CULTURAL and PALEONTOLOGICAL RESOURCES SURVEY

MARYWOOD
HIGH SCHOOL

City of Orange, Orange County, California
CULTURAL AND PALEONTOLOGICAL RESOURCES SURVEY

MARYWOOD
HIGH SCHOOL
City of Orange, Orange County, California

Prepared for:
Peter K. Carlson
Vandermost & Carlson, Inc.
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA  92675

Prepared by:
Jennifer Mermilliod, M.A., Principal
JM Research & Consulting
5110 Magnolia Avenue
Riverside, CA 92506

USGS Quadrangle: 7.5-minute Orange, California 1964, rev 1981
Unsectioned area of Township 4 South, Range 9 West, San Bernardino Base and Meridian
Marywood Logo Credit: Marywood Alumnae Association

September 2014
MANAGEMENT SUMMARY

JM Research & Consulting (JMRC) is under contract to Vandermost & Carlson, Inc. to provide cultural and paleontological resources services for the proposed Marywood project in the City of Orange, Orange County, California. The proposed project includes the demolition of Marywood, originally a parochial high school under the Archdiocese of Los Angeles and most recently a pastoral center for the Roman Catholic Diocese of Orange, and the construction of 40 single-family residences (Appendix B). The approximately 15-acre property is located on one parcel (361-064-01) at 2811 East Villa Real Drive in the foothills on the west side of the Peralta Hills, and is surrounded by post-WWII and later tract home development (Figure 1). The purpose of this report is to document efforts made to comply with the California Environmental Quality Act (CEQA).

Marywood is not listed in the City of Orange’s Historic Resources Inventory and does not appear to have been previously studied. The current cultural and paleontological study, which included a records search, field survey, and archival/historical research, intensively surveyed the property in order to identify and evaluate potential resources and to analyze potential impacts of the proposed project. This work has been completed pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.), the City of Orange Zoning Ordinance (OMC §17.17, et seq.), and in full compliance with the City of Orange CEQA Guidelines.

The cultural resources records search indicated no cultural resources recorded within or adjacent to the project boundaries. However, two prehistoric archaeological sites are located within one mile of the project. The closest of these resources is located approximately ½ mile from the proposed project. Neither of these resources will be impacted by the project. The paleontological collections records search indicated no fossil localities reported within the boundaries of the project site. The project site is underlain by two geological formations, the marine Pliocene Fernando Formation and the late marine Miocene Puente Formation. These formations have produced a significant number of vertebrate fossil specimens within Orange County and Newport Bay and are considered highly sensitive for paleontological resources.

Once part of the Rancho Santiago de Santa Ana in the early-19th century, the property was located on a portion of the former Nohl Ranch by 1943 and may have been used for grazing or agriculture before its development as Marywood High School in the mid-20th century. The all-girls, Catholic high school was constructed by the Sisters of Providence of Saint Mary-of-the-Woods from 1959-1964 to replace an outgrown academy in Anaheim, which had been founded in 1934. Designed by Vincent G. Raney primarily in the New Formalism style, the property is laid out on a cardinal axis with a complex of intersecting buildings, structures, and open space areas, including a main entrance and quad, administration building, former classrooms that now function as offices, a library, gymnasium, auditorium, cafeteria, conference rooms, three-story dormitory, convent, and a chapel. High stylistic intent is evident in overall design concepts executed on a grand scale, including hierarchical spatial relationship, symmetrical plans on axial orientation, and the use of plazas and fountains, and in the quality of character-defining features, including singular volumes of space, flat roof forms, clean, symmetrical lines, smooth wall surfaces, stylized full-height columns, repeated arches, exposed structural elements or construction techniques, primary use of concrete and glass, and large screen walls. Marywood High School was sold to the Diocese of Orange in 1979, closed after graduation in 1981, and converted to a pastoral center for the diocese.

Recent project-related geotechnical investigation (LGC 2014), including subsurface evaluation, floor level survey, and laboratory testing, has revealed that distress to existing improvements appear to be associated primarily with deep canyon fill settlement. First documented in 1967, early distress in the cafeteria and office buildings included cracks in the walls and floors and leaking ceilings resulting in
water damage. Despite early and continual mitigation and monitoring of geotechnical conditions since then, distress appears ongoing, though slowed, and is physically apparent. Cracks and both vertical and horizontal separation are extant in the northwest area of the two-story convent and are particularly evident in the areas of deepest fill at the auditorium and cafeteria west elevations, which have suffered a total elevation difference of approximately 7 inches.

Aside from geotechnical damage concentrated in the west/southwest area of the complex, Marywood is in good condition, has been slightly altered on the interior, and maintains a high level of integrity in all seven aspects - location, setting, design, materials, workmanship, feeling, and association. JMRC recorded the property on state approved Department of Recreation (DPR) forms (Appendix A), and examined the property for eligibility for listing in the National Register of Historic Places (National Register; NR), the California Register of Historical Resources (California Register; CR), and the City of Orange Historic Resources Inventory.

JMRC found that the significance of Marywood stems primarily from its embodiment of the distinctive characteristics of New Formalism and its strong association as a principal work with Vincent G. Raney, who has emerged through scholarly perspective as a significant and prolific post-WWII architect. High stylistic intent is evident in overall design concepts executed on a grand and comprehensive scale and in the quality of character-defining features, which include the innovative Modern recreation of stained glass in the chapel’s Dalle de Verre paneled fenestration. Specializing in gas station, theater, and religious design, Raney’s 65-year career played a role in the emergence from the Depression and growth in the post-WWII era. His prolific collection and a portfolio of high style principal works, particularly in California, has contributed to a growing understanding of Raney as a master architect whose innovative work has been recently listed in the National Register and whose quality of design is evident in Marywood. A member of the American Institute of Architects (A.I.A.), Raney was honored in his time as a Fellow in the Construction Specifications Institute (1963) in recognition of his service as a member, officer, and co-founder of his local chapter as well as Director and Vice President on the national level. Marywood possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association and appears to rise to the level of significance that merits state and national distinction and listing in the CR and NR, as Marywood embodies distinctive characteristics of Modern design in the New Formalism style, possesses high artistic value, and represent the work of master architect, Vincent G. Raney (NR/CR Criteria C/3). Similarly, Marywood also appears eligible for local listing in the City of Orange Historic Inventory as a reflection of special elements of the City’s architectural history through the embodiment of distinctive characteristics of the New Formalism style and a significant Modern architectural innovation in the chapel’s Dalle de Verre fenestration (Local Criterion A (1)(4)) and as a representative of Vincent G. Raney’s notable work (Local Criterion D). Accordingly, JMRC assigned a California Historical Resource (CHR) Status Code of 3S – Appears eligible for NR as an individual property through survey evaluation.

Properties assigned a CHR Status Code of 1-5 are considered “historical resources” under CEQA. JMRC evaluated the proposed project for impacts to historic resources according to CEQA. The proposed project, which includes the demolition of the Marywood property, would have a substantial adverse effect on this historic resource, and therefore, a significant impact under CEQA.

Mitigation

In order to prevent or mitigate substantial adverse effects to a less than significant impact under CEQA, JMRC recommends that demolition shall be avoided.
Should Marywood be demolished under the currently proposed project, JMRC recommends a recordation and architectural salvage program, which would still not reduce impacts to less than significant under CEQA, as described below:

1. Prior to the issuance of a demolition permit, Marywood shall be documented through a mitigative recordation program that meets the standards of Historic American Building Survey (HABS) Level 1.
   a. The scope of the recordation program shall consist of:
      i. Systematic photographic documentation of the building’s architectural and structural character and current condition with large format photography in order to preserve its current appearance in graphic images.
      ii. Written documentation of history, architectural character and construction history, which may be deemed satisfied by this cultural resources survey report.
      iii. A full set of measured drawings.
   b. Original copies of the recordation documentation shall be submitted for curation at the following repositories for future reference and public access:
      i. Library of Congress, HABS Collection
      ii. South Central Coastal Information Center (SCCIC) at California State University, Fullerton
      iii. City of Orange Community Development Department, Planning Division
      iv. City of Orange Public Library, Local History Collection
      v. Archives of the Roman Catholic Diocese of Orange

2. An opportunity for religious and architectural salvage shall be afforded in the following order of preference to:
   a. The Roman Catholic Diocese of Orange
   c. The Roman Catholic Archdiocese of Los Angeles
   d. Local or regional architectural salvage organization or other group

Archaeological Resources. DUKE CRM evaluated the proposed project for impacts to archaeological resources according to CEQA. The records search and the site visit did not identify any archaeological resources within or adjacent to the project boundaries. However, the area surrounding the facility has a moderate sensitivity for prehistoric archaeological resources. The property has undergone extensive grading when the property was developed, approximately 90 feet of artificial fill sediments. Therefore, DUKE CRM recommends that the project has a low sensitivity for prehistoric and historic archaeological resources. The project is not likely to impact archaeological resources.

Mitigation
1. If an archaeological discovery is made during construction, work in the immediate vicinity (30 feet in each direction) of the find shall be halted and a qualified archaeologist shall be retained to assess the nature and significance of the find and make recommendations.
   a. If the discovery is not significant, it will be mapped and photographed in place, then removed by the qualified archaeologist.
   b. If the discovery is significant, the qualified archaeologist shall notify the applicant and the City immediately.
c. In consultation with the applicant and the City, the qualified archaeologist shall develop a plan of mitigation which will likely include salvage excavation, processing soil matrix, laboratory cleaning, sorting, and analysis, historic and/or prehistoric research to establish a context within which to analyze the find, preparation of a detailed report, and curation of the find in a local qualified repository (a university, museum, or curation facility with permanent and secure storage that allows access to collections for research purposes and maintains environmental conditions suitable for the conservation of fossils/artifacts) such as the Cooper Center for Archaeology and Paleontology in Santa Ana.

d. If the discovery is prehistoric in nature, local Native Americans shall be consulted.

Paleontological Resources
DUKE CRM evaluated the proposed project for impacts to paleontological resources according to CEQA. Our research indicates that there is a high sensitivity for paleontological resources within and adjacent to the project boundaries. The project site is underlain by geologic formations (the Fernando and Puente formations) that have a high paleontological sensitivity rating. The property has undergone extensive grading when the property was developed, approximately 90 feet of artificial fill sediments. Since the majority of the site contains fill material, it is unlikely that the project site contains paleontological resources. However, grading, over-excavation, remediation, or any ground disturbing activities that extend into native and undisturbed sediments (90 feet in depth in most cases) have a high potential to impact paleontological resources, which constitutes a potential significant impact under CEQA.

Mitigation
In order to mitigate this potential impact to a level that is less than significant under CEQA, DUKE CRM recommends paleontological monitoring as described below:

1. A paleontological monitor shall be present to observe grading operations in native sediments, estimated at approximately 90 feet in depth from the current surface. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).
   a. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
   b. The monitor shall be notified 48 hours prior to reaching the estimated/approximated depths of native/undisturbed sediments.
   c. In native/undisturbed sediments, paleontological monitoring shall be full-time to start. After the qualified paleontologist has had time to assess the on-site geological conditions for the preservation of fossils, monitoring levels may be reduced if the on-site conditions are not likely or high for the potential preservation of fossils.
   d. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
   e. In the event of a paleontological discovery, the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
   f. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.
   g. If the discovery is significant the qualified paleontologist shall notify the applicant and the City immediately.
h. In consultation with the applicant and the City, the qualified paleontologist shall develop a plan of mitigation which will likely include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, preparation of a report summarizing the find, and curation of the find in a local qualified repository (a university, museum, or curation facility with permanent and secure storage that allows access to collections for research purposes and maintains environmental conditions suitable for the conservation of fossils/artifacts) such as the Cooper Center for Archaeology and Paleontology in Santa Ana.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANAGEMENT SUMMARY</td>
<td>ii</td>
</tr>
<tr>
<td>TABLE OF CONTENTS</td>
<td>vii</td>
</tr>
<tr>
<td>FIGURES &amp; APPENDICES</td>
<td>viii</td>
</tr>
<tr>
<td>INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>PROJECT DESCRIPTION</td>
<td>1</td>
</tr>
<tr>
<td>PROJECT LOCATION</td>
<td>1</td>
</tr>
<tr>
<td>PERSONNEL</td>
<td>2</td>
</tr>
<tr>
<td>NATURAL SETTING</td>
<td>4</td>
</tr>
<tr>
<td>CULTURAL SETTING</td>
<td>4</td>
</tr>
<tr>
<td>PREHISTORIC CONTEXT</td>
<td>4</td>
</tr>
<tr>
<td>ETHNOGRAPHY</td>
<td>4</td>
</tr>
<tr>
<td>HISTORY</td>
<td>5</td>
</tr>
<tr>
<td>HISTORIC CONTEXT</td>
<td>5</td>
</tr>
<tr>
<td>RESEARCH DESIGN</td>
<td>26</td>
</tr>
<tr>
<td>METHODS</td>
<td>26</td>
</tr>
<tr>
<td>RESEARCH</td>
<td>26</td>
</tr>
<tr>
<td>FIELD SURVEY</td>
<td>27</td>
</tr>
<tr>
<td>RESULTS</td>
<td>27</td>
</tr>
<tr>
<td>RESEARCH</td>
<td>27</td>
</tr>
<tr>
<td>FIELD SURVEY</td>
<td>36</td>
</tr>
<tr>
<td>SURVEYED PROPERTIES</td>
<td>37</td>
</tr>
<tr>
<td>FINDINGS</td>
<td>39</td>
</tr>
<tr>
<td>SIGNIFICANCE CRITERIA &amp; SURVEY FINDINGS</td>
<td>39</td>
</tr>
<tr>
<td>ASSIGNMENT OF STATUS CODES</td>
<td>44</td>
</tr>
<tr>
<td>PROJECT REVIEW, IMPACT ANALYSIS, &amp; RECOMMENDATIONS</td>
<td>45</td>
</tr>
<tr>
<td>IMPACT ANALYSIS &amp; RECOMMENDATIONS</td>
<td>45</td>
</tr>
<tr>
<td>REFERENCES</td>
<td>49</td>
</tr>
</tbody>
</table>
FIGURES & APPENDICES

FIGURES
Figure 1. Project Location and Area Map
Figure 2. Rancho Santiago de Santa Ana Deed Map, 1839
Figure 3. Map of Heirs, Claimants, & Division of Rancho Santiago de Santa Ana, 1868
Figure 4. Spread of 20th Century Agricultural Development, 1942 rev. 1961
Figure 5. Sisters of Providence Organization Meeting at St. Mary-of-the-Woods, 1937
Figure 6. Marywood High School (former St. Joseph Academy) in Anaheim, ca. 1934
Figure 7. Marywood High School, ca. 1964 & 2014
Figure 8. Postcard of Marywood Students in Foley Hall Dormitory Lounge, circa 1960s
Figure 9. Marywood High School, circa 1980
Figure 10. Photographs of Marywood High School Design Detail
Figure 11. Marywood Site Plan
Figure 12. Marywood Chapel
Figure 13. Marywood Chapel, circa 1960s & 2014
Figure 14. Marywood Chapel, Dalle de Verre Detail
Figure 15. Marywood Chapel, Detail Images
Figure 16. Vincent G. Raney and Pregno & Matheu
Figure 17. Vincent G. Raney’s Century 21 Dome Theater
Figure 18. Raney’s Dome Structure
Figure 19. Raney’s Structural Dome Design for the Masses
Figure 20. Project Area in 1946
Figure 21. Project Area in 1972
Figure 22. Project Area in 1896
Figure 23. Project Area in 1942, rev. 1961
Figure 24. Project Area in 1961, rev. 1966
Figure 25. Project Area on 1972 Aerial Map
Figure 26. Project Area on 2014 Aerial Map
Figure 27. Approximate Extent of Unsuitable Fill in Project Area

APPENDICES
A: DPR 523 FORMS
B: PROJECT EXHIBITS
C: PROFESSIONAL QUALIFICATIONS
D: PHOTOGRAPHS
INTRODUCTION

JM Research & Consulting (JMRC) is under contract to Vandermost & Carlson, Inc. to provide cultural and paleontological resources services for the proposed Marywood project in the City of Orange, Orange County, California. This work has been completed pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.), the City of Orange Zoning Ordinance (OMC §17.17, et seq.), and in full compliance with the City of Orange CEQA Guidelines.

Project Description

The proposed project includes the demolition of the former Marywood High School (1964) and the multi-phased construction of a private, gated residential community by The New Home Company (TNHC). Most recently in use as the pastoral center for the Roman Catholic Diocese of Orange (Diocese of Orange; vacated 2013), the property is currently developed with approximately 102,000 square feet of religious, educational, recreational, and administrative buildings and connective structures as well as a 240-vehicle asphalt parking lot, former tennis courts, colonnade, and other hardscape, totaling approximately 200,000 square feet.

The project calls for a complete redesign of the site, including the construction of streets, sidewalks, gates, storm drains, sewer lines, water lines, a detention basin, retaining wall, street lights, fire hydrants, and landscaping. Throughout the entire site, grading will remove and replace unsuitable fill material and achieve appropriate compaction levels, encompassing approximately 200,000 cubic yards of additional earthwork and establishing new pad and interior street elevations. Minimum 60x100-foot lots with flat, approximately 6,000-11,600 square-foot building pads are proposed for the construction of 40 two-story, single-family detached residences. Residences will range in size from 3,800 to 4,400 square feet, exhibit three reversible floor plans in different architectural styles and color schemes, and include attached garages and covered rear patios.

Slope remediation in the west/southwest portion of the Project Area will remove existing unsuitable fill, over-excavate approximately 5 additional feet, and reconstruct with structural, compacted fill at a 2:1 grade. Reconstruction will also include the addition of terrace drains (concrete v-ditches) for storm water runoff. The area of unsuitable fill material extends onto the City’s property adjacent to its existing water tanks. A property line adjustment to accommodate slope remediation and the construction of a battered, gravity retaining wall system is also proposed, which would range in height from 0 feet at the northwest and southeast ends to approximately 30 feet in the middle and be planted with vines.

The project will utilize the existing Marywood entrance location, which will be redesigned with a secure entry gate, turn-around bulb set back from Villa Real Drive, and community identification monuments. A secondary emergency access road south of the main entry along Villa Real will also serve as a utility corridor, providing an alignment for sewer and water lines. Common area landscaping is proposed in the entry, open space areas, detention basin, and the newly constructed slope down to the City’s water tanks, which will be planted with trees. The proposed project also includes the undergrounding of existing overhead electrical lines from the southern project boundary along Villa Real Drive to just north of the project entry (Appendix B).

Project Location

Marywood is located at 2811 East Villa Real Drive, and encompasses approximately 15 acres on one parcel (361-064-01) in the foothills on the west side of the Peralta Hills in the Santa Ana Mountains.
Located in the northern portion of the City of Orange, the property is wedged between the boundaries of the cities of Anaheim and Villa Park, just south of Olive Hills Park, and surrounded by 1960s-70s residential tract development. Specifically, the project is located in an unsectioned area of Township 4 South, Range 9 West, San Bernardino Base and Meridian (S.B.B.M.), as depicted on the U.S. Geological Survey (USGS) *Orange, California* (1964, photo revised 1981) 7.5-minute quadrangle (Project Area; Figure 1).

**Personnel**

Jennifer Mermilliod, M.A., Principal, JM Research & Consulting (JMRC), who meets the Professional Qualifications of the Secretary of the Interior Standards for History and Architectural History, acted as project manager. Ms. Mermilliod conducted fieldwork, completed physical investigation and research, evaluated the property for eligibility, prepared State of California Department of Parks and Recreation (DPR) 523 forms, analyzed potential impacts, provided mitigation and recommendations, and drafted and compiled the technical report. Ms. Mermilliod holds a Master of Arts degree in History with an emphasis in Historic Preservation and a Bachelor of Arts degree in History from the University of California, Riverside. Ms. Mermilliod has worked throughout southern California in all aspects of the field of historic preservation, including survey, context development, planning and design, and regulatory compliance, since 2001 (Appendix C).

Curt Duke, RPA, Principal Archaeologist of DUKE CRM, was responsible for the archaeological and paleontological components of the cultural resources study. DUKE CRM conducted the related records searches and site visit, and also provided summaries of findings and recommendations and relevant sections for inclusion in the cultural resources survey report. Mr. Duke meets the professional qualifications of the Secretary of the Interior for prehistoric and historical archaeology and has worked in all phases of archaeology (archival research, field survey, testing and data recovery excavation, laboratory analysis, construction monitoring) since 1994. Mr. Duke holds a Master of Arts degree in Anthropology with an emphasis in archaeology from California State University, Fullerton and a Bachelor of Arts degree in Anthropology from the University of California, Santa Cruz. Mr. Duke has worked throughout California and parts of Arizona and Nevada (Appendix C).
Figure 1. Location Map (USGS Quad: Orange, Calif. (1964, photo rev. 1981)
NATURAL SETTING

The project site is completely developed; the natural setting has been permanently altered by the development of the Marywood High School and the adjacent neighborhood. The project site is situated within the Peralta Hills which are foothills in the northern portion of the City of Orange. The Santa Ana River is currently channelized and located approximately one mile west of the project. This part of Orange County is situated within the Peninsular Range Geomorphic Province. Paleoenvironmental studies have shown an overall increase in temperature in conjunction with a decrease in precipitation and sea levels since the end of the Pleistocene (Altschul and Grenda 2002:75-84). Clearly there have been periods of fluctuation in this climatic pattern. The biological setting has been removed and there are no native plants or habitats within or adjacent to the project.

