

## Appendix E-1

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### Confidential Cultural Resources and Tribal Cultural Resources Assessment Report





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# Cultural Resources Technical Report (Archaeological and Tribal Cultural Resources) **San Diego State University** **Evolve Student Housing Project**

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**DECEMBER 2024**

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# Table of Contents

SECTION	PAGE NO.
Summary of Findings.....	iii
1 Introduction .....	1
1.1 Regional and Local Setting .....	1
1.2 Project Description .....	1
2 Methodology.....	7
2.1 Records Search Methods.....	7
2.2 Field Methods.....	7
2.3 Native American Correspondence.....	7
3 Existing Conditions.....	9
3.1 Existing Environmental Setting.....	9
3.2 Regulatory Setting.....	9
3.2.1 State .....	9
3.3 Cultural Context.....	12
3.3.1 Paleoindian (Pre-5500 BC) .....	12
3.3.2 Archaic (8000 BC–AD 500) .....	13
3.3.3 Late Prehistoric (AD 500–1750) .....	14
3.3.4 Ethnohistoric (Post-AD 1750) .....	14
3.3.5 The Historic Period (Post-AD 1542).....	17
3.4 Archaeological Inventory .....	19
3.4.1 Previously Conducted Cultural Resources Studies.....	19
3.4.2 Previously Identified Cultural Resources.....	19
3.4.3 Aerial Photograph Analysis.....	20
3.4.4 Intensive Pedestrian Survey Results .....	21
3.5 Native American Heritage Commission Sacred Lands File and Native American Correspondence .....	25
4 Thresholds of Significance .....	26
5 Impact Analysis .....	28
5.1 Project Impacts.....	28
6 Mitigation Measures .....	32
7 Level of Significance After Mitigation .....	35
8 References Cited.....	37

**TABLES**

1 Previously Conducted Cultural Studies within the Project APE ..... 19

2 Previously Identified Cultural Resources within the Project APE ..... 20

**EXHIBITS**

1 Overview of University Towers East Component, facing Northwest. .... 22

2 Overview of the Peninsula Component, facing South..... 23

3 Overview of dense vegetation covering the eastern facing slope at CA-SDI-009899, facing North..... 24

**FIGURES**

1 Project Location .....3

2 Area of Potential Effects (APE) .....5

**APPENDICES**

A Confidential SCIC Records Search Results

B Confidential Cultural Resources Overview Map

C NAHC Sacred Lands File Search and Native American Outreach

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# Summary of Findings

This report presents the results of Dudek’s cultural resources study for the San Diego State University (SDSU) Evolve Student Housing Project (Project), prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Project includes the redevelopment of two proposed student housing complexes at two different locations, referred to as the Peninsula Component and the University Towers East Component, at and adjacent to SDSU’s Main Campus, in the City of San Diego (City), California. The Board of Trustees of The California State University (CSU Trustees) will serve as lead agency under CEQA for the Project and ultimately consider the adequacy of the environmental impact report (EIR) prepared for the project. This study reviews the Project’s potential to impact archaeological and tribal cultural resources. A separate study, *Historic Resources Technical Report: San Diego State University Evolve Student Housing Project, City of San Diego, California* (Ahmanson et al. 2024), reviewed potential Project impacts to built environment resources.

The Project area of potential effect (APE) encompasses the footprint of the Peninsula Component and the University Towers East Component. The Peninsula Component is located at the northwestern portion of the SDSU campus, south of Interstate-8 and west of Canyon Crest Drive. The Peninsula Component would include the demolition of all existing onsite buildings to allow for the development of a 2-story amenities building, a 9-story student housing building, and five student housing buildings up to 13 stories tall that would contain a total of approximately 4,450 new student beds and associated amenities. The University Towers East Component is located at 5505 Montezuma Road and would include the demolition of an existing parking lot to allow for the development of a new 9-story student housing building that would accommodate approximately 720 student beds. The Project APE falls within the Section 15 and 22 of Township 16 South, Range 2 West of the La Mesa, California 7.5-minute U.S. Geological Survey Topographic (USGS) Quadrangle Map.

In furtherance of its analysis, Dudek conducted a records search at the South Coastal Information Center (SCIC) for the Project APE and a surrounding 1-mile radius. The SCIC records search identified 111 cultural resource studies that have been previously conducted within 1 mile of the Project APE, seven of which intersect the Project APE (Confidential Appendix A). The records search also identified 52 previously identified cultural resources within the Project APE, one of which, CA-SDI-009899, intersects a portion of the Peninsula Component within the Project APE. CA-SDI-009899 consists of a light shell scatter and singular ground stone fragment found on the ground surface.

Separately, Dudek received the results of the Native American Heritage Commission (NAHC) search of the Sacred Lands File were received on August 27, 2024. The results were negative, indicating that no Native American resources have been reported within 1 mile of the Project APE. The NAHC results included a list of tribal representatives who may possess cultural knowledge of the Project APE. Dudek sent outreach letters via certified mail to all representatives named on the NAHC list on August 28, 2024. To date, Dudek has received only one written response from the NAHC outreach letters. In accordance with Assembly Bill (AB) 52, under CEQA the lead agency must consult with any/all Native American Tribes requesting consultation. Via certified mail, SDSU sent outreach letters to the NAHC provided distribution list of concerned Native American representatives on September 11, 2024. The San Pasqual Band of Mission Indians and the Sycuan Band of the Kumeyaay Nation requested consultation for the Project. Consultation is currently ongoing.

