservation Office
(Washington, DC)
2018-2019

—
Archeology Collections Assistant:
Cooperative Ecosystems Study Unit
National Park Service

ARCHITECTURAL HISTORY PROJECT EXPERIENCE

- 2024-2025 *City of Rancho Mirage Historic Resource Survey and Context Statement* | City of Rancho Mirage | Rancho Mirage, CA.
- 2024-2025 *City of Cedar Falls Historic Resource Survey and Context Statement* | City of Cedar Falls | Cedar Falls, IA.
- 2021-2024 *Old Tavern Rehabilitation Tax Credit Consulting* | Hattie’s House | Sacramento, California
- 2021-2024 *Lafayette Hotel Rehabilitation Tax Credit Consulting* | Consortium Holdings, LLC | San Diego, California
- 2024 *3210 Xenophon Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *4052 and 4054 Centre Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *1610 Santa Barbara Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report* | City of Remsen | Remsen, IA.
- 2022-2023 *City of La Quinta Historic Resource Survey and Context Statement* | City of La Quinta | La Quinta, CA.
- 2022-2023 *3575 Via Flores Drive Historic Designation & Mills Act Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022-2023 *3510 Dove Court Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022-2023 *University and 5th Avenue Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *Grand Forks Water Treatment Plant Historic American Engineering Record* | City of Grand Forks | Grand Forks, ND.
- 2022 *2275 Evergreen Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *820 Fort Stockton Drive Historic American Building Survey* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *820 Fort Stockton Drive Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *3611 Hyacinth Drive Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *3675 8th Ave Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *4648 Marlborough Drive Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *2390, 2442, and 2444 North American Way Historical Resource Analysis and CA DPR Forms* | EPD Solutions | Orange, CA.
- 2021 *12118 Bloomfield Ave Historical Resource Analysis and CA DPR Forms* | EPD Solutions | Santa Fe Springs, CA.
- 2020-2021 *Historic Preservation Fund Grants Manual – Certified Local Governments* | National Park Service | Washington, DC.

PROFESSIONAL EXPERIENCE, CONT'D

- Historical Archaeology Graduate Intern:
University of Maryland, College Park
(College Park, MD)
2017
—
- Archaeological Field Technician:
Shotgun House
Public Archaeology Project,
D.C. Historic Preservation Office
(Capitol Hill, DC)
2016-2017
—
- Archaeological Field School:
Charlestowne Landing
State Historic Park
(Charleston, SC)
2016
—
- Geophysical Archaeological Field
School Technician:
Saint Louis University
(Lough Key,
County Roscommon, Ireland)
2015

ARTICLES

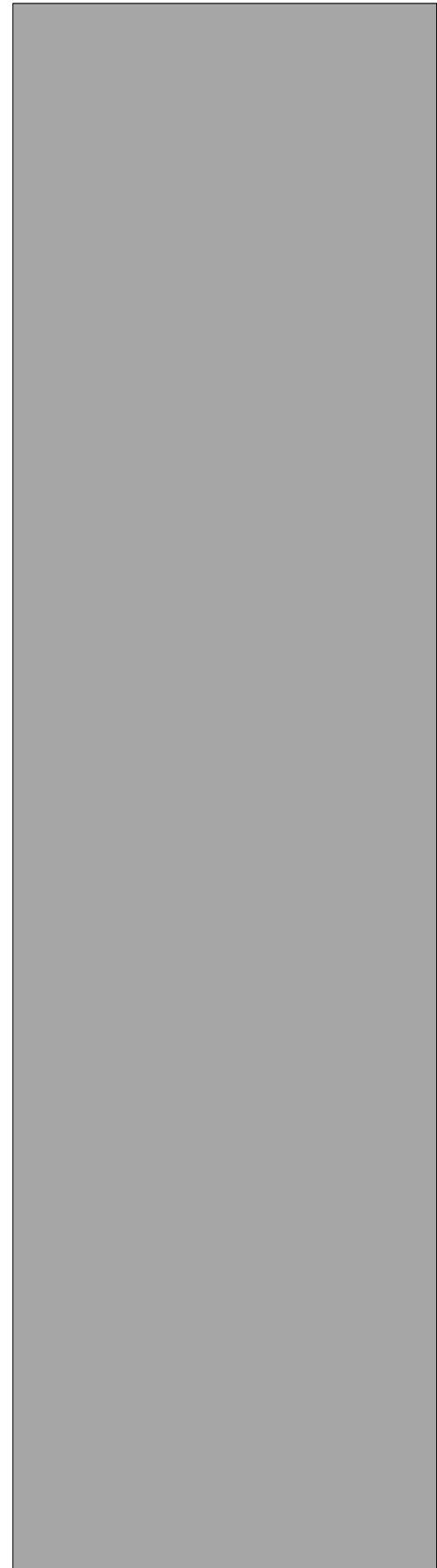
- "Beyond the Fence: Reaching Out to the Capitol Hill Community through Urban Archaeology" *Practicing Anthropology* 39(3): pp. 14-15, 2017

MEMBERSHIPS

- Register of Professional Archaeologists
(2021-Present)
—
- Society for American Archaeology
(2017-2020)
—
- Society for Historical Archaeology
(2017-2020)

ARCHAEOLOGICAL PROJECT EXPERIENCE

- 2023 – Present *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project (Phase I & II) | City of San Diego, CA | San Diego, CA*
- 2023 – Present *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project (Phase I & II) | City of San Diego | San Diego, CA*
- 2022 – Present *California Wildfire Mitigation Program Archaeological and Historic Architecture Subject Matter Expert Analysis and Reporting | County of San Diego and California Office of Emergency Services | San Diego, CA*
- 2021 – Present *TLRR Eldorado-Pisgah-Lugo Project Historic-Era Built Environment and Multi-Discipline Resources Survey Report | Southern California Edison and the Bureau of Land Management | Clark County, Nevada*
- 2020-2021 *ArcGIS Collector CRSurveyor Archeology Survey Application | National Park Service | Washington, DC.*
- 2019 *Grand Teton National Park Telecommunications Improvement Project Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Paintbrush Divide & Hurricane Pass Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Deadman's Bar Landing Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Jackson Island Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Congressional Cemetery Phase I Archaeological Survey | D.C. Historic Preservation Office | Washington, DC.*
- 2019 *Congressional Cemetery Phase I Archaeological Testing Plan | D.C. Historic Preservation Office | Washington, DC.*
- 2016-2018 *Capitol Hill "Shotgun House" Phase I, II, and III Archaeological Survey | D.C. Historic Preservation Office | Washington, DC.*
- 2018 *Arlington House Cultural Resource Inventory | National Park Service | Arlington, Virginia.*
- 2018 *Prince William Forest Park Cultural Resource Inventory | National Park Service | Prince William Forest Park, Virginia.*
- 2018 *Frederick Douglass National Historic Site Cultural Resource Inventory | National Park Service | Washington, DC.*
- 2018 *Catoctin National Park Cultural Resource Inventory | National Park Service | Catoctin National Park, MD.*
- 2018 *Antietam National Battlefield Cultural Resource Inventory | National Park Service | Antietam National Battlefield, MD.*
- 2017 *Manassas National Battlefield Cultural Resource Inventory | National Park Service | Manassas National Battlefield, VA.*
- 2017 *Rock Creek Park ARPA Investigation Report | National Park Service | Rock Creek Park, DC.*

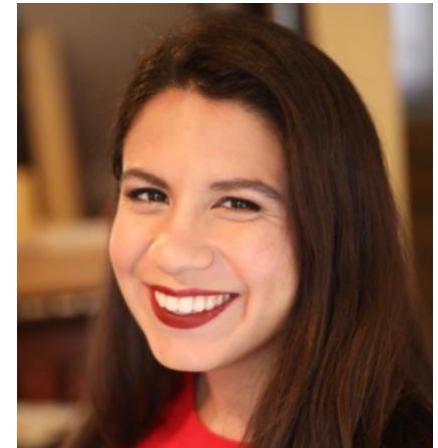


**Alexandrea Baker, MCP, Associate
Preservation Planner + GIS Manager
alex@urbanapreservation.com**

Alexandrea Baker holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, prepares GIS maps and manages all aspects of our GIS program. Recent project experience includes the City of La Quinta historical resource survey; the Post Rock Resources MPDF and NRHP nominations, Historic Designation and Mills Act Applications for private property owners throughout Southern California, on-call historic research services for multiple jurisdictions, and all historic sites database and GIS management for SCE projects. As the GIS Manager on the Urbana team, she has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept ArcGIS StoryMaps.