CULTURAL SETTING

Prehistoric Context

Of the many chronological sequences proposed for southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace, defines four cultural horizons for the southern California coastal province, each with characteristic local variations (Wallace 1955):

I. Early Man (~9000–8500 B.P.)
II. Milling Stone (8500–4000 B.P.)
III. Intermediate (4000–1500 B.P.)
IV. Late Prehistoric (1500–200 B.P.)

Warren and Crabtree employ a more ecological approach to the deserts of southern California, defining five periods in prehistory (Warren & Crabtree 1986):

I. Lake Mojave (12000–7000 B.P.)
II. Pinto (7000–4000 B.P.)
III. Gypsum (4000–1500 B.P.)
IV. Saratoga Springs (1500–800 B.P.)
V. Shoshonean (800–200 B.P.)

Warren and Crabtree viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts (Warren & Crabtree 1986). Many changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day.

Ethnography

Historically, the project is located within the ethnographic territory of the Gabrielino Native American Group. The Gabrielino are Takic-speakers and are descended from Late Prehistoric populations of the region. The name Gabrielino was given to the local inhabitants by Spanish Missionaries who established a mission in Gabrieleno territory in 1771. Important food resources would have been acorns, agave, wild seeds and nuts, hunting game and fishing. Due to Spanish subjugation and absorption into the mission system very little is known concerning the Gabrielino’s
political structure, social behavior and cultural practices. Gabrielino villages were self-contained and had an autonomous political structure comprised of non-localized lineages, in which the largest and dominant lineage’s leader was usually the village chief. Village houses were domed, circular shaped structures, constructed from tree branches and thatched with tule, fern, or carrizo. The villages would have been located near fresh water and raw material resources. Villagers would have utilized temporary camps throughout their localized territories for hunting, gathering, and raw material trips away from the main village (Bean & Shipek). Two village names are reported from the Anaheim and Santa Ana areas on either side of the Santa Ana River, *Hotuuknga* and *Pasbenga*.

**History**

In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). Exploration of the Orange County area was first recorded in 1769 when a band of Spanish soldiers camped overnight along the Santa Ana River near the the community of Olive, now located mostly within the City of Orange at Lincoln Avenue and Orange Olive Road, as they traveled north to Monterey. Permanent settlement began about the turn of the century in the Spanish Period.

**HISTORIC CONTEXT**

The following Historic Context provides an overview of the history and development of the City of Orange within a focused discussion on the development of Marywood utilizing relevant historic themes identified in the 2010 City of Orange Cultural Resources & Historic Preservation Element of the General Plan (PAR & Chattel 2006).

**Colonization (Spanish/Mexican Period, circa 1800-1870)**

By permission of the Spanish government in 1801, retired Spanish soldier, Juan Pablo Grijalva, became the first land user in the Orange area when he and his son-in-law, Jose Antonio Yorba, established a cattle ranch across the plain, known as Rancho Santiago de Santa Ana. Hand dug ditches, which formed the basis for later canal systems, carried irrigation water from the Santa Ana River, and herds grazed on land extending from the Santa Ana River and the foothills above Villa Park to Newport Beach. After Grijalva’s death, Yorba and his nephew, Juan Pablo Peralta, who was also Grijalva’s grandson, petitioned the Spanish government for permission to continue to use the 78,941-acre rancho encompassing Grijalva’s grazing lands, which was granted in 1810 (Brigandi 2011:9-13; Figure 2).
As the family expanded, descendants of Yorba and Peralta settled on different parts of the rancho, some of which was conferred through official land grants in the Mexican Period. Yorba settled with two of his sons, Tomas and Teodocio, on the flatlands near the Santa Ana River and built adobes in the hills above. This became known as Santa Ana Ranch and served as the rancho headquarters in what became known as Olive, about a mile northwest of the Project Area (Figure 2). Burruel Point, which was named for Teodocio’s son-in-law, Desiderio Burruel, marks the western beginning ridge of the Peralta Hills atop the later Nohl Ranch, approximately one-half mile north of the Project Area (Brigandi 2006:14, 67-68).

Another son, Jose Antonio Yorba II, settled down river near the mouth of Santiago Creek, east of the Santa Ana River and north of Chapman Avenue. Surrounded by irrigated fields, corrals and vineyards, the thriving settlement became known as Santa Ana Abajo. Peralta and his sons established Santa Ana Arriba upstream in the Santa Ana Canyon and built adobe homes on the south side of the river, near Santa Ana Canyon Road and Fairmont Boulevard. The slopes to the south became known as Peralta Hills (Brigandi 2011:9-10).

Legally divided among the Yorba and Peralta heirs after Jose’s death in 1849, some parcels were sold to outsiders. However, in 1866, the further division of the rancho into 1,000 units was court ordered after default on a loan held by Abel Stearns, the largest landowner in Southern California. These units
were deeded to the heirs and the claimants in the lawsuit (Brigandi 2011:14 and PAR & Chattel 2006:8; Figure 3).

After the legal settlement of the court case and partition in 1868, the approximately 15-acre Marywood site on the Rancho Santiago de Santa Ana remained within the holdings of the heirs of Leandro Serrano, who had married a daughter of the first Jose Antonio Yorba (Brigando 2006: 89; Reynolds 1868). The Project Area may have been used for grazing, but the elevation of the site on a high point of the foothills possibly restricted access, and written accounts, maps, and aerial photographs indicate the site was undeveloped in this period. The Serrano property extended south into what is now Villa Park (Figure 3).

**Early Settlement (circa 1870-1920)**

The partition of the Rancho Santiago de Santa Ana in 1868 gave rise to the town of Orange. As Yorba and Peralta heirs further subdivided the land grant into smaller ranches, a large, 4,000-acre parcel was given in payment to Andrew Glassell and Alfred Chapman, lawyers in the partition suit. This acreage was carved into 10- to 40-acre farm lots in 1870 to 1871, and eight lots in the center were set aside for use as a public square, now known as “The Plaza,” from which two main streets extended - Glassell Street (N-S) and Chapman Avenue (E-W; County of Orange 1871). First promoted as “Richland,” the town was renamed Orange, and soon bloomed under canal irrigation from the Santa Ana River, which added raisin grapes and corn to dry grain crops like wheat, rye, barley and oats (Dolan et al. 2003:9). Other early industries included rope and wire manufacturing, a cotton mill, and a lumber company. Orange grew quickly, with civic buildings, churches, schools, and public parks constructed by the late 1870s and early 1880s and new subdivisions, beginning with Fletcher Tract (1875), platted on the edges of the town site (PAR & Chattel 2006:8-9).

Like communities throughout Southern California, the small town of Orange was soon caught in the ebb and flow of land speculation inspired by western railroad expansion as well as the improvement of regional rail and local transportation. With the completion of the transcontinental railroad in 1869, tourists, boomers and boosters flowed into California at an estimated rate of 70,000 per year, a stream that was soon diffused into the southern region (McWilliams 1973:115). Railroad-related town planning and promotion in the greater Los Angeles area began in earnest with the connection of Los Angeles in 1876 to the Central Pacific Railroad system (Reps 1981:89, 95). The initial boom soon waned in the brief national depression of the late 1870s, in which the region experienced a period of quiet but substantial growth, with improvements in water supply and agricultural production, particularly grapes and citrus, that would critically broaden the focus of urban development efforts after the depression to include not only the proximity of the railroad, but also the accessibility of water (McWilliams 1973:117; Mermilliod 2011).

The opening of a direct Santa Fe transcontinental line into southern California in 1885 rejuvenated earlier expectations and marked the beginning of a real estate explosion in the region (Starr 2007:146). Competition between the Santa Fe and Southern Pacific railroads, which shortly reduced the passenger rate from Missouri Valley to southern California to $1, facilitated unprecedented migration from the East and Midwest. The Santa Fe delivered several passenger trains a day, and the Southern Pacific reported transporting 120,000 people to Los Angeles in 1887. Among serious investors, veteran townsite “sharks” of the Midwest descended upon southern California in what became a short-lived frenzy of speculation. Only 48 of the more than 100 towns platted in Los Angeles County from 1884-1888 survived, and at the height of the railroad town boom between 1887 and 1889, more than 60 new towns totaling 79,350 acres were laid out in southern California...
McWilliams 1973: 113-122). Thirteen of these were platted along the Santa Fe line in the three short months of spring 1887, and by the end of the year, 25 cities and towns had sprung up in the 36 miles between Los Angeles and San Bernardino County. Along the line of the Southern Pacific, eight more had been surveyed, and between the two rights-of-way, three other towns were platted (Reps 1981:100-101). Most of these towns were more populated by empty subdivided lots than by residents and vanished when the boom collapsed by 1889, but in general, the 1880s contributed a considerable increase in wealth and approximately 137,000 tourists-turned-residents to the region (Mermilliod 2004 & 2011).

By August 1887, the Santa Fe Railroad (later Atchison, Topeka & Santa Fe) delivered new settlers right to the heart of the new town near the Plaza, and about the same time, transportation between local communities was enhanced by two horse-drawn streetcar systems - the Orange, McPherson & Modena and the Santa Ana, Orange & Tustin lines. The boom years of the late 1880s added dozens of tracts in and around Orange as well as the addition of four new towns (PAR & Chattel 2006:9). The town of Orange incorporated in 1888 with three square miles and a population of 600 people, mostly German immigrants, on small family ranches surrounding the town. But development ebbed in the aftermath of these prosperous years, and the budding neighboring towns of McPherson (1872) and St. James (1887), failed as suddenly as they began, while El Modena (1880-1920) and Olive (1887) survived. Approximately one mile northwest of the Project Area, Olive was founded on the olive industry in 1887 by Louis Schorn and other owners of the Olive Milling Company. Olive boasted a mill, tourist hotel, and three olive packing houses, one of which remained operational until 1984. Most of Olive was eventually annexed as part of Orange (PAR & Chattel 2006:8-12; Brigandi 2006:67-68).

Agricultural successes prompted renewed effort in the promotion of the town of Orange near the turn of the century. The reorganization and extension of the canal system by the late 1870s as well as the availability of rail transportation to far flung markets improved agricultural development in area communities in the 1880s. Industrial facilities for the receipt, packing and shipping of locally raised agricultural products coalesced near the main Santa Fe station by the Plaza, and additional rail lines and stations soon crisscrossed the valley. Important crops included grapes, oranges, apricots, and olives, and by 1900, Orange County was the largest walnut producer in California (Dolan et al. 2003:9-10). Co-ops emerged to support the growing agro-economy, and it is estimated that the City shipped approximately 350 train-carloads of oranges yearly, in addition to lemons, walnuts, dried fruit, potatoes, peanuts, grapes, and cabbage (Brigandi 2011:47-55; PAR & Chattel 2006:14).
Prosperity resumed with the turn of the century and the growth of citriculture despite the effects of floods, a freeze, and World War I (PAR & Chattel 2006:13). Glassell and Chapman’s townsit swelled around the Plaza to become the social, professional, and commercial hub of the young city. A sewer system was added and the water system improved. Streets were paved and improved with sidewalks, and urban lots were filled with offices, hotels, banks, stores, eateries, newspapers, and public buildings. Annexed tracts and subdivisions expanded the city limits (Dolan et al. 2003:11), and residential development spread from the urban core and increased in density to support a growing population. Small farms of 10 acres or more were carved from large ranch tracts, and farmsteads lined new roads across the plain or were set back by tree-lined driveways (PAR & Chattel 2006:13-14). This surge in agricultural productivity greatly shaped the town’s agro-economy, political and cultural
development, and the landscape itself as vast acres beyond the urban center were soon blanketed in cultivated fields, groves, and orchards, right up to the rolling, hilly slopes of Marywood (Figure 4).

Post-War Development

Like throughout most of Southern California and the country, land development waned during the Great Depression in the 1930s and also through World War II, when the country focused renewed energy and economy on wartime production. The unprecedented increase in population and postwar demand for housing, as well as a disease affecting local orange orchards, contributed to the rapid conversion of land from citrus and agricultural production to residential, commercial, and institutional development. The local population more than doubled in the 1950s, from 10,000 to 26,000. According to the City of Orange General Plan, suburban residential growth in the postwar period began in 1953 and peaked in 1962, converting thousands of acres of orchards to single-family subdivisions. A few local developers contributed smaller scale tracts, but most larger subdivisions were built by outside developers, including three by notable architect, Joseph Eichler, who built three tracts to the north and east of Old Towne (City of Orange 2010).

By this time, the Marywood site was part of the Nohl Ranch holdings and may have been used for grazing or agriculture (Diocese of Orange 2014). In 1943, cattleman Louis E. Nohl had purchased several thousands of acres of the Peralta Hills in the former Rancho Santiago de Santa Ana along the south side of Santa Ana Canyon, now primarily within the City of Anaheim. The area was partially developed in the 1940s and 1950s with a few scattered low density neighborhoods, including Cerro Villa, Peralta Hills and Mohler Loop before most of his holdings on the eastern side were developed in the 1970s as Anaheim Hills, an expansive master planned community (Brigandi 2006:65 & 2011:106-110). However the southern hilltops around Marywood were sold for small, individual tract development mostly in the 1960s and 1970s, with Louis E. and Margaret Elliot Nohl, as well as others, retaining subsurface mineral rights on many parcels (City of Orange 1960-1983).

Sisters of Providence & Marywood High School

With much of the level land taken up, attention shifted to the hills, and the elevated, somewhat isolated, hilly site was finally developed as Marywood High School in the mid-20th century (County of Orange 1962) by the Sisters of Providence of Saint Mary-of-the-Woods, Indiana. Founded by Mother Theodore Guerin of France, who was canonized as a saint in 2006, the apostolic congregation of religious sisters known as the Sisters of Providence arrived in America in 1840. The Sisters of Providence joined the many small pioneering groups of European nuns who began migrating as missionaries to America in the 18th century and establishing the roots from which large, American branches of their orders would grow. Throughout the latter-19th century and particularly between the 1920s to the 1960s, these Sisters made a critical contribution to the American landscape on many levels, including education and healthcare, as well as social change, cultural enrichment, and faith formation. As some of the first organized groups of women in America, Sisters from over 400 various orders built 800 hospitals, more than 10,000 private schools, and many charitable organizations, contributing to the education, health, and well being of several generations, amounting to hundreds of thousands of children (Abbott 2013; Fialka 2003:1-19).

Amid much hardship, the Sisters settled in Indiana and eventually established their own town, Saint Mary-of-the Woods, where they constructed religious buildings, hospitals, schools, and academies, there and across the country, including Saint Mary-of-the-Woods College, the first Catholic institution of higher learning for women in Indiana (SPSMW 2014; Logan 1978; Figure 5).
Initially seeking a more healthful climate for aging Sisters, the Sisters of Providence of Saint Mary-of-the-Woods ventured to California in 1916, but their hopes of founding a convalescent home for the Sisters and of ministering to the Mexican poor in Los Angeles were never realized. Finally, in 1928, the Sisters returned to found parish schools at St. Joseph in Hawthorne and St. Elizabeth in Van Nuys (Madden 1991:442), both of which are still in use as schools. In 1934, the Sisters of Providence of Saint Mary-of-the-Woods purchased the St. Joseph Academy (1912) in Anaheim, California, from the Dominican Sisters of Cuba and renamed it Marywood Central Catholic High School (Figure 6). For over two decades, the high school served as a day and resident school for the high school girls of Orange County and also taught elementary students in its early years. The Anaheim site served as the Provincialate and the Novitiate of the Western Province from 1934-1949 before being sold in 1963 to United California Bank (Diocese of Orange 2014) and later demolished.

The Sisters of Providence of Saint Mary-of-the Woods founded the all-girls, Catholic high school in California at a time of great westward expansion and networking of Catholic organizations, communities, education, and congregations across the country. Another order, Sisters of Providence of Mother Joseph Province from Montreal, Canada, had already made their way into the western states and California and founded many hospitals and schools. Several other orders who had been active elsewhere in the country also made their way to California in the early 20th century, including the Sisters of Mercy and the Sisters of St. Joseph, who settled in San Diego and received the Sisters of Providence of Saint Mary-of-the-Woods on the 1916 visit.
A swelling mid-century population caused a development crisis not only in public schools across the country, but in private schools as well. Many new schools were constructed or enlarged in the 1950s and 1960s. The demand was so acute in some locations, particularly in California, that enlargements were sometimes constructed on the heels of initial development or were so extensive they overshadowed or replaced even recently constructed schools entirely. Such was the case with the extant Serra High School in San Mateo, which was constructed in 1955 to replace the original 1944 school campus. Similarly, the all-girls Holy Cross High School in Mountain View, was constructed in 1957 and abandoned in 1972 when it merged with the nearby all-boys St. Francis High School in order to better serve a nearly 1200 co-ed student body (SFHS 2014; demolished 2007), a number well beyond average Catholic High School enrollment today.

Likewise, plans for a larger Marywood High School on the Nohl Ranch site to replace the outgrown academy in Anaheim, were begun in 1959. Completed in time for the student body to move in by spring 1964, the new Marywood High School in Orange was officially dedicated on December 5, 1964 (Figure 7).
As the development of small residential tracts continued to transform the remaining slopes that once belonged to the heirs of Leandro Serrano, the all-girls, Catholic high school flourished in somewhat isolated peace (Figure 8). Marywood offered dormitory boarding and college preparation, and the student body included international students from nine countries (SPSMW 2014). The Marywood Music Center and the Providence Speech and Hearing Clinic both began at Marywood in Orange (Diocese of Orange 2014).

Figure 8. Postcard of Marywood Students in Foley Hall Dormitory Lounge, circa 1960s
From both its Anaheim and Orange locations, Marywood produced over 40 graduating classes of women (Figure 9), many of whom went on to college and remained locally connected with strong loyalty to Marywood:

**Marywood, Our Own**

We sing of our school,
’Tis Marywood, our own;
No place was ever dearer
Than Marywood, our own.
The truth that we proclaim
Is in our Lady’s name,
May loyalty that’s in our hearts
To Marywood remain.

O glorious forever,
The hope of every heart;
May God protect our teachers
And ne’er from them depart.
Lift high the crest of knowledge
God grant it may increase
For we belong to Marywood,
The school that is our own (MAA 2011)

Maywood alumnae appear to be close not only to each other but also to the Sisters and teachers who are part of their memories of Marywood (MAA 2011):
Dear Marywood Alumnae,

May you have a great time at your reunion. My memories of you are happy ones.

My life is very rich as a semi-retired person. I live in Terre Haute and work at our motherhouse, St. Mary-of-the-Woods. My half-day at work is in the Pastoral Ministry Department caring for non-medical needs of our sisters who are in health care. The other half-day is quiet and spent primarily with prayer, reading, and tasks around the house. Hobbies, walks, flower and vegetable gardens, computer games, time with friends, and the like fill my leisure.

Know that you are at all times held in my prayer. May God specially bless you and those you love.

-- Sister Joan Kirkpatrick
Marywood Orange (1964 -1974)

Although a private school, Marywood’s closure came at a time, starting about 1979, that saw a rise in closures of public secondary schools following passage of Proposition 13, which altered funding to school districts. Tenure in homeownership and population shifts at the end of the Baby Boom era also contributed to decreased enrollments, which had caused the mid-century building boom in educational facilities. But perhaps the greatest impact stemmed from a significant shift in the community of Catholic nuns in the 1960s and 1970s. The effects of the Feminist Movement, greater professional opportunities for women, and the reform effects of Vatican II (1962) to Catholic structure and status of nuns all contrived to nearly halt the flow of new initiates (Fialka 2003:13-17). Also, beginning in the 1970s, with fewer new initiates and aging, pensionless nuns retiring in need of medical care, their activity in schools, healthcare, and charity dwindled as their number declined significantly, from approximately 200,000 in 1968 to about 65,000 today, with average age of 69 (Abbott 2013).