A Dudek archaeologist and a Kumeyaay Native American monitor conducted an intensive-level pedestrian cultural resources survey of the proposed Project APE on September 23, 2024. During the survey, the mapped boundary of CA-SDI-009899 was revisited, however, no cultural material was identified. The entire Project APE is largely

disturbed by the existing student housing complexes and associated parking lots. No additional cultural resources were identified within the Project APE.

Based on the records search results, archival research review, and pedestrian cultural resources survey, there is a low potential for uncovering unanticipated subsurface archaeological deposits during Project implementation. As noted above, previously referenced CA-SDI-009899 was revisited during the on-site survey, however, no cultural material was observed. Due to the developed nature of the adjacent area, steep slope, and dense vegetation coverage, there is a low potential of subsurface deposits being present within the mapped location of CA-SDI-009899 and, as noted, no additional artifacts or features were observed during the survey.

In light of the research results to date, no further archaeological review, including archaeological monitoring, is recommended as necessary. However, in the event that archaeological resources are identified by anyone during construction activities, ground disturbance will cease in the area and a qualified archaeologist, in consultation with the CSU Trustees and consulting Tribes, will evaluate the resource. If human remains are found, the County Coroner shall be immediately notified of the discovery in accordance with Section 7050.5 of the California Health and Safety Code.

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# 1 Introduction

The San Diego State University (SDSU) Evolve Student Housing Project (Project) includes the redevelopment of two proposed student housing complexes at two different locations, referred to as the Peninsula Component and the University Towers East Component, at SDSU's Main Campus, in the City of San Diego (City), California.

The Board of Trustees of The California State University (CSU Trustees), which is the State of California acting in its higher education capacity, is the lead agency responsible for certifying the adequacy and completeness of the EIR. As a requirement of the EIR, Dudek has completed this cultural resource inventory and related analysis for the proposed Project. This inventory reviewed archaeological and tribal cultural resources within the Project's area of potential effect (APE). Built environment resources, as opposed to archaeological or tribal cultural resources, are addressed in a separate report, *Historic Resources Technical Report: San Diego State University Evolve Student Housing Project, City of San Diego, California* (Ahmanson et al. 2024).

## 1.1 Regional and Local Setting

The Project APE is located in the northwestern, and southern-central portions of SDSU's Main Campus, approximately 8 miles east of downtown San Diego (Figure 1, Project Location). The Project APE is composed of two components, the Peninsula Component and the University Towers East Component. The Peninsula Component is located on a 10.3-acre area in the northwest portion of campus where 55th Street ends, south of Interstate 8, and west of Canyon Crest Drive. The Peninsula Component is bound by undeveloped canyon to the west, north, and east, and student housing buildings and Aztec Circle Drive to the south. The University Towers East Component is located on a 0.71-acre area on Montezuma Road that is currently utilized as a parking lot for University Towers at the address 5505 Montezuma Road. The University Towers East Component is bound by Montezuma Road to the north, University Towers student housing to the west, apartment style housing to the east, and Mary Lane Drive and single-family residential development to the south. The Project APE falls within Section 15 and 22 of Township 16 South, Range 2 West of the La Mesa, California 7.5-minute U.S. Geological Survey Topographic (USGS) Quadrangle Map.