PROJECT EXPERIENCE

2024	<i>Determination of Historic Significance Report for 767 B Avenue Coronado, California.</i>
2024	<i>Tucson Bus Rapid Transit Project Historic Property Survey Tucson, Arizona.</i>
2024	<i>Edison and Walker Specific Plan – Historical Resource Survey Ontario, California.</i>
2024	<i>GIS Mapping for Historical and Archaeological Resource Management Report Chollas Creek & Euclid-54th Project San Diego, California.</i>
2024	<i>GIS Mapping for Historical and Archaeological Resource Management Report Famosa Slough Alley Slope Restoration Project San Diego, California.</i>
2024	<i>Historical Resource Analysis Report for Harvest Landing Retail Center & Business Park Project Perris, California.</i>
2023	<i>Determination of Historic Significance Report for 811 Tolita Avenue Coronado, California.</i>
2023	<i>Determination of Historic Significance Report for 841 H Avenue Coronado, California.</i>
2023	<i>Determination of Historic Significance Report for 325 9th Street Coronado, California.</i>
2023	<i>Determination of Historic Significance Report for 437 J Avenue Coronado, California.</i>
2023	<i>Historical Resource Analysis Report for 33521 Zeiders Road Menifee, California</i>
2023	<i>Historical Resources Analysis Report Proposed El Camino Specific Plan Project San Juan Capistrano, California.</i>
2023	<i>Historical Resource Analysis Report for 5900 Cherry Avenue Long Beach, California.</i>
2023	<i>Historical Resource Analysis Report for 800 Meadow Pass Road Walnut, California.</i>
2023	<i>University Hills Historical Resource Analysis Report San Bernardino, California.</i>



EDUCATION

Master of City Planning
San Diego State University

—
Bachelor of Arts– Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Associate Preservation Planner + GIS
Manager: Urbana Preservation &
Planning, LLC (San Diego, CA) 2022
– present
Staff Urban / Preservation Planner +
GIS Technician: Urbana Preservation
& Planning, LLC (San Diego, CA)
2018 – 2022

—
Planning Intern: Alta Planning
(San Diego, CA), 2019

—
Planning Intern: City of Richmond
(Richmond, CA), 2019

—
Planning Intern: Maxable
(San Diego, CA), 2018-2019

—
Para Educator: Mid Valley Special
Education Cooperative (St. Charles,
IL), 2017-2018

—
Teacher Assistant: Lincoln Family
Services (Lincoln, NE), 2016-2017

MEMBERSHIPS

American Planning Association

RELATED CERTIFICATIONS

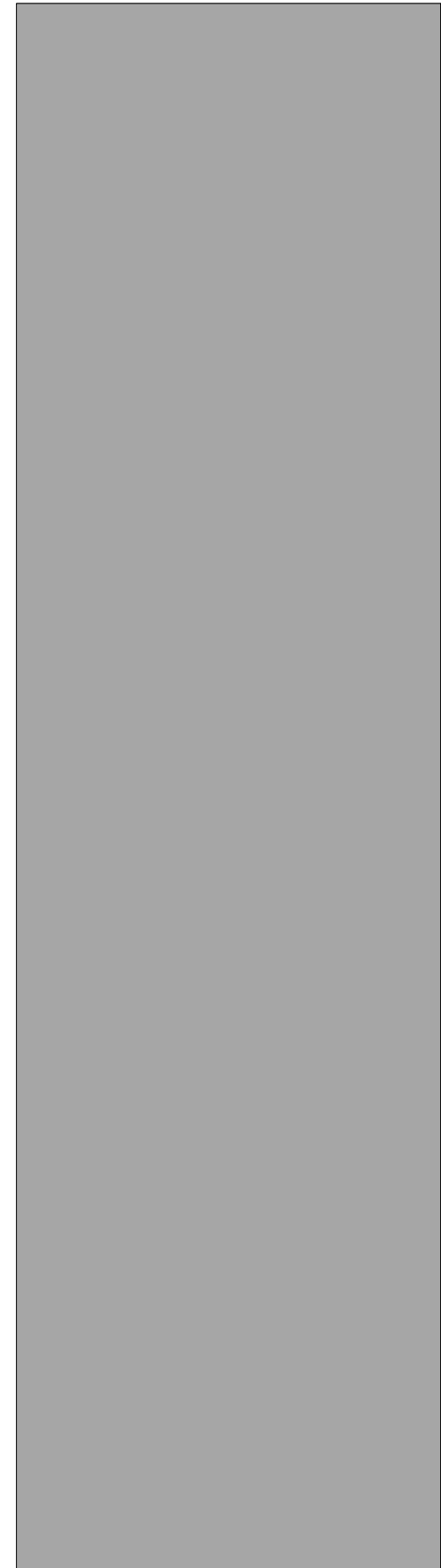
SAP Environment, Health, and
Safety for Operational Sustainability
(2021 Edition)

- 2023 *Historical Resource Research Report for 2954 Chatsworth Boulevard | San Diego, California 2023* *Historical Resource Research Report for 637 Arenas Street | La Jolla, California.*
- 2022 *Determination of Historic Significance Report for 741-745 Orange Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 737 Orange Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 440 Pomona Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 210 E Avenue | Coronado, California.*
- 2022 *City of La Quinta Historic Resource Survey and Context Statement | La Quinta, California.*
- 2022 *Determination of Historic Significance Report for 440 Pomona Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 210 E Avenue | Coronado, California.*
- 2022 *3112 Curtis Street Mills Act Application | San Diego, California.*
- 2022 *The Muse Mills Act Application | La Jolla, California.*
- 2022 *Post Rock Resources of Kansas National Register Nominations.*
- 2021 *Olson Townhomes Historic Architectural Evaluation | Huntington Beach, CA.*
- 2019-2021 *GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.*
- 2021 *Post Rock Resources of Kansas Survey and Multiple Property Documentation Form; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *GIS Mapping for the To Kalon Vineyard Patent Litigation Project | Hunton Andrews Kurth, LLP; Napa Valley, California.*
- 2021 *Determination of Historic Significance Report for 135 I Avenue | Coronado, California.*
- 2021 *Determination of Historic Significance Report for 777 B Avenue | Coronado, California.*
- 2021 *Determination of Historic Significance Report for 1425 7th Street | Coronado, California.*
- 2021 *Historical Resource Designation and Mills Act Application for 2275 Evergreen Street | San Diego, California.*
- 2019-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.*
- 2019-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report | Kern and Los Angeles Counties, California.*
- 2020-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report | San Bernardino County, California.*
- 2020-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report | Inyo and Mono Counties, California*
- 2020 *Historic Property Survey Report, Rancho Miramonte Project | Chino, California.*
- 2020 *Historic Site Designation Report for 4350 Nabal Drive | La Mesa, California.*





- 2020 *Historic Resource Research Report for 4630 Date Avenue | La Mesa, California.*
- 2020 *Historic Resource Research Report for 2956 Roosevelt Street | Carlsbad, California.*
- 2020 *Historic Resource Research Report for 5930 Division Street | San Diego, California.*
- 2020 *Middle Ranch Pipeline Historic Resource Analysis Report | Santa Catalina Island, California.*
- 2019 *California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project | Mojave Desert, California.*
- 2018 *Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project | Owens Valley, California.*
- 2018 *Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project | Kern County, California.*





AGENDA ITEM REPORT

MEETING DATE

January 21, 2026

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

Discussion/Consideration of Nomination for Register of Historic Places for Structures, Sites or Entities: 108 & 110 E Main Street, Vestibule Investments, LLC.

BACKGROUND

Mark and Barb Johnson are submitting an application for the nomination of their property at 108-110 E Main Street for the Local Register of Historic Places for Structures, Sites or Entities. The Johnson's provided a complete form with a thorough history, an explanation of why the property should be listed, and known history. The application also includes historic and current photos of the property, and some advertising materials from a business that was housed in the building.