When the Sisters of Providence had arrived in Orange County, the area was still part of the Archdiocese of Los Angeles. It was not until 1976 that the growing needs of the local Catholic congregation drew the attention of the Los Angeles Archdiocese, and a group of young Jesuit priests arrived in Orange County to assess and address the needs of mainly the Latino Catholic base. They began by initiating masses in Spanish in eight different local parishes and ultimately founded the Diocese of Orange in 1976 with Bishop William Johnson (Deffner 2014c). Marywood was sold to the newly-formed Diocese of Orange in 1979 and closed after commencement for the graduating class of 1981. The property was converted to, and well used as, a retreat and pastoral center for the Diocese of Orange until it was recently vacated in 2013 following the purchase and relocation of the diocesan headquarters to the Crystal Cathedral. Spending nearly its entire existence at Marywood, the Diocese of Orange has expanded greatly since its formation, growing from 179 priests serving 330,000 Catholics in 1976 to 247 priests serving 1.2 million parishioners in 2011 (Diocese of Orange 2014). Although no longer a presence in Orange County, the Sisters of Providence of Saint Mary-of-the-Woods served continuously in California for 80 years and maintain a presence in the Dioceses of San
Bernardino and San Diego and in the Archdiocese of Los Angeles, founding Providence in the Desert in 2002, which ministers to poor and immigrant families. The Sisters also produced many Marywood graduates, who maintain a strong alumnae group locally, and continue to maintain an active congregation and minister throughout the United States, Taiwan, and China (SPSMW 2014).

Marywood Site Development & Architectural Design
The Marywood property consists of a complex of intersecting buildings, structures, and open space areas, including a main entry colonnade and quad, administration building, former classrooms that now function as offices, a library, gymnasium, auditorium, cafeteria, conference rooms, two-story convent, and three-story dormitory, and a chapel. The complex is designed on a cardinal axis facing east with private space to the south and public space to the north, and cohesion is gained in part through the use of brick, shaped concrete benches, and stylized floral design in low relief in a repeated pattern of concrete wall panels throughout the campus. Buildings are constructed primarily of concrete panels faced with brick, and connective structures, features, hardscape, and decoration are also in concrete with some use of Dalle de Verre (faceted glass), colored Plexiglas, and copper. A high, undulating expanse of continuous concrete arches forms a grand entry aligned before a partially removed fountain, large open quad, and auditorium (Figures 10 & 11; Appendix D).

Figure 10. Photographs of Marywood High School Design Detail
Figure 11. Marywood High School Site Plan (Diocese of Orange 2013)
High stylistic intent is evident in Marywood, which was designed by Vincent G. Raney primarily in the New Formalism style, which emerged in the mid-century as one response to the stark, functional lines of the mid-century Modernist period, particularly the International style. Site design, structural engineering, and architectural design coalesce in New Formalism, which reinvented tradition through the comprehensive infusion, rather than simple application, of modernity and became the style of choice for the grand scale of public and institutional architecture. Design principles and character defining features of the style are embodied throughout Marywood. Overall design concepts typically include separation from the natural environment, hierarchical spatial relationship, symmetrical plans on axial orientation, and plazas and fountains. Characteristic features of the style include singular volumes of space, flat roof forms, symmetry, clean lines, smooth wall surfaces, stylized full-height columns, repeated arches, exposed structural elements or construction techniques, primary use of concrete and glass, and large screen walls of perforated concrete, metal or stone (Figures 10 & 11).

A highly modern design throughout, the structure and design of the unaltered Marywood Chapel is centered on a double parabolic arch crowned by a cross, and the interior also includes modern architectural and design features, methods, and materials, including alter and tabernacle pieces, lighting fixtures, pews, crosses, and a clock. At first glance, the chapel stands out on the landscape as a departure from New Formalism; however the most fundamental tenents of the style are present in a structured floorplan that exhibits the traditional hierarchy and separation of liturgical space, which is inherently axial (Figure 12-15; Appendix D).
In addition, modern reinterpretation of Catholic tradition is perfectly illustrated in the use of Dalle de Verre faceted glass as “stained glass” windows. Stained glass is normally constructed of thin pieces
of colored glass finely soldered together to form mosaic images of the Stations of the Cross, Jesus’ path to crucifixion. However, in Marywood Chapel, thick, approximately 2” pieces of colored slab glass are struck and faceted and set in thick concrete mortar, a creating jewel-like, highly reflective light to the interior only (O’Brien 1978). Facial images are painted, conveying not the Stations of the Cross, but the many Crowns of Mary, the Mother of Jesus (Figure 14). Small, wood carvings depicting the Stations of the Cross mounted between the windows have been removed since 2013.
The unique Marywood chapel has been previously erroneously associated with the late, renowned liturgical designer, Mario Agustin Locsin y Montenegro, who worked on many sites from small chapels to monolithic cathedrals across the United States, particularly in Vatican II renovations. Born in the early 1950s, Locsin was educated in Spain, the Philippines, and America and worked in the latter part of the 20th century.

**Vincent G. Raney and Pregnoff & Matheu**
In the design of Marywood, Raney was assisted by structural engineers, Pregnoff & Matheu (Figure 16), partners who each contributed to an understanding of seismic lateral forces on structure and material during the formation of seismic building code regulations in the mid-20th century as well as lasting seismic rating and design methodology in California. Michael V. Pregnoff, who emigrated from Russia in 1922 was influenced by C.H. Snyder, F.F. Hall, and R.S. Chew and designed extensively for the U.S. Navy during World War II and Stanford University. Aside from work on various technical committees, Pregnoff served as the President of the Structural Engineers Association of Northern California and the Chairman of Deflection of Concrete Structures Committee for the American Concrete Institute. Working primarily in beam and girder, steel beam, and structural concrete design, the duo may be best known for their work with architect Ed Stone on the Perpetual Savings Bank in Los Angeles, also designed in the New Formalism style. A nine-story building skinned in glass and sheathed by a concrete screen pierced by stacked parabolic arches, envisioned by Matheu, the building was completed in 1962 just before Marywood structural plans were drawn in April 1963 (Scott 1996:9-21). The contribution of Pregnoff and Matheu and the dynamic relationship between structural engineering and architectural design best come together aesthetically in the entry colonnade, the auditorium screen wall foyer, and the double parabolic arch that both forms and crowns the chapel (Figures 10-13).
While Pregnoff and Matheu contributed in fundamental and comprehensive ways to Marywood, it is Vincent G. Raney who must be credited with the design of the Marywood campus and who it appears also completed the liturgical design of the chapel (Raney 1963). Catholic himself, Raney was born in Indiana near Saint Mary-of-the-Woods and may have known of the Sisters of Providence in his youth. Raney attended the Universities of Indiana and Arizona before obtaining his Bachelor’s in Architecture from the University of Illinois in 1930. He soon relocated to, and maintained an office in, San Francisco, California. A 1942 commission in church design led to a specialization, and in the 1950s, Raney added many churches, chapels, and private schools, including administration, classrooms, convents, and dormitories, to his California portfolio. Extant works include St. Ann Chapel in Palo Alto (1950-51; listed in the Palo Alto Historic Buildings Inventory), St. Gregory School in San Mateo (1951), St. Martin’s Church in San Jose (1952), St. Hilary’s Church in Tiburon (1954), and Serra High School in San Mateo (1955); Raney’s Holy Cross High School in Mountain View (1957) was demolished in 2007. Clearly, this work in church and related religious architectural design prepared Raney to design Marywood, which are among his principal works.

Raney’s work in theater design, which included the Chinatown Theater in San Francisco (1940), the Kuhio Theater (1946; demolished 1996) in Honolulu, Hawaii, the Bal Theater (1946) in San Leandro, California, and many more led to an early specialization that gained him the position of exclusive architect for the Syufy chain of theaters (now Century Theaters; Figure 17). These became known for their signature Century Dome, an innovative Raney design in sculpted concrete specifically engineered to accommodate a new widescreen technology known as Cinerama developed to help distinguish theater from television in the postwar era.

Figure 17. Vincent G. Raney’s Century 21 Dome Theater (Hollister 2014)
A modern interpretation of a Greek style theater, Raney’s futuristic dome became a cultural symbol of postwar prosperity and optimism for the masses in the atomic age before cable technology in television overtook the movie industry in the 1980s (Figures 18 & 19). Notable domes include Cinema 150-70 (1969; demolished 2002) in Seattle, the CineArts Dome Theater (1967) in Pleasant Hill, California (demolished May 2013), and a local Orange Cinedome (1969) on Chapman Avenue, which is no longer extant (Michelson 2005-14). The Winchester Century 21 Dome Theater (1964) in San Jose, which was constructed in the year Raney completed Marywood, is known as the “mothership” in a series of domes and was recently listed in the National Register in June 2014.
Though most prolific in California, Raney also designed in Arkansas, Colorado, Hawaii, Nevada, Utah, and Washington. He completed over 600 service stations for the Associated Oil Company of San Francisco and over 100 theaters, although his diverse portfolio includes custom homes, churches, schools, commercial and industrial buildings, and shopping centers as well as the McLaren Park Master Plan in San Francisco. World-famed works include the Round House Restaurant (1938; now a visitor’s center) on the Golden Gate Bridge toll plaza and the then-futuristic, 1,700-square-foot Sunshine House (1939), which was designed for the Golden Gate Exposition on Treasure Island, relocated by barge across the bay, and is today an architect’s private home valued at nearly $1 million. Raney was also the first to publically release a proposed design (not constructed) for the United Nations Plaza in San Francisco (Michelson 2005-14). Like his peers, Raney also contributed widely to suburban tract home design in the postwar period, and by the time he turned his attention to Marywood, it is estimated Raney had designed over 1,000 buildings (Michelson 2005-14).

RESEARCH DESIGN

The cultural and paleontological resources survey was intended to identify and document previously recorded, new, or potential future cultural resources, including prehistoric, historic archaeological, and historic resources through intensive-level study of the Project Area. Cultural resources and paleontological records searches, field survey, and research, were conducted as part of the survey. A preliminary phase to accommodate in-escrow inquiry regarding potential significance and eligibility and inform further action with regard to acquisition and subsequent redevelopment was conducted in September 2013, and the cultural resources survey and paleontological investigation was completed August-September 2014.

In order to structure the survey process, guide fieldwork, and establish a framework for evaluating the significance of potential cultural resources, research on historic land uses, the development of the City of Orange, Diocese of Orange, Sisters of Providence of Saint Mary-of-the-Woods, Marywood High School, and architect Vincent G. Raney was conducted. Research materials, including historic maps and aerials, previous studies, and published local and regional historical accounts were collected and reviewed. Specific property ownership and construction history were researched and physical investigation was completed. Based on these efforts, a focused historic context was developed. Archaeological and paleontological investigation was included in the study.

This work has been completed pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City of Orange Zoning Ordinance (OMC §17.17, et seq.), and in full compliance with the City of Orange CEQA Guidelines.

METHODS

Research

Records Search. Prior to the second field visit, a records search was conducted on August 12, 2014 at the the South Central Coastal Information Center (SCCIC), the local clearinghouse for cultural resource records located at at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources as well as survey and excavation reports completed within one mile of the Project Area. Additional resources reviewed included the
California State Historic Property Data File (HPD), which includes the National Register of Historic Places (NR), the California Register of Historical Resources (CR), and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures. The internal archives at DUKE CRM were also inspected for relevant background information.

**Paleontological Search.** On August 26, 2014 the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (NHMLC) performed a paleontological collections records search for the project to locate fossil localities within and in the vicinity of the proposed project site.

**Additional Research.** Extensive additional research was also conducted. Historic maps and aerial photos accessed online through Nationwide Environmental Title Research, housed at the County of Orange, and accessed through the Orange County Public Works Website were examined for evidence of historic period activities within and in the vicinity of the Project Area. Research in newspaper sources as well as diocesan and online records provided information on Marywood High School, the Sisters of Providence of Saint Mary-of-the-Woods, and Vincent G. Raney. Plans, maps, and building permits were researched through the City of Orange Community Development Department and the City’s website. Assessor’s record research was not collected as other sources provided sufficient information regarding historic land use and ownership as well as the lack of development prior to the construction of Marywood.

**Field Survey**

An intensive-level cultural resources field survey was conducted in two visits in September 2013 and August 2014. The field survey in September 2013 included survey and physical investigation of the complex, exterior elevations, and interior spaces to identify design influences, locate historic features and materials and discover construction techniques and subsequent alteration. The field survey in August 2014 included a concurrent field meeting and site walk with project team members, an examination of the property for changes since September 2013, and another look at specific elevations and the interior of the chapel. In addition, a pedestrian survey of the entire project area was conducted by a qualified archaeologist during which all open spaces were examined for cultural resources. Potential cultural resources were recorded in the field using detailed note taking for entry on DPR Forms (see Appendix A). Digital photography was taken to provide contextual overviews of the Project Area and detail images of the interior and exterior of buildings, individual elevations, and features of Marywood (see Appendix D).

**RESULTS**

**Research**

**Records Search.** Map data from the SCCIC indicates that there are no cultural resources recorded within or adjacent to the project boundaries. However, two prehistoric archaeological sites are located within one mile of the project. The closest of these resources is located approximately ½ mile from the proposed project. Neither of these resources will be impacted by the project. The cultural resources identified during the records search have not been evaluated for eligibility on the California Register. There have been six (6) cultural resource studies previously conducted within a one mile radius of the project area. None of these studies have been conducted within the boundaries of the
proposed project site. Most of these cultural resource studies can be classified as small to medium surveys, but a few are linear studies and large surveys. A summary of the records search is included below:

<table>
<thead>
<tr>
<th>Resource No.</th>
<th>Resource Type</th>
<th>Description</th>
<th>Archaeological Site/Isolate</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA-ORA-645</td>
<td>Prehistoric Archaeology</td>
<td>The site is a temporary campsite containing: biface manos, 2-stone flakes, at least one chopping tool, and disturbed hearths. The site measured: 30-meters N/S by 40-meters E/W</td>
<td>Site</td>
<td>½ mile to the northeast</td>
</tr>
<tr>
<td>CA-ORA-646</td>
<td>Prehistoric Archaeology</td>
<td>The site is a lithic scatter containing a biface mano, stone flakes, debitage, tool scrapers and inverse choppers. The site measured: 85-meters N/S by 90-meters E/W</td>
<td>Site</td>
<td>¾ mile to the east</td>
</tr>
</tbody>
</table>

**Paleontological Resource Records Search.** The paleontological collections records search conducted by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (NHMLA) indicated that no fossil localities have been reported within the boundaries of the project site. However, the project site is underlain by two geological formations: the marine Pliocene Fernando Formation (high sensitivity for paleontological resources); and the late marine Miocene Puente Formation (high sensitivity for paleontological resources). These formations have produced a significant number of vertebrate fossil specimens within Orange County and the Newport Bay area. Paleontological resources could be impacted by the proposed project if earth-moving construction activities were to reach depths greater than the infill soil depth of 90-feet.

**Additional Research.** Historic map and aerial research showed that the Project Area remained undeveloped prior to the construction of Marywood (Figure 20-24; NETR 1946 & 1972; NETR 1896 & 1942, rev. 1961; NETR 1966), the footprint of which remains unchanged (Figures 25 & 26).
Figure 20. Project Area in 1946
Historic maps also showed that Marywood was part of Rancho Santiago de Santa Ana (County of Orange 1839 & 1884, Reynolds 1868). Early topographical maps identified a plain crisscrossed by railroads, the closest being the Southern Pacific about a mile to the south, and the development of distinct towns, including Orange, Anaheim, and Santa Ana, El Modena, and Olive. Marywood is situated atop foothills on the west side of the Peralta Hills, located far north of Orange, north of Villa Park and near the Olive community and Burruel Point (NETR 1896-1922). Scattered residences dotted the slopes at the base of the foothills as early as 1896, and by 1922, the former “Road to San Juan Capistrano” was named Santiago Boulevard (County of Orange 1839; NETR 1896-1922).

Extensive agricultural/grove development up to the base of the foothills, and a small area of terrace farming on lower slopes now located on the south side of Villa Real Drive is evident on aerials by 1946 and plotted by 1950 (NETR 1946 & 1950), but likely predates this. Residential tract
development of the area began in the early-1960s with a small tract to the southwest of Marywood (NETR 1961, 1966). Two of the extant water tanks around Marywood were also added at this time, and a third tank on the southwest was added between 1972 and 1980 (NETR 1972, 1980). Marywood was surrounded by tract development by 1977 as the groves that occupied nearly every suburban parcel around the cities of Orange, Anaheim, and Santa Ana and surrounding the Peralta Hills were consumed by the expansion of these communities in all directions from the early 1960s to the late-1970s (NETR 1952-1977).
Figure 23. Project Area in 1942, rev. 1961
Research conducted at the City of Orange Community Development Department and on the City’s website yielded plans, building permits, and maps, which assisted in an understanding of the construction and alteration history of Marywood as well as post-WWII residential tract development surrounding the property. This research also provided relevant cultural resources surveys and technical reports as well as the Orange Historic Building Survey and Historic Resources Inventory, Zoning Ordinance, Historic Preservation Element of the General Plan, and CEQA Guidelines, which all provided guidance on local history, cultural resources, and preservation policies.
Local history research at the City of Orange Public Library, JMRC professional library, and online included newspapers and local history accounts. Local history books enhanced the understanding of the development of the area and the City of Orange. Newspapers provided greater detail of the construction and use of Marywood, particularly from the perspective of the community. Diocesan and online records provided additional information on Marywood High School, the Sisters of Providence of Saint Mary-of-the-Wood, and the work and relative prominence of architect Vincent G. Raney.
Information provided by recent, project-related geotechnical investigation (LGC 2014), including subsurface evaluation, floor level survey, and laboratory testing, revealed that distress to existing improvements was associated primarily with deep canyon fill settlement. First documented in 1967, early distress in the cafeteria and office buildings included cracks in the walls and floors and leaking ceilings resulting in water damage. Despite early and continual mitigation and monitoring of geotechnical conditions since then, distress appeared ongoing, though slowed, and is physically apparent particularly in the areas of deepest fill at the auditorium and cafeteria west elevations, which have suffered a total elevation difference of approximately 7 inches (Figure 27).
Field Survey

Field examination assisted in the confirmation of known and estimated dates of construction, alteration history, and original features, materials, and uses. The Marywood property was in the process of being vacated by the Diocese of Orange in September 2013 and was vacant on the return field visit in August 2014. An examination of the property noted minimal, interior alteration, a high level of integrity, and an elevated design quality and stylistic intent. The steep, potentially unstable western slope was also noted during the September 2013 field visit as a possible source of elevation change, structural damage, and material separation along the west elevation of the building that houses the cafeteria, kitchen, and adjacent dormitory rooms (former convent) and offices. The return field visit in August 2014 did not note any substantive changes to the property aside from the removal of religious garden statuary and liturgical materials from the chapel, which was anticipated to occur with the relocation of the diocesan pastoral offices. However, additional structural damage and separation of the vertical concrete pilasters was noted on the rear of the auditorium, which was likely present but unnoticed during the first field visit (Appendix D).

On August 13, 2014, DUKE CRM archaeologist Christopher W. Purtell, M.A., RPA surveyed the project area. The goal of the site visit was to identify paleontological resources and prehistoric/historic period archaeological resources within the project boundaries and to assess the extent of prior ground disturbance within the project boundaries. Prior to the site visit the project’s area of direct impact was ascertained by examining the preliminary new construction site plan, the existing topography, and the current condition of the property, its buildings and facilities. This analysis indicated that the project site is approximately 15-acres, with 14 buildings totaling approximately 102,000 square feet of religious and office space, exhibiting a circular shape situated...
within an existing residential development on its northern, eastern, and southern boundaries, with two large city water tanks located approximately 226 feet down-slope on its western boundary. The archaeologist conducted a pedestrian survey of the entire project area. All open spaces were examined for cultural resources and showed that the project area can be characterized as having no undisturbed native soils or open spaces. The site visit and survey showed that all open spaces are either manicured lawns or disturbed landscaped areas exhibiting non-native vegetation and fauna with visible irrigation systems receiving routine and/or regular maintenance that are unlikely to contain paleontological and/or cultural resources. No paleontological resources or prehistoric and/or historic artifacts were discovered or recorded during the course of the site visit.

**Surveyed Properties**

Marywood was formally surveyed and is described below.

**Marywood.** Marywood is located at 2811 East Villa Real Drive in the City of Orange. The property consists of a complex of intersecting buildings, structures, and open space areas, including a main entry colonnade and quad, administration building, former classrooms that now function as offices, a library, gymnasium, auditorium, cafeteria, conference rooms, two- and three-story dormitories, and a chapel. The complex is designed in the New Formalism style and is arranged on the cardinal axis, facing east, with private space to the south and public space to the north. Buildings are constructed of concrete faced with vertically stacked brick with flat roofs, metal-and-glass entry assemblies, and window columns with fixed and functional sash (awning & hopper) separated by panels depicting a stylized floral design in low relief concrete. Connective structures, features, hardscape, and decoration are also in concrete with some use of Dalle de Verre (faceted glass), colored Plexiglas, and copper. Cohesion is gained in part through the use of brick, shaped concrete benches, and stylized floral design in low relief in a repeated pattern of concrete wall panels throughout the campus.