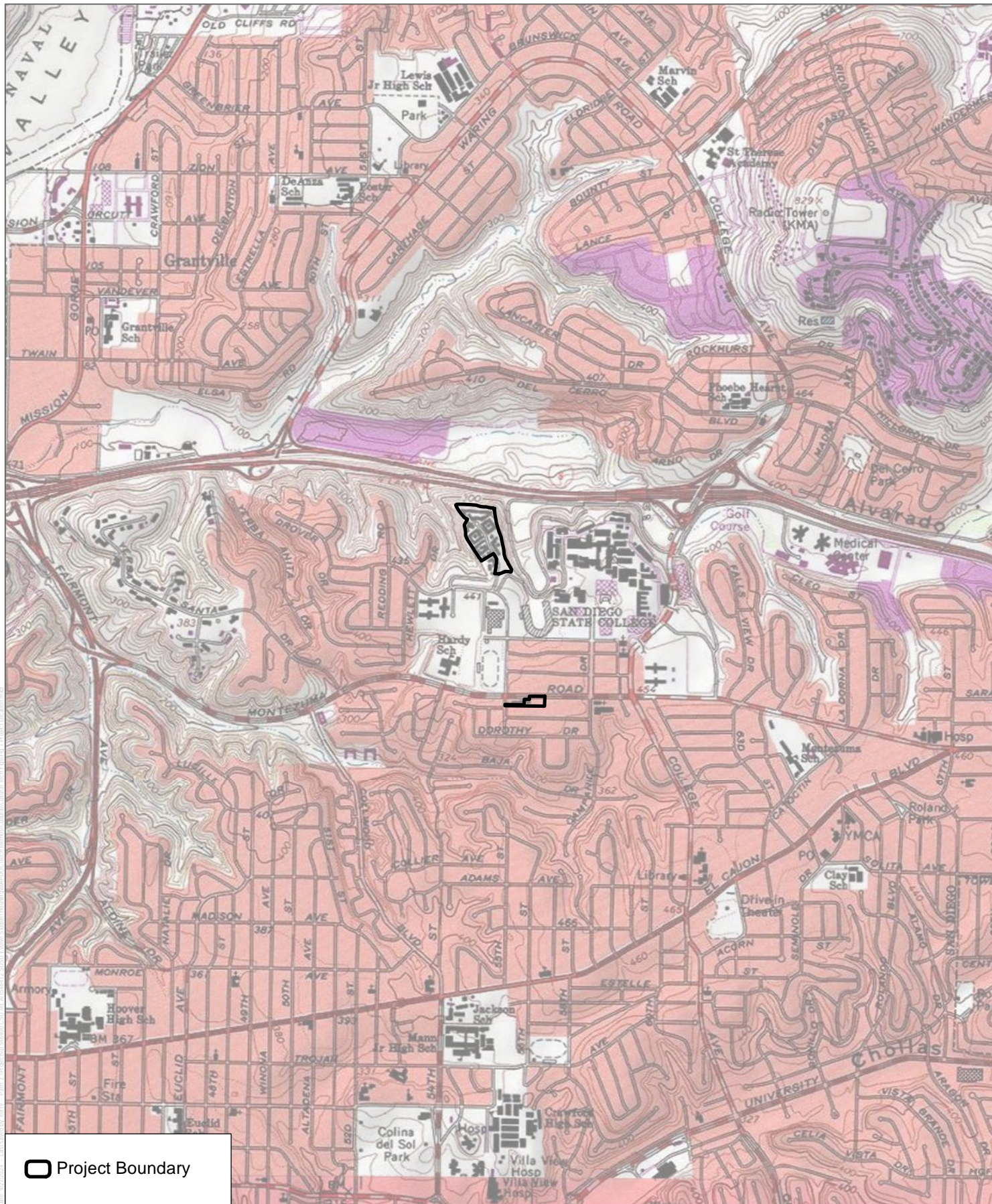
## 1.2 Project Description

The Project APE consists of two proposed student housing complexes at two different locations, the Peninsula Component and the University Towers East Component, within SDSU's Main Campus (Figure 2, Area of Potential Effect Map). The Peninsula Component includes the phased development of one 9-story building and five buildings up to 13 stories that would contain a total of approximately 4,450 beds. The 9-story building would consist of double bed rooms, containing approximately 650 beds, and the other five up to 13-story buildings would be 4-bedroom apartment-style buildings containing approximately 760 beds each. The proposed redevelopment would also include a new two-story amenities building for student use and 15 parking spaces. The Peninsula Component would include outdoor gathering space and green space between each building.

The University Towers East Component involves the redevelopment of the existing site to include a new 9-story student-housing building that allows for approximately 720 beds. The University Towers East Component would also include a shared outdoor amenity space between the University Towers and proposed University Towers East buildings and a staff parking lot.

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SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle; Township 16S; Range 2W; Sections 15 and 22

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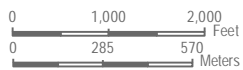


FIGURE 1

Project Location

Cultural Technical Memorandum for the SDSU Evolve Student Housing Project



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## 2 Methodology

The following section provides a description of the methods employed to conduct the current cultural inventory and related analysis.

### 2.1 Records Search Methods

Dudek conducted a records search at the South Coastal Information Center (SCIC) for the Project APE and a surrounding 1-mile radius on September 4, 2024. The records search included review of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources included the California Inventory of Historical Resources/California Register of Historical Resources (CRHR) and Office of Historic Preservation Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and California Department of Transportation (Caltrans) Bridge Survey information. Geographic information system (GIS) maps were produced illustrating the spatial relationship between known resources and possible Project impacts. Historical aerial maps were also consulted using the internet database [historicaerials.com](http://historicaerials.com). These maps were used to determine the development history of the area and to indicate any possible development from the historic era that could be encountered during the survey.

### 2.2 Field Methods

Dudek archaeologist Javier Hernandez conducted an intensive pedestrian cultural resources survey of the Project APE on September 23, 2024. Native American monitor Kenny Teeter, of Redtail Environmental, participated in the pedestrian survey. The survey and all personnel exceeded the applicable Secretary of Interior Professional Qualifications Standards for archaeological survey and evaluation. When possible, the survey team utilized transects spaced no more than 10 meters apart. When standardized transects were not possible due to dense vegetation, visual survey was utilized to search for exposed ground surfaces. The ground surface was examined, where possible, for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of the current or former presence of structures or buildings (e.g., standing exterior walls, post holes, foundations), and historic artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as burrows, cut banks, and drainages were also visually inspected for exposed subsurface materials. The archaeologist used an Apple 3rd Generation iPad equipped with an 8 MP resolution camera, Global Positioning System (GPS) receiver, and Field Map software to ensure accurate survey of the proposed Project APE. Accuracy of the GPS receiver ranged between 3 meters and 10 meters. The archaeologist inspected natural and artificial erosion exposures, as well as spoils from rodent burrows as a means to locate evidence for buried cultural deposits.