RECOMMENDATION

ATTACHMENTS

1. Historic Nomination 108 and 110 E Main Street
2. 108 and 110 Photos



Village of Mount Horeb Municipal Register of Historic Places Nomination Form for Structures, Sites or Entities

NOTE: Please complete this form to the best of your ability. Attach additional sheets as needed, clearly referencing the associated number(s) on the Nomination Form. Village staff or Commission members may request additional information to enable a thorough evaluation. To ensure necessary review time, completed forms are due at least 30 days prior to a regularly scheduled Village of Mount Horeb Historic Preservation Commission meeting.

1. **Form prepared by:** _____ **Date** January 8, 2026
Name Mark & Barb Johnson
Address 801 View Ct.
City, State, Zip Code Mt. Horeb, WI 53572-2200
Telephone 608-444-5849
Email Vito427@icloud.com

2. **Owner** (if different than above)
Name Vestibule Investments, LLC
Address 801 View Ct.
City, State, Zip Code Mt. Horeb, WI 53572-2200
Telephone 608-444-5849
Email Vito427@icloud.com

3. **What is the historic name of this property?** Evans Drug Store, Creamery Retail
4. **What is the current name of this property?** Creamery manufacturing

5. **Where is the property located?**
Address (street and number) 108 & 110 E Main St. Mt. Horeb
Legal Description Lot 1 and the westerly 1/2 of lot 2, Block 5 of Carl Boeck's Survey and plat of Mount Horeb Station, in the Village of Mt. Horeb,
Tax Parcel Number Dane County, Wisconsin # 157/0606-123-2221-7

6. Provide physical description of exterior and the state of its current condition.
Built in a vernacular commercial style, the wood frame two-story building at 108-110 East Main Street maintains its original bracketed cornice and pedimented boomtown false front. These elements are representative of the style of commercial architecture built during this period in Mount Horeb. It has tan colored modern composite siding with dark brown trim and a new tin roof replicating the building's original metal roof. The original upper level 4/4 wooden windows and decorative hood details have been replaced with new 2/2 double-hung sash windows on the front façade. Both storefronts have their own recessed entrances and large storefront windows. Built of rock-faced concrete block, the utilitarian style one-story creamery building at the rear of the parcel retains its original multi-pane windows (as of 2025). All the buildings are well cared for and in very good condition.



7. Do you know any of the following information?

The architect's name was UNKNOWN
The builder's name was UNKNOWN
The date of construction was 1827, 1920, 1927

8. If a structure or entity, are you aware of any changes to the original fabric? Please check one or more boxes, as applicable.

- additions
- replacement siding or re-siding
- removal of porches
- removal of decorative details
- replacement doors and/or windows
- interior remodeling or updating
- moved from its original location (if moved, list why, from where and when in description below)

Briefly describe any changes checked above:

1890 – 2-story addition to the back of the original building at 108 East Main Street
 1895-1899 – addition of the small upper window with insulator bracket possibly for phone exchange
 1906- Dr. Evans moved a building referred to as the former “Britton’s Sample Room” to the rear of his drugstore to house his automobile. No longer located on the property today.
 1920 – Construction of the creamery building at the rear of the parcel off the alley
 1927 – Addition of the second storefront most likely resulting in the removal of the side staircase and porches.
 Unknown dates – Original 4/4 upper wooden windows replaced, removal of decorative window hoods, original double shop doors and storefront windows were remolded/replaced and addition of vinyl siding.
 2009 - current owners Mark and Barb Johnson completed an interior remodel of the 108 East Main Street space that included restoring the tin ceiling, refinishing the original maple floors, improving the electrical and HVAC systems, and adding an ADA compliant restroom.
 2022 -An exterior remodel of the 108-110 East Main Street building included the addition of new siding, insulation, windows, and tin roof helping to preserve the building for the future.

9. Significance of the property

Period(s)	Area(s) of Significance (check all that apply, and justify below)				
Prehistoric	Archeology-prehistoric	Community planning	Landscape Architecture	Religion	
1400-1499	Archeology-historic	Conservation	Law	Science	
1500-1599	Agriculture	Economics	Literature	Sculpture	
1600-1699	Architecture	Education	Medicine	Social	
1700-1799	Art	Engineering	Military	Humanitarian	
✓ 1800-1899	✓ Commerce	Exploration/settlement	Music	Theatre	
✓ 1900-1950	Communications	✓ Historic personages	Native American life	Trails	
1951-1962 *		✓ Industry - Dairy	Philosophy	Transportation	
20 --		Invention	Politics/government	Other (specify)*	Library

Why do you think that this property should be listed in the Municipal Register? In one or two paragraphs, summarize its importance in the context of the Mount Horeb area story.

The historic buildings located at 108-110 East Main Street including the original 1885 Evans building, the 1927 addition and the 1920 creamery building at the rear of the parcel document important stories in the history and development of



(cont.)

the Village of Mount Horeb. They provide a physical record of the life and work of prominent Villager Dr. Nels Christian Evans (1857-1918) and his family; the establishment of a 19th century downtown commercial district at East Main and South First Streets resulting from the construction of the Chicago and North Western Railway depot in 1881; and the Village's long association with area dairy farmers and the manufacture of dairy products including milk, cheese, and butter.

The buildings at 108-110 East Main Street should be added to the Village of Mount Horeb's Local Register of Historic Places because of their significance to Mount Horeb's history and culture. They represent important stories about Mount Horeb's growth, residents, businesses, and connection to dairy production. Notably, the site was home to the Village's first pharmacy, operating as a drugstore from 1885 until 1962, and it is also believed to be the location of the first local telephone exchange in the Village. The Evans family owned the property for nearly a century (1884 to 1984), and many Village residents remember the building when the Mount Horeb Public Library occupied the space from 1955-1970. The buildings stand as physical reminders of the Village's history providing a connection to our communities shared past and unique sense of place.

10. What is known about the history of the property?

Commerce 1800-1899, 1900-1950 and 1950-1962

The original wood frame structure at 108 East Main Street was built in 1885 for Dr. Nels Christian Evans and housed Evan's pharmacy. The building had a private office on the first floor and an apartment on the second floor where the family resided. A two-story addition was added to the back of the original building in 1890, expanding both the pharmacy and office space on the first floor and the apartment on the second floor. The building's location at 108 East Main Street marks an important transition in the development of the Village of Mount Horeb when the center of business moved from Old Town (Springdale and Eighth Street) to Main Street between First and Third Streets. This shift began in 1881 prompted by the construction of the Chicago and North Western railroad depot located on Front Street between South First and South Second Streets.

Home to Mount Horeb's first pharmacy, the building operated as a drugstore from 1885 until 1962. Originally run by Dr. Evans, then by his son Milo in 1908, the business was sold to Albert Hrubesky Sr., in 1926. At this time, it was renamed Bert's Drug Store. After Albert's death in 1954, his son Bert Jr., ran the business at 108 East Main Street until 1962, when he moved the pharmacy down the street.

Historic Personages

Born in Perry Township, Dr. Evans relocated to Mount Horeb shortly after receiving his medical degree in 1884 from the College of Physicians and Surgeons in Chicago. He became a well-respected member of the community and belonged to several organizations including the Masonic Lodge and the Modern Woodman of America. He was President of the State Bank of Mount Horeb and served as Village President in Mount Horeb. He was a Dane County Supervisor from 1898-1899 and again from 1904-1906 and served in the Wisconsin State Assembly from 1893-1894.

Dr. Evans was one of several businessmen who held an interest in the first local phone exchange and according to his daughter, Nora Evans, who became a well-known local historian whose papers are at the MHAHS, the pharmacy once housed the "the first telephone central, with druggist, J.E. (Elmer) Rogers as operator." The phone exchange's location in the building may be reflected in the addition of the small upper story window with bracket— and possibly insulators that can be seen in one of the attached photographs. The window was added to the façade of the building sometime between 1895 and 1899, based on historic photographs of the building in the MHAHS collection.