The center of the complex consists of an entry colonnade, quad, and auditorium. A high expanse of continuous concrete arches supports an undulating concrete canopy, which is broken in the center by an open skylight and forms a grand entry colonnade. Individual columns are step tapered and turned 45 degrees to present a sharp, triangular-like edge and literally intersect and connect with adjacent buildings by piercing overhanging concrete roofs to the north and south. The colonnade is aligned before two perforated concrete screen walls and a large open quad. The quad is filled with low-raised planters, a flag pole, shaped concrete benches, and a round, sealed fountain from which the statuary has been removed (date unknown). An auditorium with an outdoor stage punctuates the quad from opposite the entry colonnade and is faced with a spacious matching entry foyer enclosed by high undulating arches filled with concrete screen walls that matches the smaller versions on the east side of the quad. The perforations the auditorium entry screenwall are filled with colored Plexiglas. The interior of the auditorium entry is graced with a full-height tile mosaic depicting the Holy Spirit as a descending dove (artist and date unknown). A mounted bronze dedication plaque names the Dailey Auditorium in honor of William J. and Helen C. Dailey by the Diocese of Orange in 1995.

The library, classrooms and gymnasium are situated north of the quad. The library is laid out on an interior axis that is skewed into the shape of a cross and surrounded by classrooms, which have been converted to office and kitchen space. Interior partition walls have divided most originally square classrooms (2001), which are topped with a pyramidal roof and skylights (covered and reroofed 1995). The gymnasium is accessed from a covered concrete corridor and is separated from the auditorium by a double row of six classroom northwest of the quad. Known as “Marywood Hall,” the Quonset-like domed roof of the gym rises above the one-story library and classrooms and is pierced
by a row of clerestory windows filled with wired safety glass on the north and south. The gymnasium exhibits an exposed pin-joint steel arch structural system on the interior, plus original hardwood flooring and lighting system.

The administration building, cafeteria, and conference space are laid out to the south of the quad with dormitories, convent and chapel further beyond. The administration building directly south of the quad contains more square units, some of which have been repartitioned on the interior. The L-shaped commercial cafeteria, which is lowered by concrete steps from southwest corner of the quad, contains a commercial kitchen, assembly line serving space, and dining room and shelters the Center Conference Room. A small religious-residential complex containing a two-story convent and small, semi-attached garage, Providence Hall conference rooms, and St. Francis Room are located south of the cafeteria, in the southwestmost corner of the buildings. A three-story student dormitory is oriented east-west and bordered by a surface parking lot along the south of the property. The dormitory contains multiple units of minimal design and built-in storage as well as kitchenettes, restrooms, trash and laundry shoots, and a dumb waiter. Two bedrooms have been replaced by accessible restrooms (2001), and the Foley Hall Conference Room and lounge space is separated from the dormitory by a double sided enclosed fireplace.

A unique chapel is nestled among the private space south of the quad and sheltered by the dormitory, convent and administrative building. The chapel is topped with copper and faux wood shingles and crowned by a cross above a double parabolic arch. The interior of the chapel also includes modern architectural detail, methods and interior design materials, including alter and tabernacle pieces, lighting fixtures, pews, crosses, and clock. At the same time, the chapel interior exhibits a traditionally structured, axial floorplan as well as modern Dalle de Verre faceted glass as “stained glass” windows that convey the many Crowns of Mary, the Mother of Jesus, rather than the typical Stations of the Cross, which are depicted in small, mounted wood carvings between the windows (carvings removed since 2013).

Former tennis courts beyond and below the gym to the west and a 240-vehicle asphalt surface parking lot before the entry colonnade are found on the 15-acre property, which is landscaped throughout with turf, shrubs, and trees, and handful of mature palms line the rear access road. Wrought iron and brick gated entry is accessed from Villa Real Drive on the east/northeast area of the property. The rear western portion of the site slopes down to two City water tanks (1960s-70s) and the northeast portion slopes up to a small plateau and another City water tank (1961-66). The elevation of the foothill site was altered to construct the complex, and the western slope consists of approximately 90 feet of fill placed in a canyon that extended from the southern boundary into the middle of the site. Marywood is currently vacant and in good condition aside from geotechnical settling and damage concentrated in the west/southwest areas of the complex and visually noted on the west elevations of the auditorium, two-story dormitory, and the building that houses the cafeteria. Interior modifications at Marywood and a small modular storage unit on site, which appears by 1972 and may in fact be original, have not detracted from its overall high level of integrity in all seven critical aspects - location, setting, design, materials, workmanship, feeling, and association.
FINDINGS

Marywood is not currently listed in the City of Orange’s Historic Resources Inventory and does not appear to have been previously studied (City of Orange 2014a). CEQA Guidelines call for the survey of properties not currently listed but that demonstrate potential historic significance. In accordance with the Scope of Work, potentially significant cultural resources within the Project Area were evaluated for eligibility for listing in the NR, CR and locally under Title 17 (Zoning) of the Orange Municipal Code (OMC §17.17, et seq.), which codifies local criteria for designation included in the City of Orange Historic Preservation Element of the General Plan (City of Orange 2010 & 2014b). In accordance with state historic preservation guidelines, a lesser threshold for integrity was applied in determining eligibility at the local and state level. In general, CR and local individual resources possess a lower degree of architectural distinction than merits listing in the NR and/or are found in comparable quantity and quality within contemporaneous areas of the city, state, or region.

Significance Criteria & Survey Findings

The following criteria were used to analyze eligibility at each level.

National Register of Historic Places

Eligibility for inclusion in the NR is determined by applying the criteria established by the National Park Service under the National Historic Preservation Act (NHPA; 36 CFR 60.4), as follows:

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

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

While Marywood is associated with the significant contribution of Catholic nuns to American education in the 20th century, the strength of association does not appear to rise to the level of national distinction. The Sisters of Providence of Saint Mary-of-the-Woods, Indiana is one of over 400 orders of Catholic nuns whose vast contribution of over 10,000 schools to American education began in the latter 19th century and reached into the post-WWII period of the 20th century. Many schools at all levels of education were constructed or operated by the Sisters of Providence of Saint Mary-of-the-Woods, Indiana throughout the country, and most prolifically in Indiana. The Sisters are associated with three other school sites in southern California - the first Marywood High School in Anaheim, which is no longer extant and two elementary schools, St. Joseph Elementary School in Hawthorne and St. Elizabeth Elementary School in Van Nuys, which are both still extant and in use as schools, though not under the direction or ownership of the Sisters. Marywood was constructed and in very brief use as a school (1964-1981) and in association with the Sisters of Providence of Saint Mary-of-the-Woods, Indiana during the last years of well over a century of influence and involvement of Catholic nuns in American education.
(b) that are associated with the lives of significant persons in our past; or

Although Mother Theodore Guerin, the founder of the Sisters of Providence of Saint Mary-of-the-Woods, Indiana in 1840, was cannonized a saint in 2006, Marywood is not directly associated with her. No other individual nun among the Sisters of Providence stand out significantly above the others involved in the founding or administration of Marywood, and the property does not appear to be associated with the lives of other significant persons in our past.

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Marywood embodies the distinctive characteristics of New Formalism and has been identified as a principal work of Vincent G. Raney, who has emerged through scholarly perspective as a significant and prolific post-WWII architect. Site design, structural engineering, and architectural design coalesce in Raney’s comprehensive design of Marywood. High stylistic intent is evident in overall design concepts executed on a grand scale and in the quality of character-defining features, which include the innovative Modern recreation of stained glass in the chapel’s Dalle de Verre paneled fenestration. Specializing in gas station, theater, and religious design, Raney’s 65-year career played a role in the emergence from the Depression and growth in the post-WWII era. His prolific collection and a portfolio of high style principal works, particularly in California, has contributed to a growing understanding of Raney as a master architect whose innovative work has been recently listed in the National Register and whose quality of design is evident in Marywood. A member of the American Institute of Architects (A.I.A.), Raney was honored in his time as a Fellow in the Construction Specifications Institute (1963) in recognition of his service as a member, officer, and co-founder of his local chapter as well as Director and Vice President on the national level.

(d) that have yielded or may be likely to yield, information important in history or prehistory.

Marywood, which rests upon an extensive area of unsuitable fill, has been intensively field surveyed and researched, and is not considered important as an archaeological site. Materially, Marywood provides an excellent visual example of New Formalism and modern materials and methods, but it does not appear to be a data source for important information on the style that would fill current data gaps or answer important research questions. There is no reasonably foreseeable expectation that the Marywood property might yield information important to history or prehistory.

California Register of Historical Resources
The California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resources.” (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.
Eligibility for inclusion in the CR is determined by applying the following criteria:

1. **it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or**

   While Marywood is associated with the significant contribution of Catholic nuns to parochial education and culture in California, particularly during the western expansion of religious orders from the 1920s-1960s, the strength of association does not appear to rise to the level of distinction to merit listing in the California Register. The Sisters of Providence of Saint Mary-of-the-Woods, Indiana is one of over 400 orders of Catholic nuns whose vast contribution of over 10,000 schools to American education began in the latter 19th century. The Sisters of Providence of Saint Mary-of-the-Woods constructed or operated many schools at all levels of education throughout the country, most prolifically in Indiana, and maintained a minor presence among other more significant orders in California such as the Sisters of St. Joseph. The Sisters are associated with three other school sites in southern California - the first Marywood High School in Anaheim, which is no longer extant, and two elementary schools, St. Joseph Elementary School in Hawthorne and St. Elizabeth Elementary School in Van Nuys, which are both still extant and in use as schools, though not under the direction or ownership of the Sisters. Marywood was constructed and in very brief use as a school (1964-1981) and in association with the Sisters of Providence of Saint Mary-of-the-Woods, Indiana during the last years of well over a century of influence and involvement of Catholic nuns in American education.

2. **it is associated with the lives of persons important in California's past; or**

   No individual nun among the Sisters of Providence stand out significantly above the others involved in the founding or administration of Marywood, and the property does not appear to be associated with the lives of other persons important in California’s past.

3. **it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or**

   Marywood embodies the distinctive characteristics of New Formalism and has been identified as a principal work of Vincent G. Raney, who has emerged through scholarly perspective as a significant and prolific post-WWII architect. Site design, structural engineering, and architectural design coalesce in Raney’s comprehensive design of Marywood. High stylistic intent is evident in overall design concepts executed on a grand scale and in the quality of character-defining features, which include the innovative Modern recreation of stained glass in the chapel’s Dalle de Verre paneled fenestration. Specializing in gas station, theater, and religious design, Raney’s 65-year career played a role in the emergence from the Depression and growth in the post-WWII era. His prolific collection and a portfolio of high style principal works, particularly in California, has contributed to a growing understanding of Raney as a master architect whose innovative work has been recently listed in the National Register and whose quality of design is evident in Marywood. A member of the American Institute of Architects (A.I.A.), Raney was honored in his time as a Fellow in the Construction Specifications Institute (1963) in
recognition of his service as a member, officer, and co-founder of his local chapter as well as Director and Vice President on the national level.

4. It has yielded or is likely to yield information important in prehistory or history.

Marywood, which rests upon an extensive area of unsuitable fill, has been intensively field surveyed and researched, and is not considered important as an archaeological site. Materially, Marywood provides an excellent visual example of New Formalism and modern materials and methods, but it does not appear to be a data source for important information on the style that would fill current data gaps or answer important research questions. There is no reasonably foreseeable expectation that the Marywood property might yield information important to history or prehistory.

City of Orange Local Ordinance and Designation Program

The City of Orange’s recognized inventory of local historic resources is compiled from its Historic Building Survey (1982, updated 1992 & 2005). Local CEQA Guidelines provide for the addition of properties to this local inventory through the survey process. Historical resources in the City of Orange have historic district overlay zoning codified in the City of Orange’s Zoning Ordinance, Title 17. Findings of local eligibility are reviewed by the City of Orange Community Development Director, who makes ultimate determinations of local eligibility.

A historic district may be established to preserve landmarks as well as areas exemplary of architectural, archaeological, cultural, economic, social, or historical value if the landmark or area meets the following criteria (OMC §17.17.050):

A. The resource exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history and possesses an integrity of location, design, setting, materials, workmanship, feeling and association; and

1. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

Site design, structural engineering, and architectural design coalesce in the comprehensive design of Marywood, which embodies the distinctive characteristics of New Formalism. High stylistic intent is evident in overall design concepts executed on a grand scale, including hierarchical spatial relationship, symmetrical plans on axial orientation, and the use of plazas and fountains, and in the quality of character-defining features, including singular volumes of space, flat roof forms, clean, symmetrical lines, smooth wall surfaces, stylized full-height columns, repeated arches, exposed structural elements or construction techniques, primary use of concrete and glass, and large screen walls. Marywood Chapel also features the innovative Modern recreation of stained glass in Dalle de Verre paneled fenestration.

2. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which
contribute to each other and are unified aesthetically, by plan or physical development; or

A distinct, singlular property now surrounded by 1960s-70s residential tract development and one of only two known local properties associated with Vincent G. Raney (Orange Cinedome (1969), demolished), Marywood does not contribute to a geographic or thematic concentration of historic or scenic properties.

3. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or

Marywood is not related to transportation modes or park or community planning and does not reflect significant geographical patterns of development, settlement, or growth as it remained undeveloped until the post-WWII period and is unrelated to the surrounding suburban residential sprawl.

4. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

Marywood Chapel features Dalle de Verre paneled fenestration, an innovative Modern recreation of stained glass that originated in France in the 1930s and gained a short-lived popularity in America in the post-WWII period. Also called slab glass or faceted glass, colored pieces of glass are mortared in sand and cement or epoxy resin and faceted to increase refraction and reflection and result in interior illumination.

5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community or the City of Orange.

While Marywood commands a wide view of the City from the Peralta foothills, the property is distinct from the 1960s-1970s residential development that surrounds it, making its location neither unique nor its presence representative.

B. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type, or specimen; or

Though not the most common mid-century modern architectural style, other examples of New Formalism that posses distinguishing characteristics are numerous in the region, state, and nation and are also found in the City of Orange.

C. It is identified with persons or events significant in local, state or national history; or
No individual nun among the Sisters of Providence stand out significantly above the others involved in the founding or administration of Marywood, and the property does not appear to be associated with the lives of other persons important in local, state or national history.

D. It is representative of the work of a notable builder, designer or architect.

Marywood has been identified as a principal work of Vincent G. Raney, who has emerged through scholarly perspective as a significant and prolific post-WWII architect. Specializing in gas station, theater, and religious design, Raney’s 65-year career played a role in the emergence from the Depression and growth in the post-WWII era. His prolific collection and a portfolio of high style principal works, particularly in California, has contributed to a growing understanding of Raney as a master architect whose innovative work has been recently listed in the National Register and whose quality of design is evident in Marywood. A member of the American Institute of Architects (A.I.A.), Raney was honored in his time as a Fellow in the Construction Specifications Institute (1963) in recognition of his service as a member, officer, and co-founder of his local chapter as well as Director and Vice President on the national level.

Assignment of Status Codes

California Historical Resource (CHR) Status Codes were assigned, which reflect their eligibility according to the above criteria and analysis. An abbreviated significance statement is provided below; please see DPR forms for a complete discussion (Appendix A).

Marywood

The significance of Marywood stems primarily from its embodiment of the distinctive characteristics of New Formalism and its strong association as a principal work with Vincent G. Raney, who has emerged through scholarly perspective as a significant and prolific post-WWII architect. High stylistic intent is evident in overall design concepts executed on a grand and comprehensive scale and in the quality of character-defining features, which include the innovative Modern recreation of stained glass in the chapel’s Dalle de Verre paneled fenestration. Specializing in gas station, theater, and religious design, Raney’s 65-year career played a role in the emergence from the Depression and growth in the post-WWII era. His prolific collection and a portfolio of high style principal works, particularly in California, has contributed to a growing understanding of Raney as a master architect whose innovative work has been recently listed in the National Register and whose quality of design is evident in Marywood. A member of the American Institute of Architects (A.I.A.), Raney was honored in his time as a Fellow in the Construction Specifications Institute (1963) in recognition of his service as a member, officer, and co-founder of his local chapter as well as Director and Vice President on the national level.

Marywood possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association and appears to rise to the level of significance that merits state and national distinction and listing in the CR and NR, as Marywood embodies distinctive characteristics of Modern design in the New Formalism style, possesses high artistic value, and represent the work of master architect, Vincent G. Raney (NR/CR Criteria C/3). Similarly, Marywood also appears eligible for local listing in the City of Orange Historic Inventory as a reflection of special elements of the City’s architectural history through the embodiment of distinctive characteristics of the New Formalism style and a significant Modern architectural innovation in the chapel’s Dalle de Verre
fenestration (Local Criterion A (1)(4)) and as a representative of Vincent G. Raney’s notable work (Local Criterion D). Accordingly, JMRC assigned a California Historical Resource (CHR) Status Code of 3S – *Appears eligible for NR as an individual property through survey evaluation.*

**PROJECT REVIEW, IMPACT ANALYSIS & RECOMMENDATIONS**

The proposed project calls for the demolition of the former Marywood High School (1964) and the construction of a private gated community of 40 single-family, detached residential homes by The New Home Company (TNHC). The recently vacated property is currently developed with buildings and connective structures providing approximately 102,000 square feet of religious, educational, recreational, and administrative space. The property has been in use by the Diocese of Orange as the Marywood Pastoral Center since 1981 and was vacated in 2013. The project includes a property line adjustment, landscaping, and the construction of a retaining wall (Appendix B).

**Impact Analysis & Recommendations**

**Historic Resources.** JMRC evaluated the proposed project for impacts to historic resources according to CEQA. CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1(q)). Properties assigned a CHR Status Code of 1-5 are considered “historical resources” under CEQA. Accordingly, the proposed project, which includes the demolition of the entire Marywood property, would have a substantial adverse effect on this historic resource, and therefore, a *significant impact under CEQA.*

**Mitigation**

In order to prevent or mitigate substantial adverse effects to a less than significant impact under CEQA, JMRC recommends that demolition shall be avoided.

Should Marywood be demolished under the currently proposed project, JMRC recommends a recordation and architectural salvage program, which would still not reduce impacts to less than significant under CEQA, as described below:

1. Prior to the issuance of a demolition permit, Marywood shall be documented through a mitigative recordation program that meets the standards of Historic American Building Survey (HABS) Level 1.
   a. The scope of the recordation program shall consist of:
      i. Systematic photographic documentation of the building’s architectural and structural character and current condition with large format photography in order to preserve its current appearance in graphic images.
      ii. Written documentation of history, architectural character and construction history, which may be deemed satisfied by this cultural resources survey report.
      iii. A full set of measured drawings.
   b. Original copies of the recordation documentation shall be submitted for curation at the following repositories for future reference and public access:
      i. Library of Congress, HABS Collection
ii. South Central Coastal Information Center (SCCIC) at California State University, Fullerton
iii. City of Orange Community Development Department, Planning Division
iv. City of Orange Public Library, Local History Collection
v. Archives of the Roman Catholic Diocese of Orange

2. An opportunity for religious and architectural salvage shall be afforded in the following order of preference to:
   a. The Roman Catholic Diocese of Orange
   c. The Roman Catholic Archdiocese of Los Angeles
   d. Local or regional architectural salvage organization or other group

Archaeological Resources. DUKE CRM evaluated the proposed project for impacts to archaeological resources according to CEQA. The records search and the site visit did not identify any archaeological resources within or adjacent to the project boundaries. However, the area surrounding the facility has a moderate sensitivity for prehistoric archaeological resources. The property has undergone extensive grading when the property was developed, approximately 90 feet of artificial fill sediments. Therefore, DUKE CRM recommends that the project has a low sensitivity for prehistoric and historic archaeological resources. The project is not likely to impact archaeological resources.

Mitigation
2. If an archaeological discovery is made during construction, work in the immediate vicinity (30 feet in each direction) of the find shall be halted and a qualified archaeologist shall be retained to assess the nature and significance of the find and make recommendations.
   a. If the discovery is not significant, it will be mapped and photographed in place, then removed by the qualified archaeologist.
   b. If the discovery is significant, the qualified archaeologist shall notify the applicant and the City immediately.
   c. In consultation with the applicant and the City, the qualified archaeologist shall develop a plan of mitigation which will likely include salvage excavation, processing soil matrix, laboratory cleaning, sorting, and analysis, historic and/or prehistoric research to establish a context within which to analyze the find, preparation of a detailed report, and curation of the find in a local qualified repository (a university, museum, or curation facility with permanent and secure storage that allows access to collections for research purposes and maintains environmental conditions suitable for the conservation of fossils/artifacts) such as the Cooper Center for Archaeology and Paleontology in Santa Ana.
   d. If the discovery is prehistoric in nature, local Native Americans shall be consulted.