### 2.3 Native American Correspondence

#### Native American Heritage Commission Sacred Lands File Search

In *EPIC v. Johnson* (1985) 170 Cal.App. 3rd 604, the Court of Appeal held that the Native American Heritage Commission (NAHC), as a state agency with special expertise on tribal history, has jurisdiction over Native American resources that may be affected by proposed projects, including Native American burial sites and archaeological

places of religious significance to Native Americans. On behalf of SDSU, Dudek requested a search of the NAHC Sacred Land File on August 15, 2024, to determine if any tribal cultural resources are present within 1 mile of the Project APE.

Pricilla Torres-Fuentes, NAHC Cultural Resources Analyst, facilitated this search and returned the results on August 27, 2024. As part of the consultation process, the NAHC provided a list of tribal governments and individuals that should be contacted to solicit tribal knowledge about the Project APE. Dudek sent outreach letters via certified mail to all representatives listed on the NAHC list on August 28, 2024. To date, Dudek has received only one written response from the NAHC outreach letters. The results of the Sacred Lands File search and outreach letters are discussed in Section 3.5 of this document.

### **Assembly Bill (AB) 52 Consultation**

The Project is subject to compliance with AB 52 (California Public Resources Code [PRC], Section 21074), which requires consideration of impacts to tribal cultural resources as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives (that have requested notification) who are traditionally or culturally affiliated with the geographic area of the proposed Project. Although no tribes previously requested such notice, SDSU, sent letters to all tribes included on the previously referenced NAHC list. The letters contained the following information: a project description and location description, a request for input relative to tribal cultural resources in the area, an outline of timing relative to the AB 52 process, an opportunity for consultation, and contact information for the appropriate tribal representative. CSU/SDSU and Native American consultation is ongoing.

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## 3 Existing Conditions

This section describes the existing conditions in the proposed Project APE and identifies the resources that could be affected by the proposed Project.

### 3.1 Existing Environmental Setting

The Project APE is located at SDSU's Main Campus and encompasses the footprint of the Peninsula Component and the University Towers East Component. Land uses adjacent to the Peninsula Component are undeveloped canyon to the west, north, and east; student housing buildings and Aztec Circle Drive to the south; and the Interstate-8 and the Metropolitan Transit (MTS) trolley to the north. Land uses adjacent to the University Towers East Component are Montezuma Road to the north, University Towers student housing to the west, apartment style housing to the east, and Mary Lane Drive and single-family residential development to the south.

The elevation of the proposed Project APE ranges between 400 feet and 465 feet above mean sea level. The proposed Project APE is primarily developed with the existing student housing complexes and associated parking lots. Overall ground visibility was poor (0-5%) throughout the entire Project APE, obscured by the existing development and dense vegetation.

### 3.2 Regulatory Setting

This section describes the applicable regulatory plans, policies, and ordinances for the proposed Project.

#### 3.2.1 State

##### 3.2.1.1 California Environmental Quality Act

CEQA requires that all private and public activities not specifically exempted be evaluated for their potential to cause environmental impacts, including impacts to cultural resources, including archaeological, historical, and tribal cultural resources. Historical resources, which includes archaeological sites, are recognized as part of the environment under CEQA, which defines historical resources as, but not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (Public Resources Code, Section 5020.1[j]). This report addresses the proposed Project's impacts relative to archaeological and tribal cultural resources. Built environment resources, such as man-made structures, are addressed in a separate report.

CEQA applies to "unique archaeological resources." California Public Resources Code Section 21083.2(g) defines a "unique archaeological resource" as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

In 2014, CEQA was amended through the passage of Assembly Bill 52 (AB 52) to apply to tribal cultural resources as well. Specifically, California Public Resources Code Section 21074 provides as follows:

(a) "Tribal cultural resources" are either of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

All unique archaeological resources are presumed to be historically or culturally significant for purposes of CEQA (CEQA Guidelines Section 15064.5(c)). A site or resource that does not meet the definition of "unique archaeological resource" is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Pursuant to these sections, CEQA first evaluates whether a project site contains any "historical resources," then assesses whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

When a project significantly affects a unique archaeological resource, CEQA imposes special mitigation requirements. Specifically:

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of that treatment, in no order of preference, may include, but are not limited to, any of the following:

1. Planning construction to avoid archaeological sites.
2. Deeding archaeological sites into permanent conservation easements.
3. Capping or covering archaeological sites with a layer of soil before building on the sites.
4. Planning parks, greenspace, or other open space to incorporate archaeological sites.

(California Public Resources Code Section 21083.2(b)(1)-(4).)