Industry (Dairy) 1920-1953

After Dr. Evans death in 1918, ownership of the building passed to his son Walter Evans. A small utilitarian creamery building was constructed in 1920 at the rear of the lot (110R) for the Capital Dairy Company, a business owned and operated by the Walter Evans family. Walter Evans began producing butter here in 1927. He also added a second storefront in 1927 at 110 East Main Street to sell dairy products produced in the creamery building. In 1932, Walter Evans installed modern large capacity butter churns in the creamery building that were able to produce large quantities of butter in a single churn. In addition to selling their products locally, they also distributed butter to Madison. The family changed the name to the Evans Creamery in 1936 and operated the business until 1953.

After Walter Evan’s passing in 1946 the property passed to his son Neil who continued to live on the upper floor of the building with his mother Josephine. Neil passed in 1984—ending 99 years of continuous Evans family ownership.

Other (Library)

The building was home to the Mount Horeb Public Library from 1955 until 1970 and many residents remember visiting the library when it was at this location.

Commerce 1984 to date

Alfred and Velma Schurch purchased the property in 1984. Alfred ran a successful insurance and real estate business in the building for many years. Velma Schurch sold the property to Mark and Barb Johnson in 2007 who remain the owners today. The 108-110 East Main Street building is occupied by two separate businesses; Telsaan Tea and Sift and Winnow. The creamery building at the rear of the parcel is still extant and used for storage at this time.

11. Reference list. For statements of fact, list sources of information. Attach photocopies when feasible.

Source “Property History for 108-110 East Main Street,” MHAHS (see attached) Page _____

Source *Mount Horeb Presettlement to 1986, MHAHS, 1986* Page _____

Source *Mount Horeb, Wisconsin: An Intensive Survey of the Historic Resources of the Commercially Zoned Downtown, Elizabeth Miller, 1997* Page _____

Source *Nora Evans Papers, MHAHS* Page _____

Source *Dr. Evans Obituary, Mount Horeb Times, Aug 30, 1918* Page _____

Source *Mount Horeb Times, Dec 20, 1906* Page _____



12. Attachments

o **Photographs***

Please submit clear, recent photographs that show all sides of the exterior of the structure. Interior views of structures that highlight the construction, fabric and integrity are helpful but not required. For properties with more than one building (i.e. farmsteads, industrial complexes or religious complexes), include photographs of all buildings and structures that make up the complex. **Submitted photographs will become a permanent part of the site record, and will NOT be returned.**

**For additional direction regarding preferred photograph composition and submission format, see page 5, "Photograph Information Sheet."*

o **Map**

Submit a copy of the parcel map from Dane County's online land records system, found at <https://accessdane.danecounty.gov/Parcel>.

For properties with more than one building, photographs of the outbuildings should be keyed to this parcel map in order to indicate the relative relationship of the components. Please also indicate the location of any known former buildings if they once were part of the complex. When possible, dates should be provided for all buildings.

o **Photocopies of historic photographs**

While not required, historic photographs can be useful in evaluating changes to the property. When available, please provide photocopies of historic images, listing the source and date of the photograph. **DO NOT SEND ORIGINALS.**

Complete and return this form, along with recent photos and any additional attachments, to:

Historic Preservation Commission

Village of Mount Horeb
138 E Main Street
Mount Horeb WI 53572

COMMISSION ACTIONS (Applicant leave blank; for Commission use only.)

Committee hearing date _____

Committee recommendation (including brief justification) _____

Signature of Commission Chair _____ Date _____



Photograph Information Sheet

Photo composition

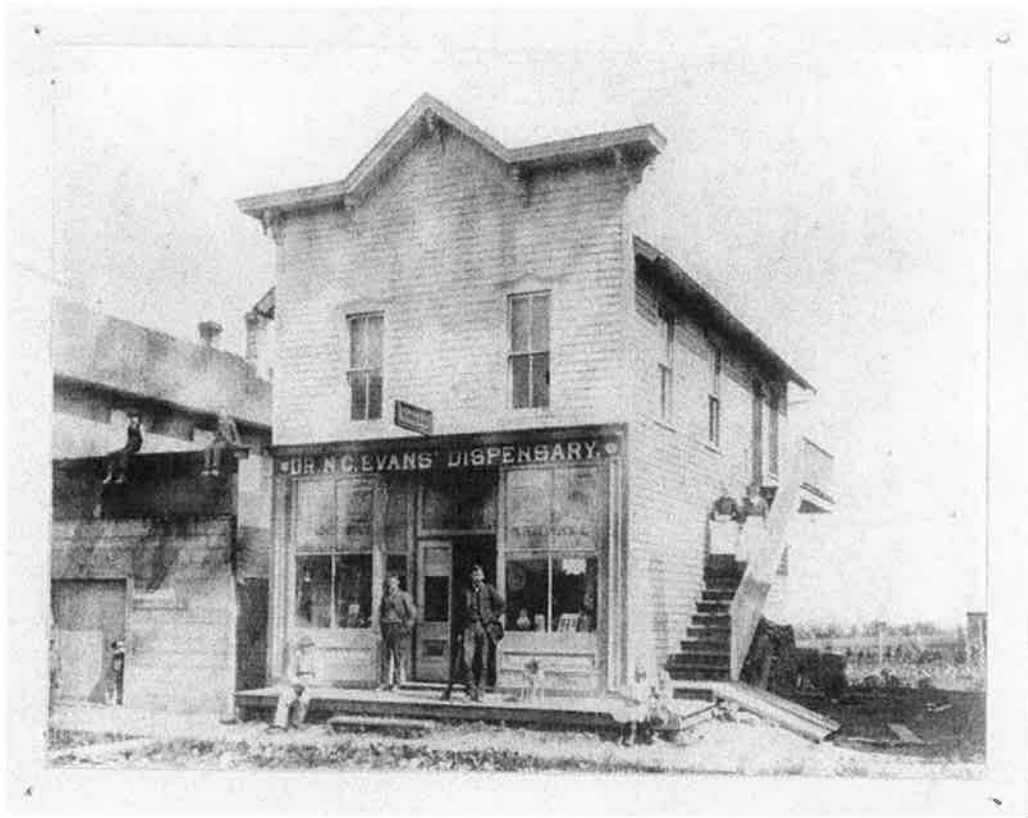
- Photos should be recent and clear.
- If you are using a digital or phone camera, set to the highest quality possible.
- Stand back far enough that you can see the whole building from top to bottom in one photo.
- Photograph each side of the structure.
- Interior photos, while not required, are also very helpful. Documentation of defining features (i.e. fireplaces, staircases, built-in furniture, decorative trim) can be illustrative of building techniques, architecture styles and historical integrity. It is not necessary to photograph every room.
- If there are multiple buildings on the property (as with farmsteads or a church campus), please photograph each building separately. Include a parcel map from Dane County's online land records system, found at <https://accessdane.danecounty.gov/Parcel>, and key the photographs to this map.

Photo submission

- Submit a set of standard size prints, commercially-produced or printed at a store.

OR

- Save your photos to a flash drive, and submit the flash drive and print-outs of each photo.
 - Save the images to the flash drive as a high quality jpeg. Use the file name to describe the photo (i.e. "front of house", "back of barn", "second floor staircase main house").
 - DO NOT crop or resize the images prior to saving them to the flash drive.
 - Remember to include a hard copy of the photos. These print-outs can be made on a home printer using regular printer paper.