Paleontological Resources
DUKE CRM evaluated the proposed project for impacts to paleontological resources according to CEQA. Our research indicates that there is a high sensitivity for paleontological resources within and adjacent to the project boundaries. The project site is underlain by geologic formations (the Fernando and Puente formations) that have a high paleontological sensitivity rating. The property has
undergone extensive grading when the property was developed, approximately 90 feet of artificial fill sediments. Since the majority of the site contains fill material, it is unlikely that the project site contains paleontological resources. However, grading, over-excavation, remediation, or any ground disturbing activities that extend into native and undisturbed sediments (90 feet in depth in most cases) have a high potential to impact paleontological resources, which constitutes a potential significant impact under CEQA.

Mitigation
In order to mitigate this potential impact to a level that is less than significant under CEQA, DUKE CRM recommends paleontological monitoring as described below:

2. A paleontological monitor shall be present to observe grading operations in native sediments, estimated at approximately 90 feet in depth from the current surface. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).
   a. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
   b. The monitor shall be notified 48 hours prior to reaching the estimated/approximated depths of native/undisturbed sediments.
   c. In native/undisturbed sediments, paleontological monitoring shall be full-time to start. After the qualified paleontologist has had time to assess the on-site geological conditions for the preservation of fossils, monitoring levels may be reduced if the on-site conditions are not likely or high for the potential preservation of fossils.
   d. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
   e. In the event of a paleontological discovery, the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
   f. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.
   g. If the discovery is significant the qualified paleontologist shall notify the applicant and the City immediately.
   h. In consultation with the applicant and the City, the qualified paleontologist shall develop a plan of mitigation which will likely include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, preparation of a report summarizing the find, and curation of the find in a local qualified repository (a university, museum, or curation facility with permanent and secure storage that allows access to collections for research purposes and maintains environmental conditions suitable for the conservation of fossils/artifacts) such as the Cooper Center for Archaeology and Paleontology in Santa Ana.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant.
(MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
REFERENCES


City of Orange. Ordinances, Environmental, and Planning Documents on file with the City of Orange Community Development Department, Planning Division and accessible online <http://www.cityoforange.org/depts/commdev/default.asp>.

- 2006 City of Orange Local CEQA Guidelines
- 2010 Cultural Resources & Historic Preservation Element of the General Plan
- 2014a Historic Resources Inventory
- 2014b Zoning Ordinance, Title 17 of the Orange Municipal Code

City of Orange. various. Building permits on file with the City of Orange Community Development Department, Building Division.


- 1960 Tract No. 3814
- 1963 Extension of Villa Real to Marywood School & Reservoir No. 2 (SP-1137)
- 1964 Track No. 5315
1970a  Storm Drain & Other Improvements for the Marywood School (SP-1137)
1970b  Topographic Map of Marywood School (SP-1137)
1972  Tract No. 6937
1978  Tract No. 8554
1983  Tract No. 11838


1839  Map Recorded in Deeds, Bk A/1105-06, LA Book 3/107
1871  Map of the Town of Orange, Bk 2/630, LA Book 1/7
1884  Plat Map of Rancho Santiago de Santa Ana, Bk 3/420-3, LA Book 3/101-4
1899  Road Deed, Bk 4534/527
1962  Property Deed, Bk 6145/608
1978  Lot Line Adjustment (LL-78-4), Bk 12851/1570


Diocese of Orange (Roman Catholic Diocese of Orange). No date. “Marywood Center Offices.” Drawing depicting floor plans and uses on file with the City of Orange Community Development Department, Building Division.


Hancock, Henry. 1860. Plat of the Santiago de Santa Ana Rancho. Housed in the Solano-Reeve Collection, Huntington Digital Library.

LGC (LGC Geotechnical, Inc.) 2014. DRAFT Geotechnical Due-Diligence Report for Proposed Residential 40-Lot Development Located at 2811 East Villa Real Drive, City of Orange, California.


1896-1922 Topographical Maps
1946, 1952 Aerial Photographs
1961, 1966 Topographical Maps
1972    Aerial Photograph
1974, 1977 Topographical Maps
1980-2005 Aerial Photographs


Raney, Vincent G. 1963. Marywood High School. Plans on file (#694) with the City of Orange Community Development Department, Building Division.


APPENDIX A

DPR 523 FORMS
State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMAY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

*Resource Name or # (Assigned by recorder)*  
Marywood

**P1. Other Identifier:**  
Marywood High School; Diocese of Orange Pastoral Center

*P2. Location:*  
1. **Not for Publication**  
2. **Unrestricted**  
   *a. County* Orange  

b. **USGS 7.5' Quad**  
Orange  
Date: 1981  
T: 4S  
R: 9W  
½ of ½ of Sec: S.B.  
B.M.: 2811 E. Villa Real Drive  
City: Orange  
Zone: 11  
Zone: 11  
Zone: mE/ mN/  
Zone: mE/ mN/  
Zone: APN: 361-064-01  
Zone: Northwest ¼ of NE ¼ of projected Section 16, approximately .5 mile south of Burruel Point

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

See Continuation Sheet.

**P3b. Resource Attributes:** (List attributes and codes)  
HP15 Educational building; HP16 Religious building  
HP15 Educational building; HP16 Religious building

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

**P5b. Description of Photo:** (view, date, accession #)  
- View to east. Photo taken on September 26, 2013

*P6. Date Constructed / Age and Sources:*  
- Historic  
- Prehistoric  
- Both  
- 1964

*P7. Owner and Address:*  
Roman Catholic Diocese of Orange  
13280 Chapman Avenue  
Garden Grove, CA 92840

*P8. Recorded by:* (Name, org., and addr.)  
Jennifer Mermilliod  
JM Research & Consulting (JMRC)  
5110 Magnolia Avenue  
Riverside, CA 92506

*P9. Date Recorded:*  
August 13, 2014

**P10. Survey Type**  
Intensive-Level for CEQA Compliance

*P11 – Report Citation* (Cite survey report and other sources, or enter ‘none.’)  

*Attachments:*  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- Milling Station Record  
- Other (List)
<table>
<thead>
<tr>
<th><strong>B1. Historic Name:</strong></th>
<th>Marywood High School</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2. Common Name:</strong></td>
<td>High school</td>
</tr>
<tr>
<td><strong>B3. Original Use:</strong></td>
<td>High school</td>
</tr>
<tr>
<td><strong>B4. Present Use:</strong></td>
<td>Vacant pastoral center</td>
</tr>
<tr>
<td><strong>B5. Architectural Style:</strong></td>
<td>New Formalism</td>
</tr>
</tbody>
</table>
| **B6. Construction History:** | 1959-64 - original construction  
1964-1972 – small modular building on north (may be original)  
1995 - reroof  
2001 – repartition interior classrooms; convert two dormitory bedrooms to accessible restrooms |
| **B7. Moved?** | No  
| **B8. Related Features:** | Chapel |
| **B9a. Architect:** | Vincent G. Raney; Pregnoff & Matheu (structural eng.) |
| **B9b. Builder:** | |
| **B10. Significance:** | Theme: Modern Design/Architecture  
Area: City of Orange  
Period of Significance: 1960s  
Property Type: Parochial school  
Applicable Criteria: C |
| **B11. Additional Resource Attributes:** | HP10 Theater; HP11 Engineering Structure; HP30 Trees/Vegetation |
| **B12. References:** | See Continuation Sheet. |
| **B13. Remarks:** | |
| **B14. Evaluator:** | Jennifer Mermilliod |
| **Date of Evaluation:** | September 24, 2014 |

See Continuation Sheet.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

*Map Name: USGS Orange Quadrangle
*Scale: 1:24,000
*Date of map: 1964, rev. 1981

Resource Name or # (Assigned by recorder) Marywood

Page 3 of 10
Marywood is located at 2811 East Villa Real Drive in the City of Orange. The property consists of a complex of intersecting buildings, structures, and open space areas, including a main entry colonnade and quad, administration building, former classrooms that now function as offices, a library, gymnasium, auditorium, cafeteria, conference rooms, two- and three-story dormitories, and a chapel. The complex is designed in the New Formalism style and is arranged on the cardinal axis, facing east, with private space to the south and public space to the north. Buildings are constructed of concrete faced with vertically stacked brick with flat roofs, metal-and-glass entry assemblies, and window columns with fixed and functional sash (awning & hopper) separated by panels depicting a stylized floral design in low relief concrete. Connective structures, features, landscape, and decoration are also in concrete with some use of Dalle de Verre (faceted glass), colored Plexiglas, and copper. Cohesion is gained in part through the use of brick, shaped concrete benches, and stylized floral design in low relief in a repeated pattern of concrete wall panels throughout the campus.

The center of the complex consists of an entry colonnade, quad, and auditorium. A high expanse of continuous concrete arches supports an undulating concrete canopy, which is broken in the center by an open skylight and forms a grand entry colonnade. Individual columns are step tapered and turned 45 degrees to present a sharp, triangular-like edge and literally intersect and connect with adjacent buildings by piercing overhanging concrete roofs to the north and south. The colonnade is aligned before two perforated concrete screen walls and a large open quad. The quad is filled with low-raised planters, a flag pole, shaped concrete benches, and a round, sealed fountain from which the statue has been removed (date unknown). An auditorium with an outdoor stage punctuates the quad from opposite the entry colonnade and is faced with a spacious matching entry foyer enclosed by high undulating arches filled with concrete screen walls that matches the smaller versions on the east side of the quad. The perforations the auditorium entry screenwall are filled with colored Plexiglas. The interior of the auditorium entry is graced with a full-height tile mosaic depicting the Holy Spirit as a descending dove (artist and date unknown). A mounted bronze dedication plaque names the Dailey Auditorium in honor of William J. and Helen C. Dailey by the Diocese of Orange in 1995.

The library, classrooms and gymnasium are situated north of the quad. The library is laid out on an interior axis that is skewed to the shape of a cross and surrounded by classrooms, which have been converted to office and kitchen space. Interior partition walls have divided most originally square classrooms (2001), which are topped with a pyramidal roof and skylights (covered and reroofed 1995). The gymnasium is accessed from a covered concrete corridor and is separated from the auditorium by a double row of six classroom northwest of the quad. Known as “Marywood Hall,” the Quonset-like domed roof of the gym rises above the one-story library and classrooms and is pierced by a row of clerestory windows filled with wire glass on the north and south. The gymnasium exhibits an exposed pin-joint steel arch structural system on the interior, plus original hardwood flooring and lighting system.

The administration building, cafeteria, and conference space are laid out to the south of the quad with dormitories, convent and chapel further beyond. The administration building directly south of the quad contains more square units, some of which have been repurposed on the interior. The L-shaped commercial cafeteria, which is lowered by concrete steps from southwest corner of the quad, contains a commercial kitchen, assembly line serving space, and dining room and shelters the Center Conference Room. A small religious-residential complex containing a two-story convent and small, semi-attached garage, Providence Hall concourse rooms, and St. Francis Room are located south of the cafeteria, in the southwestmost corner of the buildings. A three-story student dormitory is oriented east-west and bordered by a surface parking lot along the south of the property. The dormitory contains multiple units of minimal design and built-in storage as well as kitchenettes, restrooms, trash and laundry shoots, and a dumb waiter. Two bedrooms have been replaced by accessible restrooms (2001), and the Foley Hall Conference Room and lounge space is separated from the dormitory by a double sided enclosed fireplace.

A unique chapel is nestled among the private space south of the quad and sheltered by the dormitory, convent and administrative building. The chapel is topped with copper and faux wood shingles and crowned by a cross above a double parabolic arch. The interior of the chapel also includes modern architectural detail, methods and interior design materials, including alter and tabernacle pieces, lighting fixtures, pews, crosses, and clock. At the same time, the chapel interior exhibits a traditionally structured, axial floorplan as well as modern Dalle de Verre faceted glass as “stained glass“ windows that convey the many Crowns of Mary, the Mother of Jesus, rather than the typical Stations of the Cross, which are depicted in small, mounted wood carvings between the windows (carvings removed since 2013).

Former tennis courts beyond and below the gym to the west and a 240-vehicle asphalt surface parking lot before the entry colonnade are found on the 15-acre property, which is landscaped throughout with turf, shrubs, and trees, and handful of mature palms line the rear access road. Wrought iron and brick gated entry is accessed from Villa Real Drive on the east/northeast area of the property. The rear western portion of the site slopes down to two City water tanks (1960s-70s) and the northeast portion slopes up to a small plateau and another City water tank (1961-66). The elevation of the foothill site was altered to construct the complex, and the western slope consists of approximately 90 feet of fill placed in a canyon that extended from the southern boundary into the middle of the site. Marywood is currently vacant and is in good condition aside from geotechnical settling and damage concentrated in the west/southwest areas of the complex and visually noted on the west elevations of the auditorium, two-story dormitory, and the building that houses the cafeteria. Interior modifications at Marywood and a small modular storage unit on site, which appears by 1972 and may in fact be original, have not detracted from its overall high level of integrity in all seven critical aspects - location, setting, design, materials, workmanship, feeling, and association.
*B10. Significance:
Situated in the Peralta foothills of the Santa Ana Mountains between the boundaries of the cities of Anaheim and Villa Park, the property is just south of Olive Hills Park and surrounded with single-family residential development. Once part of Rancho Santiago de Santa Ana in the early-19th century, the property was located on a portion of the former Nohl Ranch by 1943 and may have been used for grazing or agriculture before its development as the Marywood High School in the mid-20th century.

The partition of the Rancho Santiago de Santa Ana in 1868 gave rise to the town of Orange. As Yorba and Peralta heirs subdivided the land grant into smaller ranches, a large, 4,000-acre parcel given in payment to Andrew Glassell and Alfred Chapman for legal services was carved into 10- to 40-acre farm lots in 1870 to 1871, and eight lots in the center were set aside for use as a public square, now known as “The Plaza.” First promoted as “Richland,” the town was renamed Orange, and soon bloomed under canal irrigation from the Santa Ana River, which added raisin grapes and corn to dry grain crops like wheat, rye, barley and oats. Orange grew quickly, but like communities throughout Southern California, was soon caught in the ebb and flow of land speculation inspired by western railroad expansion as well as the improvement of regional rail and local transportation. By August 1887, the Santa Fe Railroad (later Atchison, Topeka & Santa Fe) delivered new settlers right to the heart of the new town near the Plaza, and about the same time, transportation between local communities was enhanced by two horse-drawn streetcar systems - the Orange, McPherson & Modena and the Santa Ana, Orange & Tustin lines. The boom years of the late 1880s added dozens of tracts in and around Orange as well as the addition of four new towns. The town of Orange incorporated in 1888 with three square miles and a population of 600 people, mostly German immigrants, on small family ranches surrounding the town. But development ebbed in the aftermath of these prosperous years. Approximately one mile northeast of the Project Area, Olive was founded on the olive industry in 1887 by Louis Schorn and other owners of the Olive Milling Company. Olive boasted a mill, tourist hotel, and three olive packing houses, one of which remained operational until 1984. Most of Olive was eventually annexed as part of Orange.

Prosperity resumed with the turn of the century and the growth of citriculture despite the effects of floods, a freeze, and World War I. Glassell and Chapman’s townsite swelled around the Plaza to become the social, professional, and commercial hub of the young city. A sewer system was added and the water system improved. Streets were paved and improved with sidewalks, and urban lots were filled with offices, hotels, banks, stores, eateries, newspapers, and public buildings. Annexed tracts and subdivisions expanded the city limits, and residential development spread from the urban core and increased in density to support a growing population. Small farms of 10 acres or more were carved from large ranch tracts, and farmsteads lined new roads across the plain or were set back by tree-lined driveways. This surge in agricultural productivity greatly shaped the town’s agro-economy, political and cultural development, and the landscape itself as vast acres beyond the urban center were soon blanketed in cultivated fields, groves, and orchards, right up to the rolling, hilly slopes of Marywood.

With much of the level land taken up, attention shifted to the hills, and the elevated, somewhat isolated, hilly site was finally developed as Marywood High School in the mid-20th century. The all-girls, Catholic high school was constructed by the Sisters of Providence of Saint Mary-of-the-Woods, Indiana. Founded by St. Mother Theodore Guerin of France, the apostolic congregation of religious sisters arrived in America in 1840 and constructed religious buildings, hospitals, schools and academies, including Saint Mary-of-the-Woods College, the first Catholic institution of higher learning for women in Indiana. When the Sisters of Providence arrived in Orange County, the area was part of the Archdiocese of Los Angeles. It was not until 1976 that the needs of the Catholic congregation, namely its Latino base, drew the attention of Jesuit priests from Los Angeles. With permission from the archdiocese, this group of young Jesuit men arrived in Orange County to assess and address the needs of Latino Catholics. They began by initiating masses in Spanish in eight different local parishes and ultimately founded the Diocese of Orange in 1976 with Bishop William Johnson.

The Sisters of Providence of Saint Mary-of-the-Woods founded Marywood in California at a time of great westward expansion and networking of Catholic organizations, communities, education, and congregations across the country. Between the 1920s to the 1960s, Catholic nuns made a critical contribution to the American landscape on many levels, including education and healthcare, as well as social change, cultural enrichment, and faith formation. As some of the first organized groups of women in America, Sisters from various orders built 800 hospitals, more than 10,000 private schools, and many charitable organizations, contributing to the education, health, and well being of several generations, amounting to hundreds of thousands of children.

In 1934, the Sisters of Providence purchased the St. Joseph Academy (1912) in Anaheim, California, from the Dominican Sisters of Cuba and renamed it Marywood Central Catholic High School. For over two decades, the high school served as a day and resident school for the high school girls of Orange County and also taught elementary students in its early years. The Anaheim site served as the Provincialate and the Novitiate of the Western Province from 1934-1949 before being sold in 1963 to United California Bank. Constructed to replace the outgrown academy in Anaheim, plans for a larger Marywood High School on the Nohl Ranch site were begun in 1959. The complex was completed in time for the student body to move in by spring 1964 and was officially dedicated on December 5, 1964.

As the development of small residential tracts continued to transform the remaining slopes that once belonged to the heirs of Leandro Serrano, the all-girls, Catholic high school flourished in somewhat isolated peace. Marywood offered dormitory boarding and college preparation, and the student body included international students from nine countries. The Marywood Music Center and the Providence Speech and Hearing Clinic both began at Marywood in Orange. Marywood produced over 40 graduating classes of women, many of whom went on to college and
remained locally connected with strong loyalty to Marywood. Although a private school, Marywood’s closure came at a time, starting about 1979, that saw a rise in closures of public secondary schools following passage of Proposition 13, which altered funding to school districts. Tenure in homeownership and population shifts at the end of the Baby Boom era also contributed to decreased enrollments, but perhaps the greatest impact stemmed from a significant shift in the community of Catholic nuns in the 1960s. The effects of the Feminist Movement, greater professional opportunities for women, and the reform effects of Vatican II (1962) to Catholic structure and status of nuns all contrived to nearly halt the flow of new initiates. Beginning in the 1970s, with fewer new initiates and aging, pensionless nuns retiring in need of medical care, their activity in schools, healthcare, and charity dwindled as their number declined significantly, from approximately 200,000 in 1968 to about 65,000 today, with average age of 69.

Marywood was sold to the newly-formed Diocese of Orange in 1979 and closed after commencement for the graduating class of 1981. The property was converted to, and well used as, a retreat and pastoral center for the Diocese of Orange until it was recently vacated in 2013 following the purchase and relocation of the diocesan headquarters to the Crystal Cathedral. Spending nearly its entire existence at Marywood, the Diocese of Orange has expanded greatly since its formation, growing from 179 priests serving 330,000 Catholics in 1976 to 247 priests serving 1.2 million parishioners in 2011. Although no longer a presence in Orange County, the Sisters of Providence of Saint Mary-of-the-Woods produced many Marywood graduates, who maintain a strong alumnae group locally, and continue to maintain an active congregation and minister throughout the United States, Taiwan, and China.

High stylistic intent is evident in Marywood, which was designed by Vincent G. Raney primarily in the New Formalism style, which emerged in the 1960s as one response to the stark, functional lines of the mid-century Modernist period, particularly the International style. A style of choice for the grand scale of public and institutional architecture, New Formalism reinvented tradition through the infusion of modernity. Overall design concepts typically include separation from the natural environment, hierarchical spatial relationship, symmetrical plans on axial orientation, and plazas and fountains. Characteristic features of the style include singular volumes of space, flat roof forms, symmetry, clean lines, smooth wall surfaces, stylized full-height columns, repeated arches, exposed structural elements or construction techniques, primary use of concrete and glass, and large screen walls of perforated concrete, metal or stone.