If these "preservation in place" options are not feasible, mitigation may be accomplished through data recovery (California Public Resources Code Section 21083.2(d); CEQA Guidelines Section 15126.4(b)(3)(C)). California



Public Resources Code Section 21083.2(d) states that “[e]xcavation as mitigation shall be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archaeological resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, if this determination is documented in the environmental impact report.”

These same requirements are set forth in slightly greater detail in CEQA Guidelines Section 15126.4(b)(3), as follows:

- (A) Preservation in place is the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.
- (B) Preservation in place may be accomplished by, but is not limited to, the following:
  - 1. Planning construction to avoid archaeological sites;
  - 2. Incorporation of sites within parks, greenspace, or other open space;
  - 3. Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site[; and]
  - 4. Deeding the site into a permanent conservation easement.
- (C) When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken.

Note that, when conducting data recovery, “[i]f an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation” (CEQA Guidelines Section 15126.4(b)(3)(C)). However, “[d]ata recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historic resource, provided that determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center” (CEQA Guidelines section 15126.4(b)(3)(D)).

## Protections for Human Remains

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. If Native American human remains or related cultural material are encountered, Section 15064.5(e) of the CEQA Guidelines (as incorporated from California Public Resources Code Section 5097.98) and Health and Safety Code Section 7050.5 define the subsequent protocol. In the event of the accidental discovery or recognition of any human remains, excavation or other disturbances shall be suspended of the site or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in California Public Resources Code Section 5097.98 (California Code of Regulations, Title 14; Chapter 3; Article 5; Section 15064.5(e)).

### 3.3 Cultural Context

Available evidence indicates that continuous human occupation in the San Diego region spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad timeframe have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. This research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1750), and Ethnohistoric (post-AD 1750).

As recognized by State Assembly Joint Resolution No. 60 (2001), the Kumeyaay Nation has occupied the southern California and Baja California region, including the City of San Diego’s jurisdictional boundaries and the proposed Project’s APE, far into antiquity. Should any Native American human remains be found in the City’s jurisdictional boundaries, the NAHC is expected to designate a Most Likely Descendant from the Kumeyaay Nation. It is important to note that Kumeyaay aboriginal lifeways did not cease within San Diego County and Baja California at European contact. Protohistoric refers to the chronological trend of continued Native American aboriginal lifeways at the cusp of the recorded historic period in the Americas.

#### 3.3.1 Paleoindian (Pre-5500 BC)

Evidence for Paleoindian occupation in coastal Southern California is tenuous, especially considering the fact that the oldest dated archaeological assemblages look nothing like the Paleoindian artifacts from the Great Basin. One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) derives from CA-SDI-4669/W-12, in La Jolla. A human burial from CA-SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 1984). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large-stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Davis (1978) on China Lake Naval Air Weapons Station near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (CA-MNO-679)—a multi-component fluted point site, and CA-MNO-680—a single component Great Basined Stemmed point site (Basgall et al. 2002). At CA-MNO-679 and CA-MNO-680, ground stone tools were rare while finely made projectile points were common.

Turning back to coastal Southern California, the fact that some of the earliest dated assemblages are dominated by processing tools runs counter to traditional notions of mobile hunter–gatherers traversing the landscape for highly valued prey. Evidence for the latter—that is, typical Paleoindian assemblages—may have been located along the coastal margin at one time, prior to glacial desiccation and a rapid rise in sea level during the early Holocene (pre-7,500 BP) that submerged as much as 1.8 kilometers of the San Diego coastline. If this were true, however, it would also be expected that such sites would be located on older landforms near the current coastline. Some sites, such as CA-SDI-210 along Agua Hedionda Lagoon, contained stemmed points similar in form to Silver Lake and Lake Mojave projectile points (pre-8,000 BP) that are commonly found at sites in California’s high desert (Basgall and Hall 1990). CA-SDI-210 yielded one corrected radiocarbon date of 8,520–9,520 BP (Warren et al. 2004).

However, sites of this nature are extremely rare and cannot be separated from large numbers of milling tools that intermingle with old projectile point forms.

Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (CA-SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between 10,365 and 8,200 BC (Warren et al. 2004, p. 26). Termed San Dieguito (Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (Warren 1964, 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos' interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, wherein hunting-related tools are replaced by processing tools during the early Holocene (Basgall and Hall 1990).

### 3.3.2 Archaic (8000 BC-AD 500)

The more than 1,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in the San Diego region. If San Dieguito is the only recognized Paleoindian component in the San Diego region, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the San Diego region (Hale 2001, 2009).

The Archaic pattern is relatively easy to define with assemblages that consist primarily of processing tools: milling stones, hand stones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the San Diego region, with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurs until the bow and arrow is adopted at around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remains low. After the bow is adopted, small arrow points appear in large quantities

and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped milling stones and hand stones decrease in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complimented only by the addition of the bow and ceramics.