Evans pharmacy, 1885-1890 (MHAHS Image #8x10.00621)



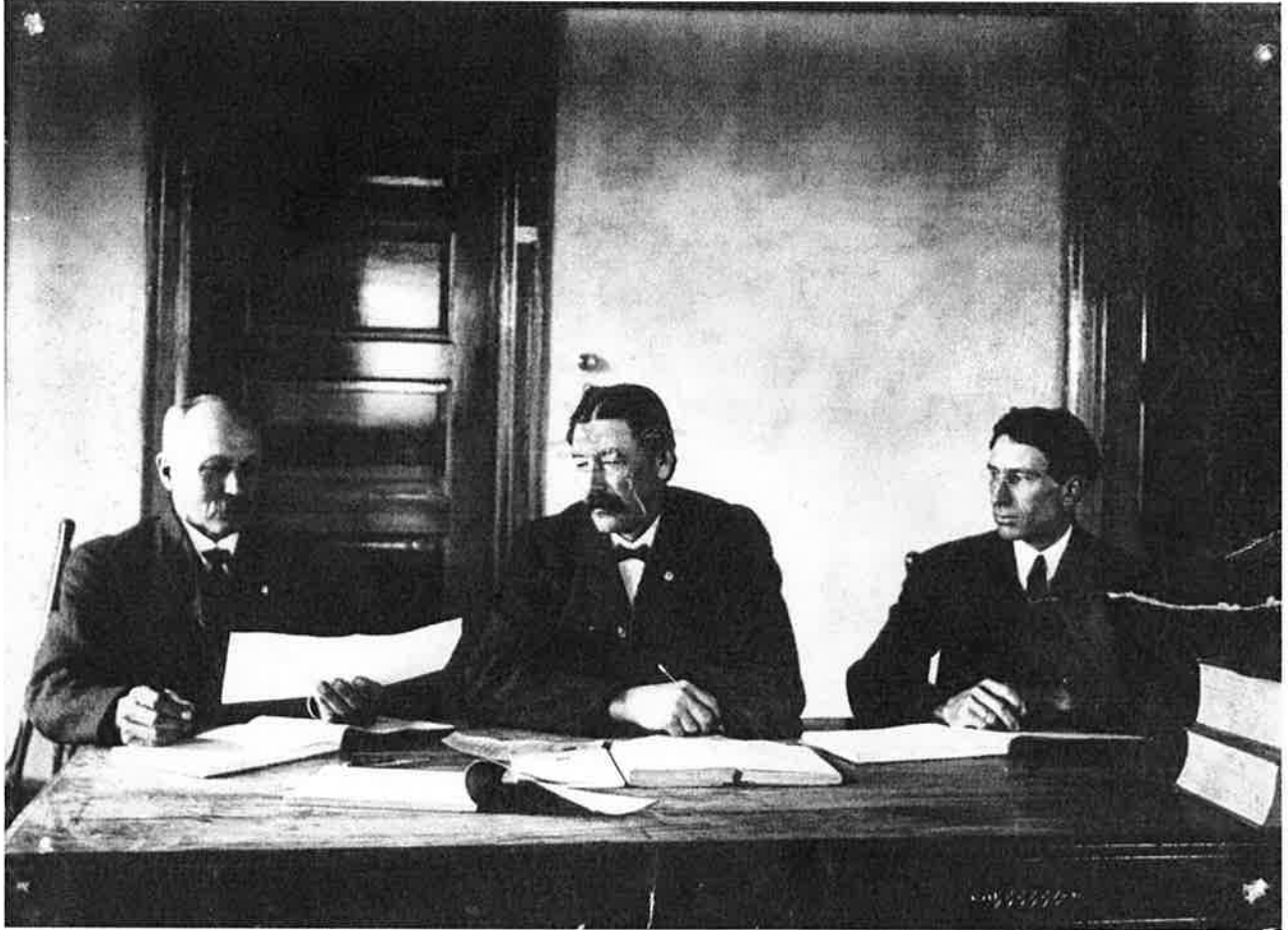
Evans pharmacy after the 1890 back addition, c. 1895
(MHAHS Image #5x7.01008)



Evans pharmacy showing addition of upper window, c. 1900 (MHAHS Image# 5x7.01047)



Interior of Evans pharmacy with Milo Evans in picture (far left), c.1 910 (MHAHS Image #5x7.00684)



Pictured L to R: A.F. Gramm, Dr. Evans and H. C. Gier, at a meeting at the Old Village Hall c. 1905 (MHAHS Image #5x7.01189)



Bert Hrubesky, Jr, washing Bert's Drug Store window, c. 1960 (MHAHS Image #5x7.02560)



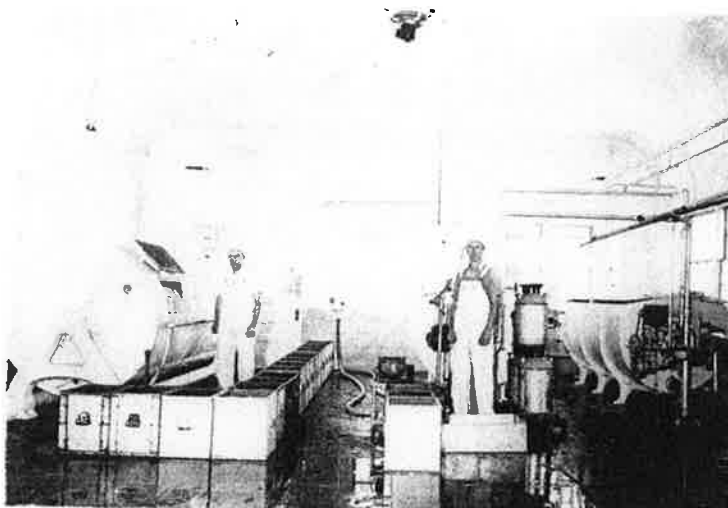
Businesses on East Main Street including Bert's Drug Store and Evans Creamery storefront, c.1935 (MHAHS Image #PC.01987)



Evans Creamery Building (110R E. Main Street) , 1988 (MHAHS Image #4x6.02653)



Evans Creamery Truck, c. 1930 (MHAHS 4x6.04050)



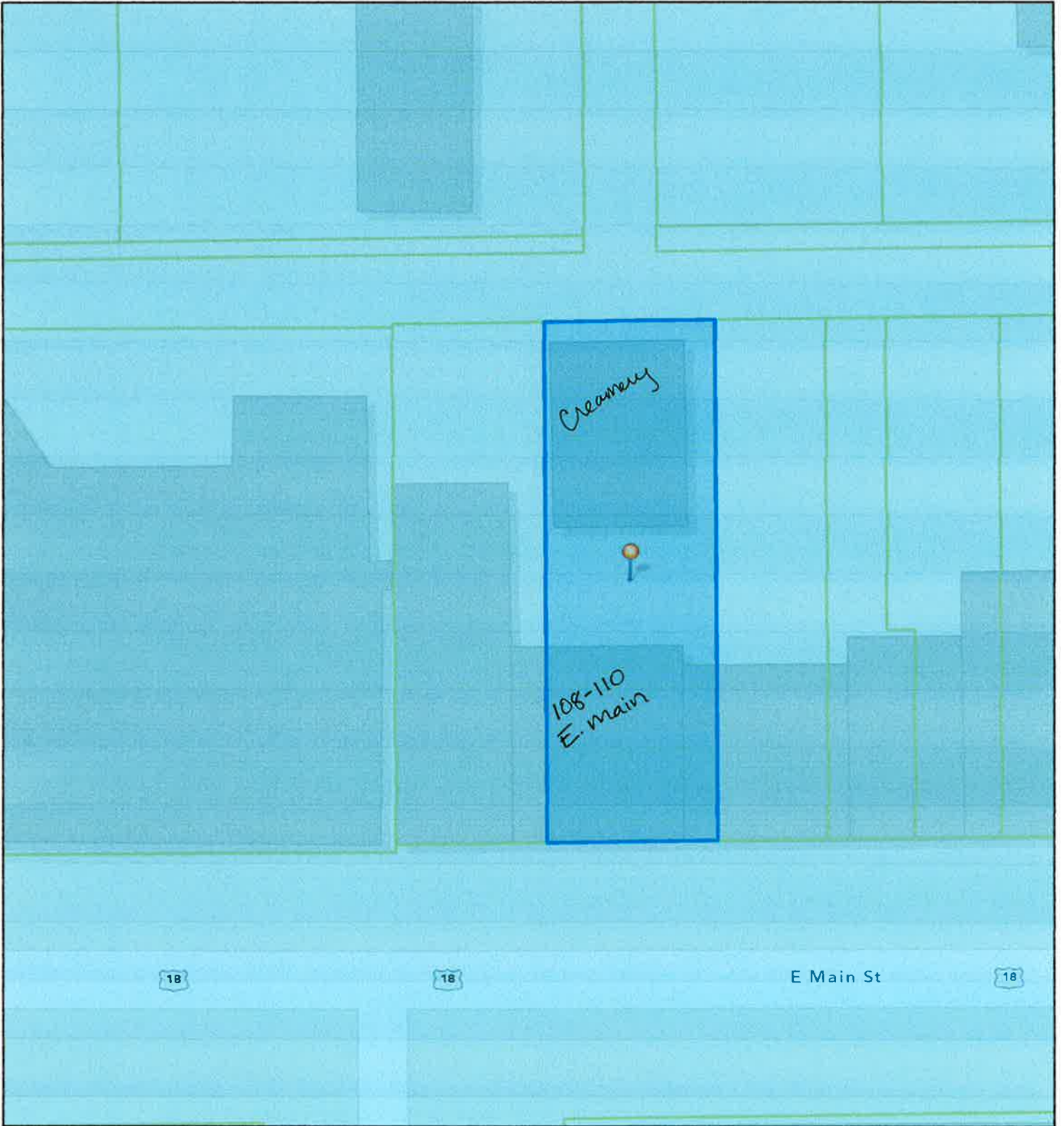
Evans Creamery, c. 1930 Pictured L to R: Walter Schwarz and Levoe Moen? (MHAHS Image #4x6.04046)