Born in Indiana near Saint Mary-of-the-Woods, Vincent G. Raney attended the Universities of Indiana and Arizona before obtaining his Bachelor’s in Architecture from the University of Illinois in 1930. He soon relocated to, and maintained an office in, San Francisco, California, but also designed in Arkansas, Colorado, Hawaii, Nevada, Utah, and Washington. Raney completed over 600 service stations for the Associated Oil Company of San Francisco and over 100 theaters, although his diverse portfolio includes custom homes, churches, schools, commercial and industrial buildings, and shopping centers as well as the McLaren Park Master Plan in San Francisco. World-famed works include the Round House Restaurant (1938; now a visitor’s center) on the Golden Gate Bridge toll plaza and the then-futuristic, 1,700-square-foot Sunshine House (1939), which was designed for the Golden Gate Exposition on Treasure Island, relocated by barge across the bay, and is today an architect’s private home valued at nearly $1 million. Raney was also the first to publically release a proposed design (not constructed) for the United Nations Plaza in San Francisco.

Raney’s work in theater design, which included the Chinatown Theater in San Francisco (1940), the Kuhio Theater (1946; demolished 1996) in Honolulu, Hawaii, the Bal Theater (1946) in San Leandro, California, led to an early specialization that gained him the position of exclusive architect for the Syufy chain of theaters (now Century Theaters). These became known for their signature Century Dome, an innovative Raney design in sculpted concrete specifically engineered to accommodate a new widescreen technology known as Cinerama developed to help distinguish theater from television in the postwar era. A modern interpretation of a Greek style theater, Raney’s futuristic dome became a cultural symbol of postwar prosperity and optimism for the masses in the atomic age before cable technology in television overtook the movie industry in the 1980s. Notable domes include the Century 21 Theater (1964) in San Jose, which is known as the “mothership” in a series of domes, and Cinema 150-70 (1969, demolished 2002) in Seattle. A local Orange Cinedome (1969) on Chapman Avenue is no longer extant, and the CineArts Dome Theater (1967) in Pleasant Hill, California was recently demolished in May 2013.

Catholic himself, a 1942 commission in church design led to another specialization, and in the 1950s, Raney added many churches, chapels, and private schools, including administration, classrooms, and dormitories, to his California portfolio. These works included St. Ann Chapel in Palo Alto (1950-51), St. Gregory School in San Mateo (1951), St. Martin’s Church in San Jose (1952), St. Hilary’s Church in Tiberon (1954), Sierra High School in San Mateo (1955), and Holy Cross High School in Mountain View (1957). Like his peers, Raney also contributed widely to suburban tract home design in the postwar period, and by the time he turned his attention to Marywood, it is estimated Raney had designed over 1,000 buildings.

Although it is unclear to what extent Raney was assisted in liturgical design, the Marywood chapel has been previously erroneously associated with the late, renowned liturgical designer, Mario Agustin Locsin y Montenegro, who was born in the early 1950s and worked on many sites from small chapels to monolithic cathedrals across the United States, particularly in Vatican II renovations. A highly modern design throughout, the chapel’s structure and design is centered on a double parabolic arch crowned by a cross. The interior of the chapel also includes modern architectural detail, methods and interior design materials, including alter and tabernacle pieces, lighting fixtures, pews, crosses, and clock. Thus, at first glance, the chapel stands out on the landscape as a departure from New Formalism, however the most fundamental tenets of the style are present in the structured floorplan, which exhibits the traditional hierarchy and separation of liturgical space, which is inherently
from small chapels to monolithic cathedrals across the United States, particularly in Vatican II renovations. A highly modern design throughout, the chapel’s structure and design is centered on a double parabolic arch crowned by a cross. The interior of the chapel also includes modern architectural detail, methods and interior design materials, including alter and tabernacle pieces, lighting fixtures, pews, crosses, and clock. Thus, at first glance, the chapel stands out on the landscape as a departure from New Formalism, however the most fundamental tenets of the style are present in the structured floorplan, which exhibits the traditional hierarchy and separation of liturgical space, which is inherently axial. In addition, modern reinterpretation of Catholic tradition is perfectly illustrated in the use of Dalle de Verre faceted glass as “stained glass” windows. Stained glass is normally constructed of thin pieces of colored glass thinly soldered together to form mosaic images of the Stations of the Cross, Jesus’ path to crucifixion. However, in the Marywood chapel, thick, approximately 2” pieces of colored slab glass are struck and faceted and set in thick concrete mortar, creating a jewel-like, highly reflective light to the interior only. Facial images are painted, conveying not the Stations of the Cross, but the many Crowns of Mary, the Mother of Jesus, and the Stations of the Cross are depicted in small, mounted wood carvings between the windows (removed since 2013).

In the design of Marywood, Raney was assisted by structural engineers, Pregnoff & Matheu, partners who each contributed to an understanding of seismic lateral forces on structure and material during the formation of seismic building code regulations in the mid-20th century as well as lasting seismic rating and design methodology in California. Michael V. Pregnoff, who emigrated from Russia in 1922 was influenced by C.H. Snyder, F.F. Hall, and R.S. Chew and designed extensively for the U.S. Navy during World War II and Stanford University. Aside from work on various technical committees, Pregnoff served as the President of the Structural Engineers Association of Northern California and the Chairman of Deflection of Concrete Structures Committee for the American Concrete Institute. Working primarily in beam and girders, steel beam, and structural concrete design, the duo may be best known for their work with architect Ed Stone on the Perpetual Savings Bank in Los Angeles, also designed in the New Formalism style. A nine-story building skinned in glass and sheathed by a concrete screen pierced by stacked parabolic arches, envisioned by Matheu, the building was completed in 1962 just before Marywood structural plans were drawn in April 1963.

While Pregnoff and Matheu contributed in fundamental and comprehensive ways to the design of Marywood, their contribution and the dynamic relationship between structural engineering and architectural design best come together aesthetically in the entry colonnade, the auditorium screen wall foyer, and the double parabolic arch that both forms and crowns the chapel.

Marywood is not currently listed in the City of Orange’s Historic Resources Inventory and does not appear to have been previously studied (City of Orange 2014a). The significance of Marywood stems primarily from its embodiment of the distinctive characteristics of New Formalism and its strong association as a principal work with Vincent G. Raney, who has emerged through scholarly perspective as a significant and prolific post-WWII architect. High stylistic intent is evident in overall design concepts executed on a grand and comprehensive scale and in the quality of character-defining features, which include the innovative Modern recreation of stained glass in the chapel’s Dalle de Verre paneled fenestration. Specializing in gas station, theater, and religious design, Raney’s 65-year career played a role in the emergence from the Depression and growth in the post-WWII era. His prolific collection and a portfolio of high style principal works, particularly in California, has contributed to a growing understanding of Raney as a master architect whose innovative work has been recently listed in the National Register and whose quality of design is evident in Marywood. A member of the American Institute of Architects (A.I.A.), Raney was honored in his time as a Fellow in the Construction Specifications Institute (1963) in recognition of his service as a member, officer, and co-founder of his local chapter as well as Director and Vice President on the national level. Marywood possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association and appears to rise to the level of significance that merits state and national distinction and listing in the CR and NR, as Marywood embodies distinctive characteristics of Modern design in the New Formalism style, possesses high artistic value, and represent the work of master architect, Vincent G. Raney (NR/CR Criteria C/3). Similarly, Marywood also appears eligible for local listing in the City of Orange Historic Inventory as a reflection of special elements of the City’s architectural history through the embodiment of distinctive characteristics of the New Formalism style and a significant Modern architectural innovation in the chapel’s Dalle de Verre fenestration (Local Criterion A (1)/4) and as a representative of Vincent G. Raney’s notable work (Local Criterion D). Accordingly, JMRC assigned a California Historical Resource (CHR) Status Code of JS – Appears eligible for NR as an individual property through survey evaluation. Undeveloped prior to the construction of Marywood, one of only two known local properties associated with Vincent G. Raney (Orange Cinedome (1969), demolished), and now surrounded by 1960s-70s residential tract development, the property does not appear eligible for inclusion in a district or as a cultural landscape.

*B12. References:
Brigandi, Phil. 2006. Orange County Place Names A to Z. San Diego: Sunbelt Publications, Inc.
Brigandi, Phil. 2011. A Brief History of Orange, California, the Plaza City. Charleston: The History Press.
City of Orange. Ordinances, Environmental, and Planning Documents on file with the City of Orange Community Development Department, Planning Division and accessible online <http://www.cityoforange.org/depts/commd ev/default.asp>.

DPR 523L (1/95)
<table>
<thead>
<tr>
<th>Trinomial</th>
<th>Trinomial</th>
<th>Primary #</th>
<th>HR#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marywood</td>
<td>Marywood</td>
<td>#694</td>
<td></td>
</tr>
</tbody>
</table>

**Recorded by:** Jennifer Mermilliod  
**Date:** September 24, 2014  
**Continuation:** ✗  
**Update:** ✗

<table>
<thead>
<tr>
<th><em>Resource Name or # (Assigned by recorder)</em></th>
<th>2014b</th>
<th>Zoning Ordinance, Title 17 of the Orange Municipal Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Orange. various. Building permits on file with the City of Orange Community Development Department, Building Division.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1960</td>
<td>Tract No. 3814</td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>Extension of Villa Real to Marywood School &amp; Reservoir No. 2 (SP-1137)</td>
<td></td>
</tr>
<tr>
<td>1964</td>
<td>Track No. 5315</td>
<td></td>
</tr>
<tr>
<td>1970a</td>
<td>Storm Drain &amp; Other Improvements for the Marywood School (SP-1137)</td>
<td></td>
</tr>
<tr>
<td>1970b</td>
<td>Topographic Map of Marywood School (SP-1137)</td>
<td></td>
</tr>
<tr>
<td>1972</td>
<td>Tract No. 6937</td>
<td></td>
</tr>
<tr>
<td>1978</td>
<td>Tract No. 8554</td>
<td></td>
</tr>
<tr>
<td>1983</td>
<td>Tract No. 11838</td>
<td></td>
</tr>
</tbody>
</table>

| 1839 | Map Recorded in Deeds, Bk A/1105-06, LA Book 3/107 |
| 1871 | Map of the Town of Orange, Bk 2/630, LA Book 1/7 |
| 1884 | Plat Map of Rancho Santiago de Santa Ana, Bk 3/420-3, LA Book 3/101-4 |
| 1899 | Road Deed, Bk 4534/527 |
| 1962 | Property Deed, Bk 6145/608 |
| 1978 | Lot Line Adjustment (LL-78-4), Bk 12851/1570 |


| Diocese of Orange (Roman Catholic Diocese of Orange). | No date. “Marywood Center Offices.” Drawing depicting floor plans and uses on file with the City of Orange Community Development Department, Building Division. |
| Hancock, Henry. | 1860. Plat of the Santiago de Santa Ana Rancho. Housed in the Solano-Reeve Collection, Huntington Digital Library. |
| 1896-1922 | Topographical Maps |
| 1946, 1952 | Aerial Photographs |
| 1961, 1966 | Topographical Maps |
| 1972 | Aerial Photograph |
| 1974, 1977 | Topographical Maps |
| 1980-2005 | Aerial Photographs |
| Raney, Vincent G. | 1963. Marywood High School. Plans on file (#694) with the City of Orange Community Development Department, Building Division. |

*D Required information*
|---|
*Resource Name or # (Assigned by recorder)  Marywood

* Recorded by  Jennifer Mermilliod  
*Date  September 24, 2014

Continuation Sheet
APPENDIX B

PROPOSED PROJECT EXHIBITS
Lot Area Table
MaryWood Development

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Lot Area (SF)</th>
<th>Lot Number</th>
<th>Lot Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>11,800</td>
<td>20</td>
<td>10,800</td>
</tr>
<tr>
<td>2</td>
<td>13,000</td>
<td>21</td>
<td>11,500</td>
</tr>
<tr>
<td>3</td>
<td>12,700</td>
<td>22</td>
<td>12,000</td>
</tr>
<tr>
<td>4</td>
<td>11,200</td>
<td>23</td>
<td>11,000</td>
</tr>
<tr>
<td>5</td>
<td>11,100</td>
<td>24</td>
<td>11,600</td>
</tr>
<tr>
<td>6</td>
<td>11,300</td>
<td>25</td>
<td>11,400</td>
</tr>
<tr>
<td>7</td>
<td>11,400</td>
<td>26</td>
<td>11,500</td>
</tr>
<tr>
<td>8</td>
<td>11,600</td>
<td>27</td>
<td>11,300</td>
</tr>
<tr>
<td>9</td>
<td>11,500</td>
<td>28</td>
<td>11,400</td>
</tr>
<tr>
<td>10</td>
<td>11,300</td>
<td>29</td>
<td>11,200</td>
</tr>
<tr>
<td>11</td>
<td>11,000</td>
<td>30</td>
<td>11,100</td>
</tr>
</tbody>
</table>

Preliminary Site Plan

September 10, 2013
IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF
PARCEL 2 OF LOT LINE ADJUSTMENT LL78-4 RECORDED SEPTEMBER 21, 1978 AS INSTRUMENT NO.
28569 IN BOOK 12851, PAGE 1570 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND
THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE
FILING OF THIS MAP.

DATE:  00-00-2014

DOUGLAS L. STALEY

CUT:  373,880  CYS
FILL:  367,630  CYS

1. EXISTING LAND USE (GENERAL PLAN): LOW DENSITY RESIDENTIAL (LDR)
2. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
3. EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R1-6)
4. PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL (R1-6)
5. PROPOSED DEVELOPMENT IS LOCATED WITHIN THE ORANGE UNIFIED
SCHOOL DISTRICT
6. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND

UTILITIES SUMMARY:
DOMESTIC WATER SERVICE  -  CITY OF ORANGE
SANITARY SEWER SERVICE  -  CITY OF ORANGE
NATURAL GAS SERVICE  -  SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL SERVICE  -  SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE SERVICE  -  AT&T
CABLE - INTERNET SERVICE - TIME WARNER CABLE
WASTE REMOVAL SERVICE - CR&R INCORPORATED
FIRE - ORANGE CITY FIRE DEPARTMENT
POLICE - ORANGE POLICE DEPARTMENT

7. TOTAL GROSS AREA: 16.18 ACRES
9. GRADED SLOPES SHALL BE 2:1 UNLESS OTHERWISE SHOWN.
10. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED
LOCATIONS UNLESS OTHERWISE NOTED.
11. ASSESSOR PARCEL NUMBER: 361-064-01

EXISTING EASEMENTS:
TEMPORARY CONSTRUCTION EASEMENT
PARCEL A (O.R. 2009000567669) - CITY OF ORANGE EASEMENT FOR WATER PURPOSES
SEWER EASEMENT ???

6"
1/2"R
6"
12"R
4"
CURB   FACE
1'-0"
1/2"R
3/8"LIP
TC
PER PLAN
1" "A", "B", & "C" STREETS
NTS
5' SIDEWALK
5'
R/W
6" CURB
RELIGIOUS
6" 1.5'
7'
R/W
36'
5' SIDEWALK
5'
R/W
6" CURB
RESIDENTIAL
6" 7'
18'
FACILITY
A PORTION OF E. VILLAREAL DRIVE

TNHC Land Company, LLC
85 Enterprise, Suite 450, Aliso Viejo, CA 92656
Phone: 949-382-2792
Fax: 949-382-7801

Lot Number Gross Lot Area
(S.F.)
1 11,447 10,299
2 8,488 7,592
3 22,854 8,979
4 35,027 8,784
5 15,682 7,656
6 11,799 6,924
7 10,780 6,518
8 11,326 6,597
9 12,662 6,545
10 13,149 7,469
11 12,791 7,224
12 10,826 7,130
13 12,532 6,579
14 15,952 7,942
15 58,489 11,607
16 17,500 8,388
17 16,043 11,957
18 11,287 7,790
19 10,140 6,643
20 10,638 7,308
21 9,956 6,807
22 9,582 6,633
23 10,294 6,643
24 9,516 6,553
25 10,067 6,757
26 10,382 7,212
27 7,738 6,174
28 8,826 7,759
29 12,107 7,517
30 8,774 7,002
31 6,869 6,262
32 6,823 6,418
33 6,510 6,129
34 10,301 10,263
35 19,758 8,818
36 11,151 7,906
37 10,416 7,421
38 10,925 8,328
39 12,040 8,841
40 14,441 9,384

TOTAL 535,889 308,760

1. REDUCTION IN STANDARD CURB FROM 6" TO 4" ROLLED CURB   (CITY STD. 117).
2. STREET SECTION - REDUCTION IN STANDARD STREET SECTION (CITY STD. 106) FROM 52' TO 50'
PARKING BOTH SIDES.

PREPARED FOR:  TNHC Land Company, LLC
PREPARED BY:  H&A

VESTING TENTATIVE TRACT MAP NO. 17816

TYPICAL STREET SECTIONS

A PORTION OF E. VILLAREAL DRIVE (EXISTING)

4" FLARED CURB & GUTTER
APPENDIX C

PROFESSIONAL QUALIFICATIONS
Professional and Academic Resume

Jennifer Mermilliod, M.A.
JM Research and Consulting
5110 Magnolia Avenue
Riverside, CA 92506
Phone 951-233-6897
Email jennifer@jmrc.biz

Education

Master of Arts degree in History/Program in Historic Resources Management
University of California, Riverside (2001)

- Specialization: Historic Preservation
- Sub-Specialization: Native American Studies

Graduate Internship: City of Riverside, Planning Department, Riverside, California.
This internship included work in both historical survey and research as well as administrative procedures.

Bachelor of Arts degree in History
University of California, Riverside (2000)

Professional Experience

Independent Cultural Resources Consultant: 2001 to present
JM Research and Consulting
Independent research and survey work, which includes private and public properties. Experience has focused on historic research, architectural survey, Section 106 reviews, CEQA compliance preparation of reports, presentation and service as an expert witness, the development of historic context statements, and California Register, State Point of Historical Interest, and National Register nominations.

Reviewing Official: 2012 to present
March Joint Powers Authority
JMRC is contracted to act as Reviewing Official under the Memorandum of Understanding (MOU) between March Joint Powers Authority (MJPA) and the California State Historic Preservation Officer (SHPO) for the preservation and disposition of MJPA historic properties located within the surplus and excess areas of March Field Historic District in the County of Riverside, California. Duties include review, analysis, and consultation with MJPA regarding proposed undertakings, minor renovation and maintenance, environmental remediation, and disposal to ensure compliance under the MOU.
Historic Preservation Management Intern: June 2001 to June 2003

City of Riverside

Assistance in management and administration of the City’s Historic Preservation Program, which includes a wide variety of ethnically and culturally diverse resources. Responsibilities include financial reporting, grant writing, preparation of brochures and other written materials, historic research and evaluation, Section 106 survey work, and CEQA compliance.