### 3.3.3 Late Prehistoric (AD 500-1750)

The period of time following the Archaic and prior to Ethnohistoric times (AD 1750) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004). However, several other subdivisions continue to be used to describe various shifts in assemblage composition, including the addition of ceramics and cremation practices. In northern San Diego County, the post-AD 1450 period is called the San Luis Rey Complex (True 1980), while the same period in southern San Diego County is called the Cuyamaca Complex and is thought to extend from AD 500 until Ethnohistoric times (Meighan 1959). Rogers (1929) also subdivided the last 1,000 years into the Yuman II and III cultures, based on the distribution of ceramics. Despite these regional complexes, each is defined by the addition of arrow points and ceramics, and the widespread use of bedrock mortars. Vagaries in the appearance of the bow and arrow and ceramics make the temporal resolution of the San Luis Rey and Cuyamaca complexes difficult. For this reason, the term Late Prehistoric is well suited to describe the last 1,500 years of prehistory in the San Diego region.

Temporal trends in socioeconomic adaptations during the Late Prehistoric period are poorly understood. This is partly due to the fact that the fundamental Late Prehistoric assemblage is very similar to the Archaic pattern but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces; bowl mortars are actually rare in the San Diego region. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred prior to AD 1400. True (1980) argued that acorn processing and ceramic use in the northern San Diego region did not occur until the San Luis Rey pattern emerged after approximately AD 1450. For southern San Diego County, the picture is less clear. The Cuyamaca Complex is the southern counterpart to the San Luis Rey pattern, however, and is most recognizable after AD 1450 (Hector 1984). Similar to True (1980), Hale (2009) argued that an acorn economy did not appear in the southern San Diego region until just prior to Ethnohistoric times, and that when it did occur, a major shift in social organization followed.

### 3.3.4 Ethnohistoric (Post-AD 1750)

As recognized by State Assembly Joint Resolution No. 60 (2001), the Kumeyaay Nation has occupied the southern California and Baja California region, including the City of San Diego's jurisdictional boundaries and the proposed project's APE, far into antiquity. The history of the Kumeyaay communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the San Diego region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the San Diego region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-

depth ethnographic study until the early twentieth century (Boscana 1846: Fages 1937: Geiger and Meighan 1976: Harrington 1934: Laylander 2000). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005, p. 32) by recording languages and oral histories within the San Diego region. Kroeber’s 1925 assessment of the impacts of Spanish missionization on local Native American populations supported Kumeyaay traditional cultural continuity (Kroeber 1925, p. 711):

San Diego was the first mission founded in upper California; but the geographical limits of its influence were the narrowest of any, and its effects on the natives comparatively light. There seem to be two reasons for this: first, the stubbornly resisting temper of the natives; and second, a failure of the rigorous concentration policy enforced elsewhere.

In some ways this interpretation led to the belief that many California Native American groups simply escaped the harmful effects of contact and colonization all together. This, of course, is untrue. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities. These accounts supported, and were supported by, previous governmental decisions, which made San Diego County the location of more federally recognized tribes than anywhere else in the United States: 18 tribes on 18 reservations that cover more than 116,000 acres (CSP 2009).

The traditional cultural boundaries between the Luiseño and Kumeyaay Native American tribal groups have been well defined by anthropologist Florence C. Shippek:

In 1769, the Kumeyaay national territory started at the coast about 100 miles south of the Mexican border (below Santo Tomas), thence north to the coast at the drainage divide south of the San Luis Rey River including its tributaries. Using the U.S. Geological Survey topographic maps, the boundary with the Luiseño then follows that divide inland. The boundary continues on the divide separating Valley Center from Escondido and then up along Bear Ridge to the 2,240 contour line and then north across the divide between Valley Center and Woods Valley up to the 1,880-foot peak, then curving around east along the divide above Woods Valley. [1993, as summarized by the San Diego County Board of Supervisors 2007:6]

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006, p. 34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007, p. 71). Ipai and Tipai, spoken respectively by the northern and southern Kumeyaay communities, are mutually intelligible. For this reason, these two are often treated as dialects of a larger Kumeyaay tribal group rather than as distinctive languages, though this has been debated (Luomala 1978; Laylander 2010).

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations (Golla 2007, p. 80). A large amount of variation within the language of a group represents a greater time depth than a group’s language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the “absolute chronology of the internal diversification



within a language family” can be correlated with archaeological dates (2007, p. 71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

Golla suggested that there are two language families associated with Native American groups who traditionally lived throughout the San Diego County region. The northern San Diego tribes have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007, p. 74). These groups include the Luiseño, Cupeño, and Cahuilla. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking San Diego tribes, occurring approximately 1500 BC– AD 1000 (Laylander 2010). The majority of Native American tribal groups in southern San Diego region have traditionally spoken Yuman languages, a subgroup of the Hokan Phylum. Golla has suggested that the time depth of Hokan is approximately 8,000 years (Golla 2007, p. 74). The Kumeyaay tribal communities share a common language group with the Cocopah, Quechan, Maricopa, Mojave, and others to east, and the Kiliwa to the south. The time depth for both the Ipai (north of the San Diego River, from Escondido to Lake Henshaw) and the Tipai (south of the San Diego River, the Laguna Mountains through Ensenada) is approximated to be 2,000 years at the most. Laylander contended that previous research indicates a divergence between Ipai and Tipai to have occurred approximately AD 600 – 1200 BC (Laylander 1985). Despite the distinct linguistic differences between the Takic-speaking tribes to the north, the Ipai-speaking communities in central San Diego, and the Tipai southern Kumeyaay, attempts to illustrate the distinctions between these groups based solely on cultural material alone have had only limited success (Pignoli 2004; True 1966).