Mount Horeb Public Library in the Evans Building, c. 1955-1961. Pictured L to R: Librarian Elsie Holum and Nora Evans (MHAHS Image #5x7.01225)

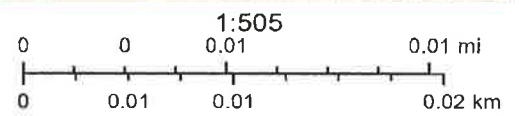


108-110 E Main Street, c. 1984 (MHAHS 4x6.02649)

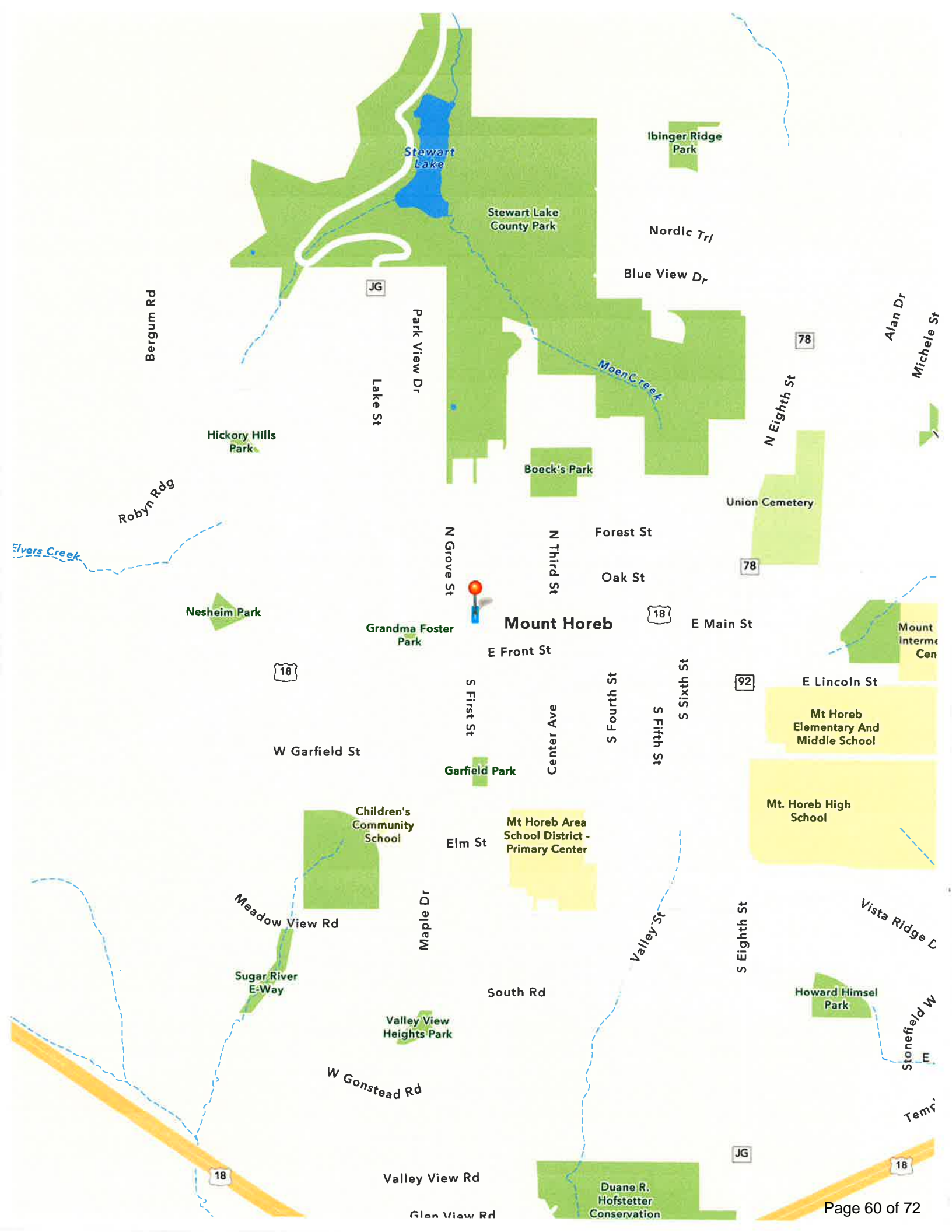


January 7, 2026

 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community




**Parcel Number -
157/0606-123-2221-7**

Current

Summary Report

[← Parcel
Parents](#)

Parcel Summary		More +
Municipality Name	VILLAGE OF MOUNT HOREB	
Parcel Description	BOECK'S, CARL SURVEY & PLAT MT HOREB STA...	
Owner Name	VESTIBULE INVESTMENTS MH LLC 	
Primary Address	108 E MAIN ST	
Billing Address	801 VIEW CT MOUNT HOREB WI 53572	

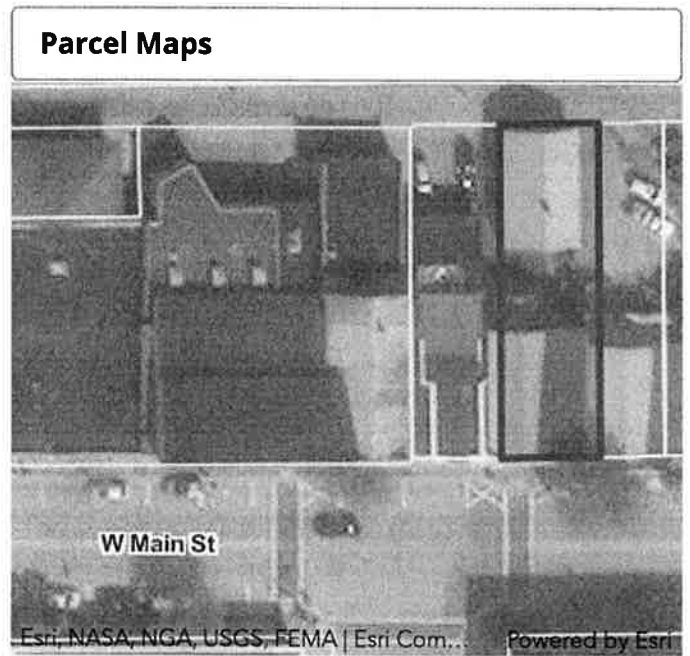
[Show Municipal Contact Information ▼](#)

Assessment Summary		More +
Assessment Year	2025	
Valuation Classification	G2	
Assessment Acres	0.110	
Land Value	\$52,700.00	
Improved Value	\$252,000.00	
Total Value	\$304,700.00	

[Show Valuation Breakout](#)

Zoning Information

For the most current and complete zoning information contact:
Village of Mount Horeb | ☎ 608-437-6884



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information ⓘ

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

[«](#)
[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2025		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$52,700.00	\$252,000.00	\$304,700.00
Taxes:		\$5,437.32
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$76.17
Specials(+):		\$0.00
Amount:		\$5,361.15
2025 Tax Info Details		Tax Payment History

Property History for
108-110 E Main Street, Mount Horeb, WI
(Boeck's Addition, Block 5, Lot 1 & west part of Lot 2)

The following information was compiled from tax records and maps in the archives of the Mount Horeb Area Historical Society and supplemented with online research done on ancestry.com, glorecords.blm.gov, the UW Wisconsin-Madison Libraries and other resources. Many of the ownership dates provided in this report are based on annual tax assessments; because the tax records document ownership at the time of assessments and not specific dates of ownership transfer, they should be seen as approximate dates (within six months). In addition, we rely heavily on census records to piece together a home's history; the most recent census records that have been made public are those from the 1950 census, therefore the amount of personal information available for individuals after 1950 is limited.