Selected Projects and Reports

**Preservation Planning**

*Cultural Resources Survey for the development of a Strategic Revitalization Plan – Patterson Park Neighborhood, Eastside, Riverside, CA*
Prepared as part of the Terra Nova Planning & Research, Inc. Consultant Team for The Housing Authority of the City of Riverside
July 2013

*Historic Preservation Consultation and Draft/Review of Selected Sections of the California Baptist University Specific Plan – California Baptist University, Riverside, CA*
Prepared for California Baptist University
June 2012

*Cultural Resources Survey for the development of a Specific Plan – California Baptist University, Riverside, CA*
Prepared for California Baptist University
June 2012

**Section 106 Compliance**

*Historical Resources Evaluation Report Colton Undergrade Crossing Seismic Retrofit Project STPLZ 5065 (015) Bridge 54c-0078 – Colton, San Bernardino County, California*
For DUKE CRM; City of Colton (lead agency); Caltrans District 8
February 2014

*Historical Resources Evaluation Report C Street Underpass Crossing Seismic Retrofit Project STPLZ 5065 (019) Bridge 54c-0384 – Colton, San Bernardino County, California*
For DUKE CRM; City of Colton (lead agency); Caltrans District 8
February 2014

*Historic Property Survey Report Inglewood Avenue Corridor Widening Project – Lawndale & Redondo Beach, Los Angeles County, California*
For Ultra Systems; City of Lawndale (lead agency); Caltrans District 7
December 2013

*Cultural Resources Study for Section 106 Compliance for EDA Funded Van Buren Improvement Project - March JPA, Riverside County, California*
For March Joint Powers Authority
August 2013
Cultural Resources Assessment for Section 106 Compliance – Wattstar Cinema and Education in the Watts Community of Los Angeles, CA
For BCR Consulting
July 2010

Cultural Resources Survey for Section 106 Compliance - Individual properties in Highland, Redlands, and San Bernardino
For San Bernardino County’s Lead Abatement Program
February 2003

Section 106 Review and CEQA Compliance

Cultural Resources Survey for Section 106 & CEQA Compliance – Camp Anza Officers Club, Riverside, Riverside County, CA
Prepared for Wakeland Housing and Development Corporation & the City of Riverside
July 2013

Historic Property Survey Report for the University Avenue Streetscape Project and Finding of Effect Document
For the City of Riverside (lead agency); Caltrans District 8
April 2005

For the City of Riverside (lead agency); Caltrans District 8
June 2004

Historic Property Survey Report for the Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project
Co-authored with Janet Hansen for the City of Riverside (lead agency); Caltrans District 8
December 2001

CEQA Compliance

Cultural Resources Survey for CEQA Compliance – Dhammakaya Retreat, 801 East Foothill Blvd, Azusa, CA
Prepared for DUKE Cultural Resources Management
June 2013

Cultural Resources Survey for CEQA Compliance – former Harris’ Department Store at the Riverside Plaza, Riverside, CA
Prepared for Architects Orange
October 2012

Cultural Resources Survey for CEQA Compliance – 156-040-001, Eastvale, CA
Prepared for Steve Whyld
October 2012
Cultural Resources Survey for CEQA Compliance – 3114 Gibson Street, Riverside, CA
Prepared for World Premier Investments, Inc.
October 2012

Cultural Resources Survey for CEQA Compliance – 1115 E. Central Avenue, Redlands, CA
Prepared for University of Redlands
May 2012

Cultural Resources Survey for CEQA Compliance – 1st & Market Block, Riverside, CA
Prepared for Preferred Bank
April 2012

Cultural Resources Survey for CEQA Compliance – Urbatec, Riverside, CA
Prepared for John MacLaurin
March 2011

Cultural Resources Survey for CEQA Compliance – Old Town Plaza, San Jacinto, CA
Prepared for Dave Leonard Associates for the Jimenez Initial Study
March 2011

Phase I Cultural Resources Assessment for CEQA Compliance – Pfennighausen Ranch, Pedley, unincorporated Riverside County, CA
Co-authored with BCR Consulting for Glenn Schoeman, property owner, Riverside County
July 2010

Cultural Resources Survey for CEQA Compliance - William A. Cooper House, Riverside CA
Prepared for California Baptist University, property owner
July 2010

Evaluation of Impacts for CEQA Compliance with Guidelines for Reconstruction for the Proposed Demolition of the National Register of Historic Places March Field Historic District Garage Building #113, Riverside County, CA
Prepared for the March Joint Powers Authority, property owner
May 2009

Cultural Resources Survey for CEQA Compliance for the Proposed Realignment of La Sierra Avenue at Five Points, Riverside CA
Prepared for the City of Riverside
Current 2008

Cultural Resources Survey for CEQA Compliance - Former March AFB Main Entrance, Riverside County, CA
Prepared for the March Joint Powers Authority, property owner
May 2008

Cultural Resources Survey for CEQA Compliance - Fox Block, Riverside CA
Prepared for the City of Riverside Redevelopment Agency
September 2007
Cultural Resources Survey for CEQA Compliance - 3102 Main Street, Riverside CA
 Prepared for the City of Riverside Redevelopment Agency
 July 2007

Cultural Resources Survey for CEQA Compliance - Brown’s Garage, Riverside CA
 Prepared for the City of Riverside Redevelopment Agency
 March 2007

Cultural Resources Survey for CEQA Compliance - 3250 Main Street, Riverside CA
 Prepared for the Mark Rubin, property owner
 February 2007

Cultural Resources Survey for CEQA Compliance - 4068 10th Street, Riverside CA
 Prepared for Brian Pearcy, property owner
 January 2007

Historic Resources Record Search, Needs Assessment, and Restoration Consultation - 236 S. Shaffer Street, Orange, CA
 Prepared for Mike and Kathryne O'Hara
 April 2006

Cultural Resources Survey for CEQA Compliance - M Sole’ Project, Riverside, CA
 Prepared for the Alan Muruvka, The Alan Muruvka Company
 September 2006

Review of City of Orange CEQA Compliance - 260 S. Shaffer Street, Orange CA
 Prepared for the Old Towne Preservation Association
 April 2005

Cultural Resources Survey for CEQA Compliance - Thunderbird Lodge, Riverside CA
 Prepared for the property owner, Neil Baca
 December 2004

Consultation re: Rancho Cucamonga Environmental Initial Study Part II & Mitigation Requirements – Pioneer Winery
 Prepared for the Hofer Family
 March 2004

Consultation re: Rancho Cucamonga Preservation Ordinance & Environmental Review Process
 Prepared for the Hofer Family
 July 2003

Review of City of Orange Section 106 and CEQA Compliance - 655 S. Glassell Street, Orange CA
 Prepared for the Old Towne Preservation Association
 June 2003
Historic/Architectural Surveys and Historic Context Statements

Historic Resources Intensive-Level Survey and Context Statement – Auto Context, Riverside, CA
For the City of Riverside Redevelopment Agency
October 2010 – in progress

Historic Resources Reconnaissance-Level Survey and Context Statement – Northside, Riverside, CA
For the City of Riverside Planning Department under a 2004-2005 CLG Grant
October 2004 – September 2005

Historic Resources Intensive-Level Survey and Context Statement - Palm Heights, Riverside, CA
For the City of Riverside Planning Department under a 2003-2004 CLG Grant
December 2003 – September 2004

Historic/Architectural Surveys

Phase I Cultural Resources Survey – Preliminary Determination of Eligibility – Marywood Retreat Center, City of Orange, Orange County, California
For confidential potential buyer
October 2013

Determination of Eligibility - 4135 Market Street, Riverside, California
For Ron Douglas, potential buyer
May 2012

Determination of Eligibility - 4135 Market Street, Riverside, California
For Ron Douglas, potential buyer
May 2012

Determination of Eligibility and Recommendations for Treatment - 2792 Woodbine Street, Riverside, California
For Shonda Herold, Housing Coordinator, City of Riverside
August 2011

Architectural and Historic Survey - 3604 Madison Street, Riverside, California
For Dr Hurtado, property owner
May 2008

Architectural Survey – Donuthole Survey, Riverside, CA
For the City of Riverside Planning Department
October 2007

Architectural and Historic Survey - 204 and 220 Terracina Boulevard, Redlands, California
For Harvey Hansen, Redlands Community Hospital
February 2004

Architectural Survey – Approx. 40 properties and Historical Research in Victorville, California
For CRM Tech
April – May 2003
Architectural Survey - Approximately 80 properties in Lancaster, California
For CRM Tech
November – December 2002

Architectural and Historic Survey - 170 S. Spring Street, Blythe, California
For CRM Tech
November 2002

Historic Resources Survey and Project Evaluation - 1293 and 1301 East Brockton Avenue, Redlands, CA
For Phillip Doolittle, University of Redlands
October 2002

Historic Resources Survey - 1310 East Lugonia Avenue, Redlands, CA
For Phillip Doolittle, University of Redlands
October 2002

Historic Resources Survey and Analysis - 2750 W. Devonshire Avenue, Hemet, CA
For Joseph Cagliero, property owner, Hemet, California
January 2002

Historic Context Statements

Development of the Historic Context Statement for Grand Avenue Bluff Historic District
In partnership with Galvin Preservation Associates (GPA) for City of Riverside CLG Grant
September 2012

Development of a Historic Context Statement - East Village, City of Long Beach
For CRM Tech
June 2006

Development of a Historic Context Statement - Village of Arlington, City of Riverside
For CRM Tech, project recipient of City of Riverside CLG Grant
September 2003

National Register of Historic Places Nominations

Mount Rubidoux - Riverside, CA
Project Management and Consultation provided to Wilkman Historical Services and Old Riverside Foundation
In Progress

Huntington Beach Public Library on Triangle Park - Huntington Beach, CA
Prepared for the Huntington Beach Neighbors
February 2013
Grand Boulevard - Corona, CA
Prepared for the Corona Historic Preservation Society
January 2011

Selected Properties – Pasadena, California
National Register designation of five properties under a Multiple Property Listing
February 2003

The Camarillo Ranch House – Camarillo, California
Co-authored with Janet Hansen for the Camarillo Ranch Foundation
October 2002

California Register of Historical Resources
The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California
Designation to the California Register
August 2009

California Point of Historical Resources
The Camarillo Ranch House – Camarillo, California
Designation as a State Point of Historical Interest for the Camarillo Ranch Foundation
June 2005 (approved by the State Historical Resources Commission; August 2005)

Local Designation Nominations
Segment of SR-18 - Corona, California
Designation as a Historic District
April 2012

The A.C.E. Hawthorne House and Tree - Riverside, California
Designation as a City Landmark & Development of Landmark Plaques
November 2011 & January 2012

The Walter C. Banks Residence – Riverside, California
Designation as a City Landmark & Development of Landmark Plaque
October 2008 & March 2012

The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California
Designation as a City Landmark & Development of Landmark Plaque
January 2007 & June 2008
House at 3855-59 11th Street – Riverside, California
Designation as a City Structure of Merit
November 2003

Recordation

Recordation of Harden Square and the Central Plant/Ceramics Building - California Baptist University, Riverside, California
Prepared for California Baptist University
January 2011

Additional Consultation

Consultation regarding the rehabilitation of the Camp Anza Officers Club – Riverside, California
Prepared for Wakeland Housing and Development Corporation & the City of Riverside
March 2013 – ongoing

Consultation regarding artifact concentration – California Baptist University, Riverside, California
Prepared for California Baptist University
November 2012

Consultation regarding artifact remains near the Santa Ana River – Riverside, California
Prepared for Wellington family
October 2012

Consultation regarding the rehabilitation of the A.C.E. Hawthorne House – California Baptist University, Riverside, California
Prepared for California Baptist University
September 2011-2013

Consultation regarding the rehabilitation of the James Complex – California Baptist University, Riverside, California
Prepared for California Baptist University
May 2011-2013

Historic Resources Consultation regarding selected properties in Napa County, California
Prepared for BCR Consulting
July 2011

Consultation and Historic Research regarding potential redevelopment – 9525-29 Magnolia Avenue, Riverside, CA
Prepared for United American Properties
July 2010
Consultation regarding façade restoration of the Jackson Building - 3643 University Avenue, Riverside, California
Designation as a City Landmark
January 2007

Consultation and Historic Research - 4202 University Avenue, Riverside, CA
Prepared for Kim Hodges, realtor
March 2008

Consultation on National Register eligibility - former YWCA Building, Riverside, CA
Prepared for Bent Corydon, property owner
October 2005

Consultation on historical deeds and Assessor’s records in preparation of litigation
Prepared for Mr. Jerome Schwartz and counsel - Mayer, Glassman, & Gaines, Attorney's at Law
August - September 2004

Database Management

Historic Resources Inventory: Instructions for Recording and Viewing
Historic Resources Database User's Manual prepared for the City of Riverside
September 2001

Historic Resources Inventory Database Web site: Instructions for Online Navigation
Historic Resources Database Web site User's Manual prepared for the City of Riverside
September 2002

Publications

“The Grandest Boulevard”
Published by the Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District in The Riverside County Chronicles, Issue No. 5
Fall 2011

Presentations

“Architecture: Form, Function, and Ornamentation”
Diocese of San Bernardino, Our Lady of Perpetual Help 8th Grade Elective Architecture Series
October 2011

“How to Research Your Historic Home”
City of Riverside Public Workshop
October 2010
“Riverside’s Hidden Histories: The Gems Among Us – Nava Tires”
The Mission Inn Foundation and Museum Public Program, entitled Riverside’s Hidden Histories
June 17, 2010

“The Art of the Survey: A Look at the Survey Process and Your Role In It”
Riverside County Historical Commission 5th Annual Symposium, entitled Conservation, Preparation, Preservation
October 26, 2007

“Historic Preservation within the Field of Public History”
Wendy Elliott Scheinberg, Ph.D., Department of History, California State University, Fullerton,
November 14, 2006

“Arlington Heights, the Realization and Preservation of a California Dream”
May 14, 2005

“How to Research Your Historic Home”
Riverside County Historical Commission History Workshop, entitled Castles to Bungalows: Historic Architecture of Riverside County
April 16, 2004
Curt Duke
President/Archaeologist

Professional Experience
President/Archaeologist, DUKECRM, April 2011 to present. 
Archaeologist/Principal, LSA Associates, 1997-2011. 
Archaeological Technician, SRI, 1997. 
Archaeological Technician, KEA Environmental, 1997. 
Archaeological Technician, Keith Companies, 1997. 
Archaeological Technician, KEA Environmental, 1997. 
Archaeological/PAleontological Tech., Petra Resources, 1996. 
Archaeological Technician, Affinis Environmental Services, 1996. 
Archaeological Technician, KEA Environmental, 1996. 
Archaeological Tech., Macko Archaeological Inc., 1995 to 1996. 
Archaeological Tech./Teachers Assistant, Cabrillo College, 1994 
Anthropological Laboratory Technician, UC Santa Cruz, 1994.

Selected Project Experience
Skyridge Residential, Mission Viejo, 2011-present. Role: 
Project Manager/Principal Investigator. Mr. Duke conducted a 
Phase I test excavation of prehistoric archaeological site CA- 
ORA-507. This work included research, preparation of a research 
design/work plan, excavation, lab analysis, Native American 
consultation, and preparing a detailed technical report. The report 
was reviewed by the City, ACOE, and SHPO. Employer: DUKECRM.

Olive View Medical Center, San Fernando, 2012-present. Mr. 
Duke's role on this project was Principal Investigator. Under 
contract to the City of Los Angeles and Chattel Architecture, 
Planning, and Preservation, Inc. DUKECRM prepared a Phase I 
Archaeological Survey Report and conducted archaeological 
monitoring. For the Phase I Mr. Duke conducted the records 
search, field survey and report preparation. He also led the 
consultation efforts with Native Americans on behalf of the 
County and FEMA. The results of the survey were negative, 
meaning that no archaeological resources were identified and 
there were no delays to the project. However, SHPO 
recommended archaeological monitoring due to a perceived high 
potential for historical archaeological resources. Employer: DUKECRM.

6th Street Viaduct Replacement Project, City of Los Angeles, 
2013. DUKECRM is under contract to GPA Environmental, Inc. 
and the City to provide archaeological and paleontological 
support for the construction phase of this project. The viaduct is
DUKE CRM prepared an Environmentally Sensitive Area (ESA) Action Plan for archaeology and worked with Bruce Lander who prepared a Paleontological Mitigation Plan (PMP). These documents will be used to specify how archaeological and paleontological resources shall be treated during construction of this multi-year, multi-phase project. DUKE CRM will be responsible for overseeing the implementation of the archaeological and paleontological monitoring program on behalf of the City to ensure that mitigation measures are adhered to. Employer: DUKE CRM.

AT&T Mobility, On-Call, 2011-present. Role: Project Manager/Principal Investigator. Mr. Duke conducts records searches, field surveys and prepares reports for various wireless facilities throughout southern and central California. Employer: DUKE CRM.

Sepulveda Boulevard Bridge Widening, Manhattan Beach, 2012-13. Mr. Duke’s role on this project is Project Manager/Principal Investigator. Under contract to the City of Manhattan Beach and GPA Environmental, Inc. Mr. Duke is preparing a Phase I Archaeological Survey Report. He conducted the field survey, records search, and report preparation. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Caltrans is the lead agency for NEPA; the City is the lead agency for CEQA. Employer: DUKE CRM.

Lamb School Residential Subdivision, Huntington Beach, 2013. Mr. Duke is the Project Manager/Principal Archaeologist for this project. DUKE CRM is conducting the cultural resources mitigation measures required by the City. This includes historical documentation of the school building and site, and archaeological and paleontological construction monitoring. This work is on-going. The DPR site record will be submitted to the South Central Coastal Information Center and the monitoring report will be submitted to the City upon completion of construction. Employer: DUKE CRM.

Wardlow School Residential Subdivision, Huntington Beach, 2013. Mr. Duke is the Project Manager/Principal Archaeologist for this project. DUKE CRM is conducting the cultural resources mitigation measures required by the City. This includes historical documentation of the school building and site, and archaeological and paleontological construction monitoring. This work is on-going. The DPR site record will be submitted to the South Central Coastal Information Center and the monitoring report will be submitted to the City upon completion of construction. Employer: DUKE CRM.

Scalzo Property, San Juan Capistrano, 2012. Role: Project Manager/Principal Investigator. Mr. Duke conducted a due diligence study for this 16-acre property. This work included research, site visit, and brief letter report. Employer: DUKE CRM.

1st Street over Glendale Boulevard, Los Angeles, 2012. Mr. Duke’s role on this project was Project Manager/Principal Investigator. Under contract to the City of Los Angeles and GPA Environmental, Inc. Mr. Duke prepared a Phase I Archaeological Survey Report and Historic Property Survey Report. Mr. Duke was the project manager for this project. He conducted the field survey and report preparation. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Employer: DUKE CRM.

San Fernando Road Widening at Balboa Road, Los Angeles, 2012. Role: Project Manager/Principal Investigator. Under contract to the City of Los Angeles and GPA Environmental, Inc. Mr. Duke prepared a
Phase I Archaeological Survey Report and Historic Property Survey Report. Mr. Duke was the project manager for this project. He conducted the research, field survey, and report preparation. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. DUKE CRM will be preparing the Paleontological Identification Report. Employer: DUKE CRM.

Mobilitie, On-Call, 2011-12. Role: Project Manager/Principal Investigator. Mr. Duke conducts records searches, field surveys and prepares reports for various wireless facilities throughout southern and central California. Employer: DUKE CRM.

California Avenue Widening, Long Beach, 2011. Role: Project Manager/Principal Investigator. Under contract to the City of Long Beach and GPA Mr. Duke prepared a Phase I Archaeological Survey Report. Mr. Duke was the project manager for this project. He conducted the research, field survey, and report preparation. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Employer: DUKE CRM.

Palomar Mountain Fuels Modification, 2011. Role: Project Manager/Principal Investigator. Under contract to the Palomar Mountain Fire Safe Council, Mr. Duke conducted a Phase I archaeological survey of 11.5 acres. The survey report was completed quickly and was accepted by the Palomar Mountain Fire Safe Council and the BLM without any comments. Employer: DUKE CRM.

Mid County Parkway, Riverside County, CA, 2004-2011. Role: Task Manager/Principal Investigator. The studies for the Mid County Parkway project included a 32-mile corridor (from Interstate 15 to State Route 79) in western Riverside County. The archaeological survey covered 3,680 acres and identified 91 archaeological sites. An extended Phase I survey (limited excavation) was conducted at 79 of the sites. Ultimately Phase II excavations were conducted at eight of the sites. Four archaeological sites were determined eligible for the National Register. A built environment historic resources survey was conducted and one historic dairy was determined eligible for the National Register. This project included extensive consultation with Indian Tribes. All work was conducted in compliance with Section 106 of the NHPA, NEPA, and CEQA. FHWA, Caltrans, and RTC were the lead agencies and Jacobs Engineering was the lead engineering firm under contract to RTC. Employer: LSA Associates.

Colton Crossing Rail-to-Rail Grade Separation, Colton, CA, 2008-2011. Role: Project Manager/Principal Investigator. The Colton Crossing project involved the separation of the at-grade crossing of the UP and BNSF railroads. The Colton Crossing is a historically significant railroad crossing where a stand-off between the SP and California Southern railroads took place. Despite SP's efforts the California Southern railroad was granted access across SP's right-of-way. Research showed that the project's APE contained numerous historic buildings and was very active in historic times. Under Mr. Duke's direction an archaeological survey and an extended Phase I survey (limited excavation) were conducted. Sixteen historical archaeological sites were discovered; these included building remnants and refuse deposits. None of the archaeological sites were determined eligible for the National Register. A built environment historic resources survey evaluated the UP and BNSF railroads, the SP passenger depot, the American Railway Express Company building, and the historic South Colton neighborhood; none of which were determined eligible for the National Register. All work was conducted in compliance with Section 106 of the NHPA, NEPA, and CEQA. FHWA and Caltrans were the lead agencies working in cooperation with SANBAG, FRA, UP, and BNSF. HDR was the lead engineering firm under contract to SANBAG. Employer: LSA Associates.

I-15/I-215 Interchange Project, Devore, San Bernardino County, 2008-11. Role: Task Manager. Mr. Duke was the cultural resources task manager. Under Mr. Duke’s direction an ASR, HRER, and HPSR were prepared. An archaeological site was recorded immediately adjacent to the project boundaries, within the APE. Mr. Duke and his staff worked closely with the Caltrans archaeologist to record and evaluate this site for the National Register without conducting a Phase II excavation. In doing this, the client saved thousands
of dollars and almost one year on their schedule. His staff also evaluated a portion of historic Route 66 and several related historic buildings. Employer: LSA Associates.

**24th Street Improvements, City of Bakersfield, 2008-2011.** Mr. Duke’s role on this project was Cultural Resources Task Manager/Principal Investigator. Under contract to the City of Bakersfield and Parsons Brinckerhoff, Inc. Mr. Duke prepared the Historic Property Survey Report. He managed a team of archaeologists, paleontologists, and historians to complete the HRER, ASR, PIR/PER, and APE map. He conducted the archaeological field survey. His team identified 93 historic period buildings/structures, including two historic districts. Employer: LSA Associates.