At maturity, tribal members often left to other bands in order to find a partner. The families formed networks of communication and exchange around such partnerships. The Kumeyaay generally lived in smaller family subgroups that would inhabit two or more locations over the course of the year. While less common, there is sufficient evidence that there were also permanently occupied villages, and that some members may have remained at these locations throughout the year (Owen 1965; Shipek 1982, 1985; Spier 1923). The prehistoric village of *Nipawai/Nipaguay* was located at the bend in the San Diego River where Kumeyaay occupants could utilize the riverine resources and dam channels to redirect water to facilitate plant husbandry (Shipek 1993). As its epicenter is located only 0.5 miles east, there is an increased probability that cultural resources identified within the proposed project APE would be associated with *Nipawai/Nipaguay*. Each autonomous triblet was internally socially stratified, commonly including higher status individuals such as a tribal head (Kwaaypay), shaman (Kuseyaay), and general members with various responsibilities and skills (Shipek 1982). Higher-status individuals tended to have greater rights to land resources, and owned more goods, such as shell money and beads, decorative items, and clothing. To some degree, titles were passed along family lines; however, tangible goods were generally ceremonially burned or destroyed following the deaths of their owners (Luomala 1978). Remains were cremated over a pyre and then relocated to a cremation ceramic vessel that was placed in a removed or hidden location. A broken metate was commonly placed at the location of the cremated remains, with the intent of providing aid and further use after death. Should any Native American human remains be found in the City of San Diego’s jurisdictional boundaries, including the proposed project’s APE, the NAHC is expected to designate a Most Likely Descendant from the Kumeyaay Nation.

Areas or regions, identified by known physical landmarks, could be recognized as band-specific territories that may be violently defended against use by other members of the Kumeyaay. Other areas or resources, such as water sources and other locations that were rich in natural resources, were generally understood as communal land to be shared amongst all the Kumeyaay (Luomala 1978). The coastal Kumeyaay would have procured shellfish from

three primary environments, including the sandy open coast, bay and lagoon, and rocky open coast (Luomala 1978). The availability of these marine resources changed with the rising sea levels, siltation of lagoon and bay environments, changing climatic conditions, and intensity of use by humans and animals (Gallegos and Kyle 1988; Pignuolo 2005; Warren and Pavesic 1963). Shellfish from sandy environments included *Donax* sp., *Saxidomus* spp., *Tivela* spp., and others. Rocky coast shellfish dietary contributions consisted of *Pseudochama* sp., *Megastrea* spp., *Saxidomus* spp., *Protothaca* spp., *Megathura* spp., and others. Lastly, the bay environment would have provided *Argopecten* spp., *Chione* spp., *Ostrea* spp., *Neverita* spp., *Macoma* spp., *Tagelus* spp., and others. While marine resources were obviously consumed, terrestrial animals and other resources likely provided a large portion of sustenance. Game animals consisted of rabbits, hares (*Leporidae*), birds, ground squirrels, woodrats (*Neotoma* spp.), deer, bears, mountain lions (*Puma concolor*), bobcats (*Lynx rufus*), coyotes (*Canus latrans*), and others. In lesser numbers, reptiles and amphibians may have been consumed.

A number of local plants were used for food and medicine. These were exploited seasonally and were both traded between regional groups and gathered as a single triblet moved between habitation areas. Some of the more common of these that may have been procured locally or as higher elevation varieties would have included buckwheat (*Eriogonum fasciculatum*), Agave, Yucca, lemonade berry (*Rhus integrifolia*), sugar brush (*Rhus ovata*), sage scrub (*Artemisia californica*), yerba santa (*Eriodictyon* spp.), sage (*Salvia* spp.), *Ephedra*, prickly pear (*Opuntia* spp.), mulefat (*Baccharis salicifolia*), chamise (*Adenostoma fasciculatum*), elderberry (*Sambucus nigra*), oak (*Quercus* spp.), willow (*Salix* spp.), and *Juncus* grass among many others (Wilken 2012).

The Kumeyaay territory expanse over several distinct ecological zones and intra-tribal trade allowed the dispersal of goods and information. The Kumeyaay usually trade between bands more often than they traded with unrelated groups outside of their territory, however, larger trail systems crossed their land from the Lower Colorado River to the Southern Californian coast (Luomala 1978). The coastal Kumeyaay exchanged a number of local goods, such as seafood, coastal plants, and various types of shell for items including acorns, agave, mesquite beans, gourds, and other more interior plants of use (Luomala 1978). Trade routes were often along trails between villages, along waterways such as the San Diego River, or, in desert terrain, between springs and water catchments (Heizer 1978). Spaniards marveled at how quickly news and goods travelled between the Colorado River and the coast along the Kumeyaay trail system (Heizer 1978). The routes of the Kumeyaay trail system were followed by wagon routes and later became major thoroughfares (Davis 1961). Interstate 8 is today aptly named the “Kumeyaay Highway” as it follows the likely path of the prehistoric trail connecting coastal and inland Kumeyaay. The proposed project APE is located along the Kumeyaay Highway and the San Diego River between the prehistoric villages of *Kosoi/Kosay/Kosaii/Cosoy/Kosa’aay* and *Nipawai/Nipaguay*, the location of the Old Town Presidio (4 miles west) and the Mission San Diego de Alcalá (.5 miles east), respectively (Kroeber 1925).