History and association information for 108-110 E Main St, Mount Horeb

- Dr. Nels Christian Evans was born in Perry Township on July 10, 1857. He studied medicine under Dr. A. J. Ward in Madison before entering the College of Physicians and Surgeons in Chicago. He graduated from there in 1884 and established his own practice in Mount Horeb shortly after (find-a-grave; N. C. Evans obituary; Blue Mounds Weekly news article [Sept. 7, 1884]).
- Dr. Evans purchased Block 5, Lot 1 and the west half of Lot 2 in 1885 and construction of the building began that fall (1885 Mt Horeb tax roll; Blue Mounds Weekly news article [June 10, 1885]; Blue Mounds Weekly news article [Aug. 19, 1885]).
- Dr. Evans had his pharmacy, Evan's Drug Store, and private office in the lower level of the building and he and his family resided on the upper floor. Evan's Drug Store was the first pharmacy in Mount Horeb; in addition, a history written by Dr. Evan's daughter, Nora Evans, states that the Evans Drug Store was the *only* pharmacy in town for 18 years (Nora Evens local history notes).
- The Dr. N. C. Evans family lived in the upper level until 1898, when they moved into a large home on S First Street. Dr. Evan's continued to have a medical office at 108 E Main Street (Nora Evens local history notes; Mt Horeb tax rolls; Mount Horeb telephone directories).
- Dr. Evans was a well-respected member of the community who was involved with a number of groups in the village. He was a member of the Wisconsin State Legislature, a Justice of the Peace in Mount Horeb, and president of the village for a several years. He was also a member of the Mount Horeb Masonic Lodge, the Modern Woodmen of America, and president of the State Bank of Mount Horeb (*Mount Horeb Presettlement to 1986*).
- Dr. Evan's oldest son, Milo (1880-1942), became a pharmacist in 1907. According to the personal tax information in the Mount Horeb tax rolls, Milo became the owner of the pharmacy merchandise by 1908; it seems likely that after Milo got his pharmacy license, his father sold him the Evans Drug Store business, though he did not sell the building itself.
- Dr. Evans passed away in 1918; ownership of the building passed to his youngest son, Walter Evans (1890-1946; Find-A-Grave; Mt Horeb tax rolls). Although Milo had moved to Madison by at least 1920 and started another pharmacy, he appears to have continued involvement with Evan's Drug Store in Mount Horeb until selling the business in 1926 (Mt Horeb tax rolls; 1920 census records).

- For a short time after his father's death, Walter ran a confectionary store out of the building (1920 and 1921, Mount Horeb High School yearbook advertisements).
- By 1921, the property was listed as being owned by the Capital Dairy Company which was a business owned and operated by the Walter Evans family. The creamery was located at 110 E Main Street, a concrete block building just off the alley behind 108 E Main Street constructed in 1920. Walter and his family lived in the upper level of 108 E Main Street (Mt Horeb tax rolls; federal census records).
- Albert Hrubesky, Sr (1893-1954), a pharmacist, bought the contents of Evans Drug Store from Milo Evans about 1926 and rented the larger, western storefront (108 E Main Street), calling the business Bert's Drug Store. Albert Sr passed away in 1954, after which his son, Albert Hrubesky, Jr (1922-1982), also a pharmacist, took over the business. Bert's Drug Store remained in this section of the building until 1962; by the following year, Albert Jr had set up Bert's Drug Store at 203 W Main Street in Mount Horeb.
- The building at 108 E Main Street, specifically the west storefront, served as a pharmacy/drug store from 1885 to 1962—over 77 years (Find-A-Grave, Mt Horeb tax rolls; *Mount Horeb Presettlement to 1986*)!
- In 1927, a second two-story storefront was added to the building by Walter Evans; it was used as a storefront for their dairy products. They changed the name of their business to Evans Creamery in 1936. Walter passed away in 1946; his wife Josephine (1891-1979) and son Neil (1918-1984) continued to run the business until 1953 (Mt Horeb tax rolls, *Mount Horeb Presettlement to 1986*).
- The Mount Horeb Public Library was located in the building from 1955 to 1970 (Mt Horeb telephone directories; *Mount Horeb Presettlement to 1986*).
- Walter Evans retained ownership of the property until his death in 1946. The property was then passed to his son, Neil. Neil Evans and his mother, Josephine, continued to live in the upper levels of the building. Josie lived there until her death in 1979 and Neil lived there until his death in 1984 (federal census records; Mt Horeb telephone directories).
- The building at 108 E Main Street was owned by the Evans family from 1885 to 1984!
- After Neil's death, the building was purchased by Alfred (1909-1999) and Velma (1911-2009) Schurch; Alfred ran a real estate and insurance business in the building for many years.
- Velma Schurch sold the building to Mark and Barb Johnson in 2007.

References (all available in the archives of the Mount Horeb Area Historical Society):

Mount Horeb Presettlement to 1986: A History Celebrating Mount Horeb's Quasiquicentennial, 1986

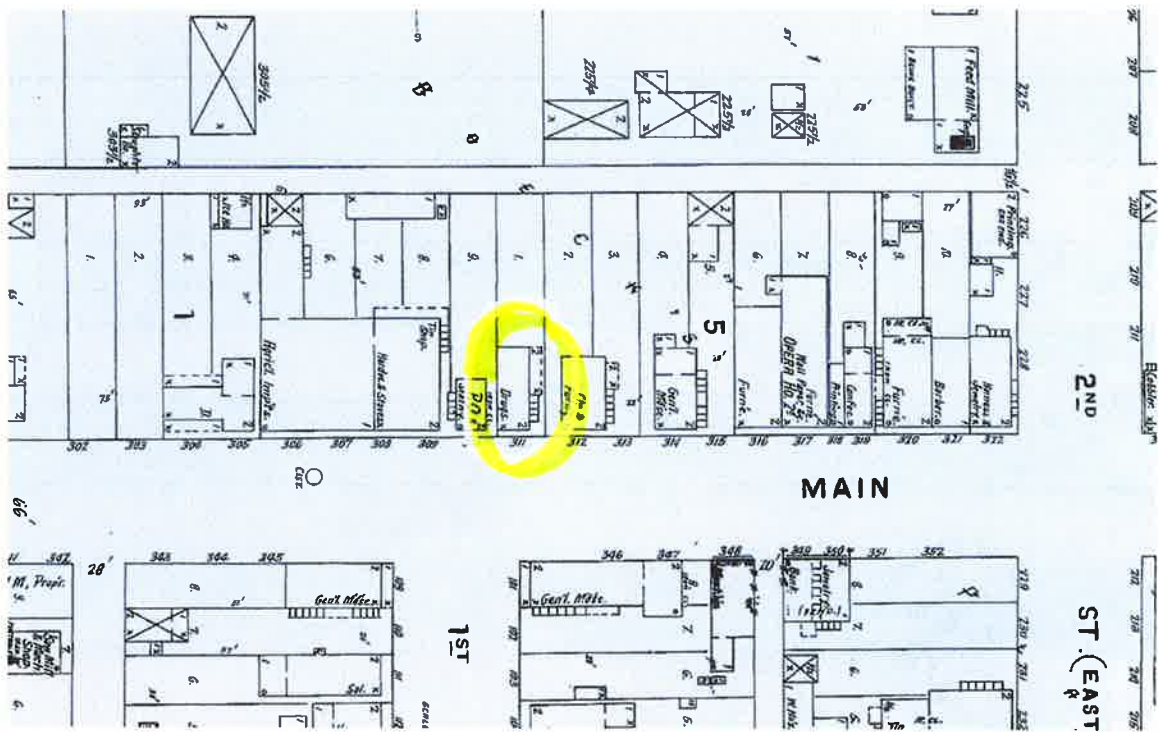
Village of Mount Horeb Tax Rolls, 1899-1990