**Alta East Wind Project, Mojave, Kern County, CA 2010-11.** CH2M HILL, Inc., requested a paleontological resources assessment for the Alta East Wind Project northwest of the City of Mojave in southeastern Kern County, California. The project includes developing pads for wind generation turbines, turbine access and service roads, management facilities, and a transmission line running from the center of the project south to connect with an existing distribution grid. The study area includes five sections of land that contain sediments that have potential for paleontological resources. The early Pliocene Horned Toad Formation contains the late Hemphillian Warren Local Fauna, with 24 fossil mammalian taxa. The literature review identified 34 fossil localities in the Horned Toad Formation, 12 of which were verified within project boundaries. The field survey located an additional 69 localities within project boundaries. Because of the potential for direct impacts to all paleontological resource localities, mitigation procedures are summarized. A project-specific paleontological resources impact mitigation program (PRIMP), including fossil salvage by qualified paleontologists, was recommended to accompany development of this project. Employer: LSA Associates.

**I-215/SR-74 Interchange Improvements Project, Perris: Paleontological Mitigation Monitoring, 2010-11.** Mr. Duke was the Task Manager for this project. The scope of work included paleontological monitoring during grading operations and environmental awareness (paleontological focus) training. He was responsible for working with the qualified paleontologist and coordinating field assignments for this project. Mr. Duke and his staff worked a communication system with the grading contractor that allowed for minimal field effort while achieving compliance. This allowed for savings to the overall budget. Employer: LSA Associates.

**Aliso Canyon Park Improvements, Los Angeles, 2010.** Under contract to the City of Los Angeles, Bureau of Engineering Mr. Duke prepared a Phase I Archaeological Survey Report. Mr. Duke was the project manager and principal-in-charge for this project. He oversaw the research, field survey, and report preparation. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Employer: LSA Associates.

**Five Winds Ranch Conservation/Mitigation Bank, Yucaipa, San Bernardino County, 2010.** Mr. Duke served as the Principal-in-Charge for this project. He coordinated with staff biologists and archaeologists to complete a general biological survey, a waters/wetland delineation, a cultural resources survey, a Mitigation Banking Feasibility Study, a draft and final Mitigation Banking Prospectus, and a Bank Enabling Instrument. Several cultural resources were identified, both historic and prehistoric in nature. These resources were not impacted and therefore no additional work was necessary. Employer: LSA Associates.

**Mammoth Lakes Parks and Recreation and Trail System Master Plan, 2010.** Mr. Duke prepared a cultural resources assessment for the Draft Parks and Recreation Master Plan (PRMP) and the Draft Trail System Master Plan (TSMP) EIRs. He conducted a records search, site visits, and prepared a report documenting the effort and making management recommendations. The cultural resource assessment was completed pursuant to California Environmental Quality Act (CEQA). Employer: LSA Associates.

**Rancho Vista Boulevard (Ave. P) Grade Separation Project, Palmdale, 2007-10.** Mr. Duke’s role was Principal Archaeologist, providing project supervision and regulatory expertise. Under contract to the City of
Palmdale and LAN Engineering, Mr. Duke’s team conducted a records search and field survey, and prepared an Archaeological Survey Report and Historic Properties Survey Report which was reviewed and approved by Caltrans. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Employer: LSA Associates.

**California Valley Solar Ranch, California Valley, San Luis Obispo County, 2009-10.** Role: Principal-in-Charge. California Valley Solar Ranch is a 4,000-acre project located on the Carrizo Plain in eastern San Luis Obispo County. Mr. Duke was the Principal-in-Charge for this project. His team conducted a records search, field survey, Native American scoping, and prepared an archaeological survey report. His team identified, recorded, and evaluated several historical archaeological sites. Employer: LSA Associates.

**Melrose Triangle, West Hollywood, 2009-10.** Under contract to the City of West Hollywood Mr. Duke oversaw the preparation of a historic resources survey which included research, field surveys, and preparation of a historic context and survey report. Mr. Duke acted as the principal-in-charge for this project. Employer: LSA Associates.

**Hollyhock House, Barnsdall Park, Los Angeles, 2009-10.** Under contract to the City of Los Angeles, Bureau of Engineering Mr. Duke oversaw the preparation of a supplemental historic structure report which included research, field inspection, and preparation of a report. Mr. Duke acted as the principal-in-charge for this project. Employer: LSA Associates.

**Delano-Alpaugh Water Reclamation Pipeline, Kern and Tulare Counties, 2006-2009.** Mr. Duke prepared a cultural resources assessment study for the Delano-Alpaugh Water Reclamation Pipeline (DAWRP) while working for a previous employer. His role was cultural resources task manager and principal investigator. The project was approximately 11 miles long. The research and field survey were conducted to determine whether the DAWRP project would result in impacts to any historical resources and/or unique archaeological resources. The cultural resources assessment was completed pursuant to CEQA and Section 106 of the NHPA. His team completed a cultural resources records search and a field survey. The project was immediately adjacent to Allensworth State Historic Park and National Register Historic District. The field survey identified two historical archaeological sites adjacent to the project alignment. Employer: LSA Associates.

**Professional Hospital Supply, Temecula, 2008.** Mr. Duke and his staff were retained by the Garrett Group to conduct an Archaeological and Paleontological Monitoring Program for the 32-acre Professional Hospital Supply Project in the City of Temecula. The construction monitoring program is the result of an agreement between the City of Temecula and the Pechanga Band of Mission Indians due to the presence of a portion of an archaeological site near the project boundaries. No cultural or paleontological resources were identified. Employer: LSA Associates.

**Lancaster Highlands Project, Meridian Land Development Company, 2007.** Mr. Duke oversaw the completion of a cultural resource assessment for the 1,891-acre project. All work was completed for Meridian Land Development Company. Tasks included a records search and field survey for archaeology and paleontology. Employer: LSA Associates.

**Temecula 32, Archaeological Phase II Testing, 2007.** Mr. Duke and his staff were retained by the Garrett Group to conduct an intensive pedestrian survey and test excavation in and around the reported location of a prehistoric lithic scatter. However, no remnants associated with the site were identified on or beneath the surface. Therefore, Mr. Duke recommended that this site should not be considered “a unique archaeological resource” or “historical resource” under CEQA. LSA worked with the Pechanga Band of Luiseño Indians and they monitored all field activities. Employer: LSA Associates.

**I-15/SR-79 Interchange Project, Riverside County, 2006-10.** Role: Task Manager. Mr. Duke was the cultural resources task manager. This project is located on top of a significant, National Register-listed
archaeological site that is also very sacred to the Luiseño Band of Indians. Under Mr. Duke’s direction an ASR, ESA Action Plan, and HPSR were prepared. Due to the sensitivity surrounding the sacred site Mr. Duke and his staff consulted regularly with the Caltrans archaeologist, Native American Coordinator, and Native Americans. Employer: LSA Associates.

**Residence “A,” Barnsdall Park, Los Angeles, 2009.** Under contract to the City of Los Angeles, Bureau of Engineering Mr. Duke oversaw the preparation of a historic structure report which included research, field inspection, and preparation of a report. Mr. Duke acted as the principal-in-charge for this project. Employer: LSA Associates.

**Westlake Historic Resources Survey, Los Angeles, 2008-09.** Under contract to the Community Redevelopment Agency of Los Angeles (CRA LA) and Chattel Architecture Planning and Preservation, Inc. Mr. Duke oversaw the preparation of a historic resources survey which included research, field surveys, and preparation of a historic context and survey report. Mr. Duke acted as the principal-in-charge for this project. Employer: LSA Associates.

**Needles Highway Improvement Projects, County of San Bernardino, 2004-08.** Role: Cultural Resources Task Manager. To complete this project Mr. Duke oversaw the completion of archaeological and paleontological research and field surveys along Needles Highway between the City of Needles and Aha Macav Parkway. During the study a total of 45 cultural resources identified; 14 were previously recorded and 31 were newly recorded. These resources include 33 prehistoric cultural resources, four historic cultural resources, two cultural resources with historic and prehistoric components, and six cultural resources of unknown age. All work was completed in compliance with CEQA, NEPA, and NHPA. Employer: LSA Associates.

**Superstition Solar I Project, Salton Sea, Imperial County, 2008.** Role: Principal-in-Charge. Superstition Solar I is a 5,600-acre project located on BLM Land. Mr. Duke was the Principal-in-Charge for this project. His team conducted a records search, reconnaissance survey, Native American scoping, and prepared a Class III Intensive Survey Research Design. Employer: LSA Associates.

**Thomas Mountain Fuels Reduction Project, near Idyllwild, CA, 2008.** Mr. Duke and his colleague Virginia Austermann worked with the San Bernardino National Forest (SBNF) to complete a cultural resources assessment of the proposed 10,465-acre Thomas Mountain Fuels Reduction project located in the San Jacinto Ranger District of the San Bernardino National Forest, Riverside County, California. The proposed project was an undertaking that could have affected heritage resources, and the archaeological survey of the area of potential affect (APE) was conducted in compliance with Section 36 CFR Part 800 of Section 106 of the NHPA. The report presented the results of the records search, numerous field surveys completed by others from 1980 through 2007, and Native American consultation. In total nineteen cultural resources were documented and considered for planning purposes. Working with the SBNF archaeologist, our team applied the 1996 **Programmatic Agreement for Compliance with Section 106 of the National Historic Preservation Act for Undertakings on the National Forests of the Pacific Southwest Region.** Mr. Duke’s role was Principal-in-Charge overseeing all contract negotiations and providing quality control. Employer: LSA Associates.

**Magnolia Boulevard Widening, Los Angeles, 2008.** Under contract to the City of Los Angeles, Bureau of Engineering Mr. Duke prepared a Phase I Archaeological Survey Report. Mr. Duke was the project manager and principal-in-charge for this project. He oversaw the research, field survey, and report preparation. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Employer: LSA Associates.

**South District Maintenance Yard, Los Angeles, 2008.** Under contract to the City of Los Angeles, Bureau of Engineering Mr. Duke oversaw the preparation of a historic resources survey which included research, field surveys, and preparation of a historic context and survey report. Mr. Duke acted as the principal-in-charge for this project. Employer: LSA Associates.
Fire Station 82, Los Angeles, 2008. Under contract to the City of Los Angeles, Bureau of Engineering Mr. Duke oversaw the preparation prepared of a historic resources survey which included research, field surveys, and preparation of a historic context and survey report. Mr. Duke acted as the principal-in-charge for this project. Employer: LSA Associates

Chuckwalla Solar I Project, Desert Center, Riverside County, 2007-08. Chuckwalla Solar I is a 4,000-acre project located on BLM Land. Mr. Duke was the Principal-in-Charge for this project. His team conducted a records search, intensive field survey, Native American scoping, and prepared a Class III Intensive Survey Report. Employer: LSA Associates

McSweeny Farms, Hemet, CA, 2004-2008. Mr. Duke directed all cultural resources efforts for the McSweeny Farms project. He conducted third-party review of prior Phase I archaeological survey and extended Phase I survey. His team conducted Phase II and geoarchaeological excavations at several sites throughout the project, one of which is a large, regional prehistoric village site. Mr. Duke worked with SunCal, the City of Hemet, the Army Corps of Engineers (ACOE), and local Indian Tribes to balance the needs of each party. In addition, his team provided archaeological and paleontological monitoring for the project. He worked with Tribal monitors to document important archaeological sites, while maintaining the overall project schedule. Employer: LSA Associates

Hacienda at Fairview Valley Specific Plan, Apple Valley, Mojave Desert, CA, 2007-08. The Fairview Valley Specific Plan project is located near the Town of Apple Valley in the high desert. Under Mr. Duke’s direction a team of archaeologists conducted a records search, field survey, and prepared a technical report for the County of San Bernardino. The team identified 73 cultural resources and determined that only 15 of these resources are considered significant under CEQA. The team worked with the project applicant and design team to avoid or mitigate impacts to all of the significant cultural resources. Employer: LSA Associates.

Majestic Hills Specific Plan, Hesperia, Mojave Desert, CA, 2006-07. The Majestic Hills Specific Plan project is located in the City of Hesperia in the high desert. Under Mr. Duke’s direction a team of archaeologists conducted a records search, field survey, and prepared a technical report for the City. The team identified 32 cultural resources and determined that 11 of these resources are considered significant under CEQA. The team worked with the project applicant and design team to avoid or mitigate impacts to all of the significant cultural resources. Employer: LSA Associates.

Temecula Education Center, 2006. Mr. Duke and his staff were retained by the City of Temecula to conduct an Archaeological Monitoring Program for the Temecula Education Center Project. The construction monitoring program for the 40-acre site is the result of an agreement between the City of Temecula and the Pechanga Band of Mission Indians due to the presence of a portion of site CA-RIV-237 within the project boundaries. Minimal archaeological data were recovered.

Mesquite Regional Landfill, Imperial County, CA, 2004-2006. Under contract to the Sanitary Districts of Los Angeles County, Mr. Duke conducted a Class III Data Recovery project for ten Native American cultural resources within the boundaries of the proposed Mesquite Regional Landfill (MRL) Project, located in Imperial County, California. This effort was combined with a supplementary cultural resource reconnaissance of adjacent Bureau of Land Management (BLM) land to identify the extension of these resources beyond the project boundaries. Employer: LSA Associates.

20th Street West Extension, Palmdale, 2006. Mr. Duke’s role was Principal Archaeologist, providing project supervision and regulatory expertise. Dr. Lange led the field survey and prepared the report. Under contract to the City of Palmdale and LAN Engineering, Mr. Duke and his team conducted a records search and field survey, and prepared an Archaeological Survey Report. The results of the assessment were negative, meaning that no archaeological resources were identified and there were no delays to the project. Employer: LSA Associates.
Southern California Edison, Southern and Central, CA, 2003-2005. Mr. Duke worked with SCE on its deteriorating poles program. As poles are deteriorating, SCE replaces them with new poles. Prior to pole replacement archaeological surveys were conducted of each pole location. The majority of this work has been conducted on federal lands. Under his direction archaeologists have surveyed over 2,000 pole locations in the Inyo National Forest, Angeles National Forest, San Bernardino National Forest, Sequoia National Forest, and under the jurisdiction of California and Arizona offices of the Bureau of Land Management (5 different field offices). In this process, his team recorded more than 35 archaeological resources ranging from isolated chipped stone to historic mining sites. His historian evaluated the Catalina Tile Company manufacturing plant on Catalina Island for the California Register of Historical Resources. Mr. Duke worked closely with SCE staff and various Federal agencies to ensure a quick review and approval of the cultural resources efforts. Employer: LSA Associates

Community and Environmental Transportation Acceptability Process (CETAP), Riverside, CA, 1999-2001. Mr. Duke participated in a reconnaissance survey that recorded over 500 prehistoric and historic resources. The results of the cultural resource efforts were reported in a HPSR, HRER and an ASR. Mr. Duke assisted in preparing the reports and provided management for the cultural resources aspect of this project. Employer: LSA Associates

Los Coches Creek Elementary School, near Alpine, CA, 2003–2006. Mr. Duke conducted a Phase I archaeological survey and oversaw subsequent Phase II test excavations. All work was conducted under the authority of the U.S. Army Corps of Engineers (ACOE). Mr. Duke worked with the El Cajon Union School District and the ACOE to avoid impacts to a majority of the cultural resources on site. Employer: LSA Associates

Whipple-Havasu Circuit, SCE, near Lake Havasu, CA, 2003. Role: Project Manager/Principal Investigator. Mr. Duke’s team conducted an archaeological survey of 249 poles along 25 miles of land located on the Chemehuevi Indian Reservation and BLM lands. The project was located within the boundaries of the Desert Training Center (DTC); however, no DTC cultural resources were observed. Seven cultural resources were identified: four prehistoric sites, two prehistoric isolates, and one 1920s historic camp. All work was completed in compliance with NHPA and NEPA. Employer: LSA Associates

McCoy Circuit, SCE, Near Blythe, CA, 2003. Role: Project Manager/Principal Investigator. Mr. Duke’s team conducted an archaeological survey of 388 poles along 19 miles of land located on BLM lands. The project was located within the boundaries of the Desert Training Center (DTC); however, no DTC cultural resources were observed. Four cultural resources were identified within or adjacent to the project boundaries: one historic/prehistoric site with an intaglio, two historic sites, and one prehistoric site. All work was completed in compliance with NHPA and NEPA. Employer: LSA Associates.

Orchard Hills (Planning Area 1), Irvine, 2002. Under contract to the Irvine Company, Mr. Duke conducted Phase II archaeological excavation on several sites. Mr. Duke served as the field director and co-Principal Investigator. This work was completed by Mr. Duke while with another employer.

Muddy Canyon Archaeological Project (Crystal Cove-Phase IV), Newport Coast, Orange County, 1999-02. Mr. Duke served as field crew and cartographer for the Phase II test excavations and field director and cartographer for Phase III data recovery excavations. Mr. Duke supervised up to 15 archaeologists excavating at eight prehistoric archaeological sites.

Fort Irwin, National Training Center, CA, 1999. Role: Crew Chief/Teaching Assistant. Mr. Duke assisted in a Field School for CSU, Fullerton. He instructed students in proper survey techniques, artifact identification, and site record preparation. In addition, Mr. Duke co-authored the survey report.
San Nicolas Island, Naval Base Ventura County, CA, 1997. Role: Field crew. Mr. Duke was part of an excavation and lab crew conducting test excavations at various archaeological sites. Laboratory sorting was conducted in the evenings. Employer: Petra Resources

Salton Sea Navy Test Base, CA, 1996-97. Role: Field crew. Mr. Duke was part of a survey crew conducting intensive surveys on the west shore of the Salton Sea. Excavation was conducted at sites that appeared to be significant. Employer: KEA Environmental

Chocolate Mountains Gunnery Range, CA, 1996. Role: Field crew. Mr. Duke was part of a survey crew conducting intensive surveys in the Chocolate Mountains. Employer: KEA Environmental

Other Projects
Stadium Arco Station, San Diego, 2003-04
Cingular/PBMS, ~2,000 Facilities, Southern Calif., Nevada, and Arizona, 1997-2001
AT&T Wireless, ~1,000 Facilities, Southern California, 1998-2001
Bonita Canyon Sports Park, Newport Beach, 1997
Hicks Canyon Retention Basin, Irvine, CA, 1996
Testing of Phase III, Las Trancas Canyon, Newport Coast, 1995
Data Recovery of Site CA-ORA-64, Newport Beach, 1995
APPENDIX D

PHOTOGRAPHS
Entry colonnade, view northwest

Entry colonnade and quad beyond, view west
Quad, auditorium, & gym, view northwest

Entry colonnade & quad, view southwest
Beneath colonnade, quad beyond, view west

Covered walk, tapered columns & quad, view northeast
Open center of entry colonnade, view north

Integrated concrete structure and detail, view southwest
Auditorium with entry & stage facing quad, view southwest

Auditorium entry & stage, view southwest
Auditorium arches filled with Plexiglas, view northeast

Tile mosaic in auditorium entry, view northwest
Auditorium entry tile mosaic detail, view west

Concrete & Plexiglas screen wall detail, view northeast
Auditorium rear elevation, view east

Gutter system & structural damage, view northeast
Dormitory south elevation, view north

Dormitory north elevation, view west/southwest
Dormitory exterior east stairwell, view north

Dormitory interior bedroom, view northwest
Dormitory bathroom windows, view north

Dormitory west end, view north
Dormitory concrete detail – balconies

Dormitory concrete detail – decorative relief below windows
Two-story convent, view east/southeast

Convent garage, view northeast
Providence Hall, view southwest

Providence Hall patio, view south/southeast
Geotechnical damage, view northeast

Rear access road/path to convent & dorm, view south
Providence Hall patio, view east

Window detail

Commercial Kitchen
North road along classrooms & gym, view west

North elevation of gym, view southwest
West end of gym north elevation, view west

West end of gym north elevation, view southeast
Rear of/behind gym, view southwest

Rear of/behind gym, view northeast
Gym interior, view northwest

Original light fixture (gym)
Entry colonnade & library/offices bldg, view northwest

Entry, offices, parking lot, view southwest
North end library/offices bldg, view southwest

North elevation, view west/southwest
Pyramidal classroom ceiling with skylights

Pyramidal classroom roof with skylights
Connective structures

Screen wall in quad near library/offices, view northwest
Chapel, view northwest

Chapel, view northeast
Chapel, east elevation detail, view west

Chapel, south elevation detail, view north
Chapel interior, nave, view southeast

Chapel interior, nave, view northwest
Chapel interior, alter rail, view northeast

Chapel interior, rear, clock, view west
Chapel Sanctuary, view east

Chapel Vestibule, view west

Tabernacle

Window detail
Donation plaque “The Sisters of Providence”

Interior design detail, clock
Marywood entrance, view west

Marywood, aerial view
Rear access road & view, view southwest

Western slope & view from Marywood, southwest
Western slope & road to tennis court, view west

Palm lines rear access road, landscaping, view south
Storm drain near rear access road, view northeast

Modular building on north (by 1972), view northwest