Town of Blue Mounds Tax Rolls, 1882-1898

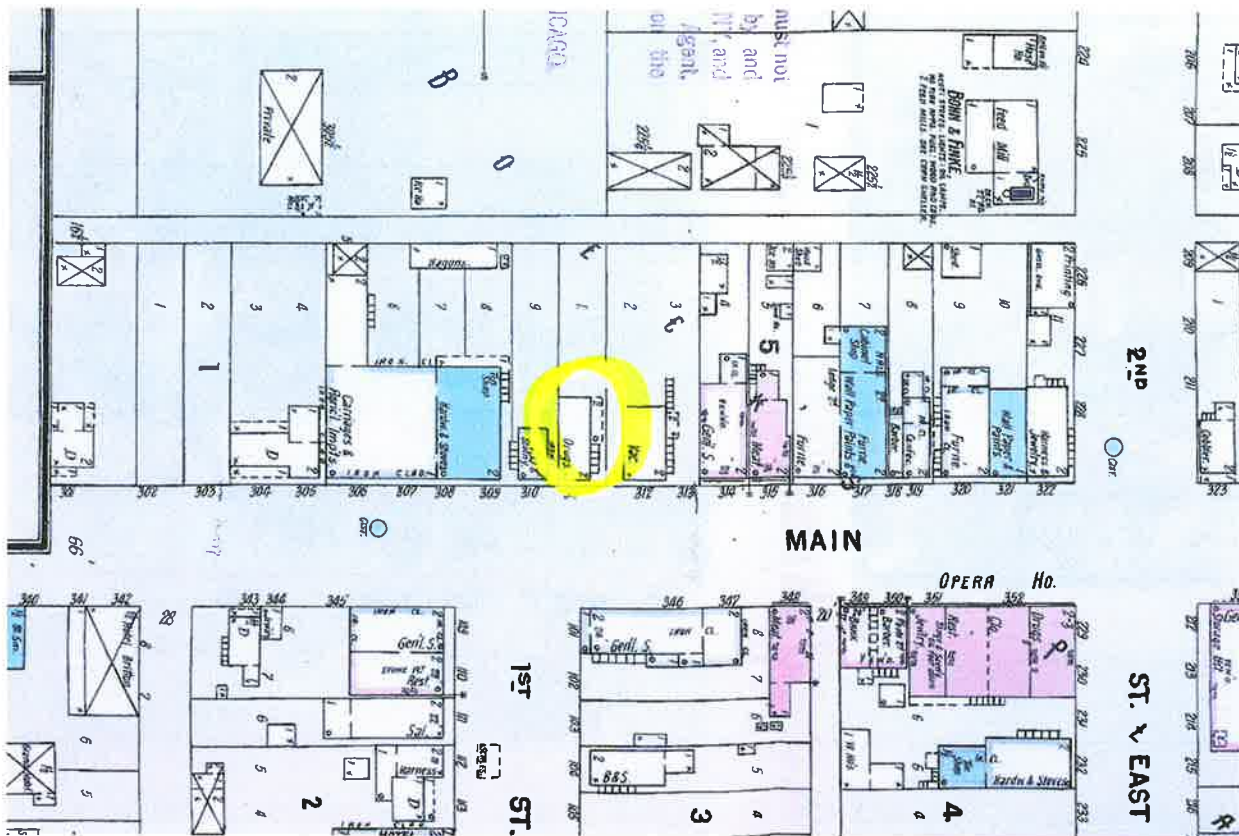
Mount Horeb Telephone Directories, 1936-1962

Mount Horeb High School Yearbooks, 1914-1925

Mount Horeb Sanborn Insurance Maps




1894 Mount Horeb Sanborn Insurance Map; drug store at 108 E Main is circled.



1899 Mount Horeb Sanborn Insurance Map; drug store at 108 E Main is circled.

DR. N. C. EVANS
 PHYSICIAN AND
 SURGEON



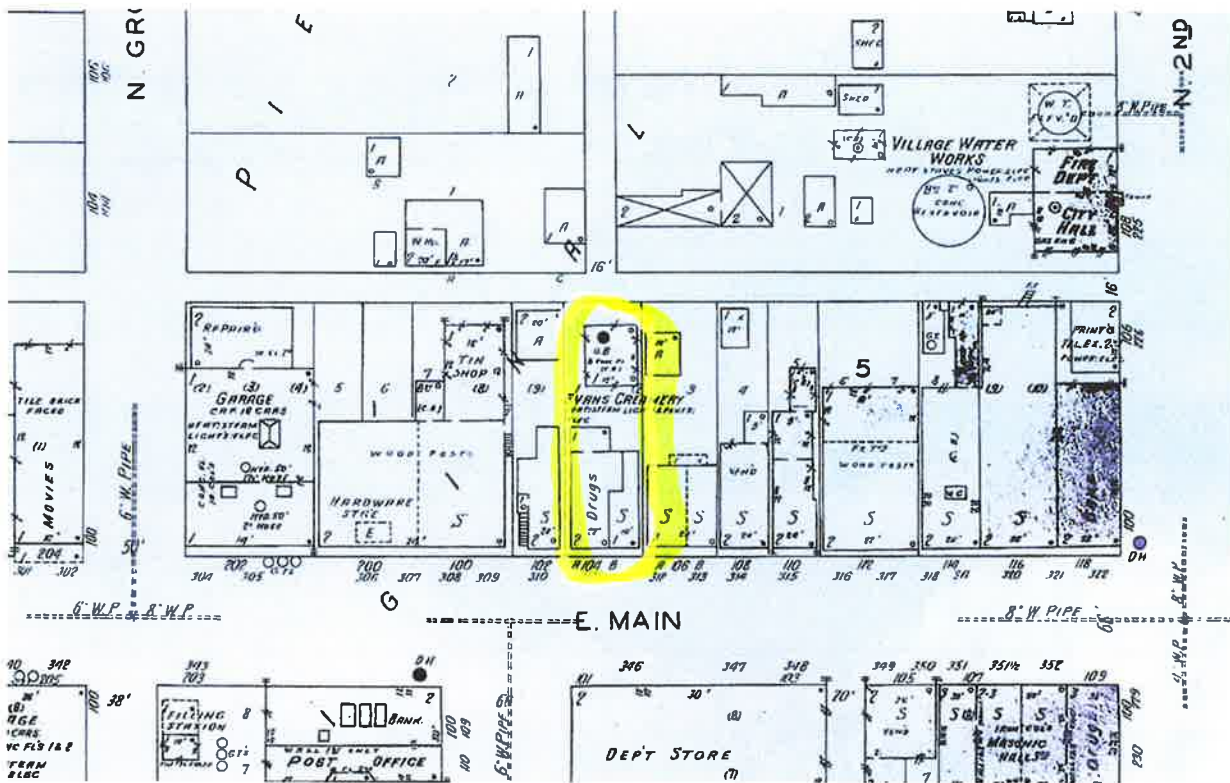
Office over Rexall Store
 Telephone 23

**THE
 REXALL
 STORE**

PURE DRUGS
 ATHLETIC SUPPLIES
 STATIONERY
 TOILET ARTICLES

C. M. EVANS
 DRUGGIST

Advertisements in the 1916 Mount Horeb High School yearbook for Dr. Evans' medical services and Milo Evan's pharmacy



1928 Mount Horeb Sanborn Insurance Map; drug store and creamery at 108 E Main is circled.

BERT'S DRUG STORE

DRUGS		SCHOOL
TOILET		SUPPLIES
GOODS		STATIONERY

106 E. Main
FOUNTAIN SERVICE
Phone 40

[3]

1936 Mount Horeb telephone directory ad for Bert's Drug Store (106 E Main was later renumbered 108 E Main Street).

BERT'S

DRUG STORE

- REXALL DRUGS ●
- BORDENS ICE CREAM ●

Prescriptions - Drugs
Toilet Articles - Stationery
School Supplies - Camera Supplies

- DIAL GE 7-9611 ●

108 E. Main St. — Mt. Horeb, Wis.

1962 Mount Horeb telephone directory ad for Bert's Drug Store at 108 E Main Street.













AGENDA ITEM REPORT

MEETING DATE

January 21, 2026

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Discussion/Consideration of Certificate of Appropriate Application Form

BACKGROUND

We will continue the review of the revised Certificate of Appropriate Application form from last meeting.

RECOMMENDATION**ATTACHMENTS**

None