### 3.3.5 The Historic Period (Post-AD 1542)

European activity in the region began as early as AD 1542, when Juan Rodríguez Cabrillo landed in San Diego Bay. Sebastián Vizcaíno returned in 1602, and it is possible that there were subsequent contacts that went unrecorded. These brief encounters made the local native people aware of the existence of other cultures that were technologically more complex than their own. Epidemic diseases may also have been introduced into the region at an early date, either by direct contacts with the infrequent European visitors or through waves of diffusion emanating from native peoples farther to the east or south (Preston 2002). It is possible, but as yet unproven, that the precipitous demographic decline of native peoples had already begun prior to the arrival of Gaspar de Portolá and Junípero Serra in 1769.

Spanish colonial settlement was initiated in 1769, when multiple expeditions arrived in San Diego by land and sea, and then continued northward through the coastal plain toward Monterey. A military presidio and a mission were soon firmly established at San Diego, despite violent resistance to them from a coalition of local Kumeyaay native communities. In 1774, the Spanish missionaries reestablished the Mission of San Diego de Alcalá up the San Diego River to its current location in Mission Valley in order to be closer to a more reliable water source (Hill 2002). The Mission of San Diego de Alcalá was built at the location of the ethnohistoric Kumeyaay village of *Nipawai/Nipaguay*, located 0.5 miles west of the proposed project APE. The missionaries relied heavily on Kumeyaay labor and resources extracted from Nipawai/Nipaguay. Private ranchos subsequently established by Spanish and Mexican soldiers, as well as other non-natives, appropriated much of the remaining coastal or near-coastal locations (Pourade 1960–1967).

Mexico's separation from the Spanish empire in 1821 and the secularization of the California missions in the 1830s caused further disruptions to native populations in western San Diego County. Some former mission neophytes were absorbed into the work forces on the ranchos, while others drifted toward the urban centers at San Diego and Los Angeles or moved to the eastern portions of the county where they were able to join still largely autonomous native communities. United States conquest and annexation, together with the gold rush in Northern California, brought many additional outsiders into the region. Development during the following decades was fitful, undergoing cycles of boom and bust. With rising populations in the nineteenth century throughout the Southern California region, there were increased demands for important commodities such as salt.

The American Period began in 1846 when United States military forces occupied San Diego and this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, while other prominent families opposed the United States invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles and effectively ended by January 1847. The Americans assumed formal control with the Treaty of Guadalupe Hidalgo in 1848 and introduced Anglo culture and society, American political institutions and especially American entrepreneurial commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and the development of a new town closer to the bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. The troubles led to an actual drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Development spread from downtown based on a variety of factors, including the availability of potable water and transportation corridors. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed.

San Diego State University was established in 1897 as a normal school located on Normal Street. The institution moved to its current site in the college area in 1931. Development of the state college area began then and the development of the Navajo Community Plan grew from the college area from the west. There was farming and



ranching in Mission Valley until the middle portion of the twentieth century, when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s. The federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed use and residential on moderate size lots.

## 3.4 Archaeological Inventory

### 3.4.1 Previously Conducted Cultural Resources Studies

The SCIC records search identified 111 cultural resource *studies* have been previously conducted within a 1-mile radius of the Project APE (Confidential Appendix A). Of these previous studies, seven intersect the APE (Table 1). Of the seven, the studies included four cultural resources studies, one archaeological and historical study, one archaeological resource analysis, and historical background information. These previous studies identified one previously recorded cultural resource, CA-SDI-009899 within the Project APE.

**Table 1. Previously Conducted Cultural Studies within the Project APE**

Report No.	Year	Publisher	Title
SD-02538	1992	ROTH AND ASSOCIATES	CULTURAL RESOURCES SURVEY COLLEGE AREA REDEVELOPMENT PROJECT EIR 131.4 ACRES
SD-09697	2004	BRIAN F. SMITH AND ASSOCIATES	AN ARCHAEOLOGICAL/HISTORICAL STUDY FOR THE SDSU 2005 CAMPUS MASTER PLAN REVISION
SD-11185	2007	BRIAN F. SMITH AND ASSOCIATES	A CULTURAL RESOURCES STUDY FOR THE SDSU 2007 CAMPUS MASTER PLAN REVISION
SD-11265	N.D.	-	SAN DIEGO STATE UNIVERSITY, 5300 CAMPANILE DRIVE, SAN DIEGO, CALIFORNIA 92182
SD-11826	2008	AFFINIS	ARCHAEOLOGICAL RESOURCES ANALYSIS FOR THE MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM, SAN DIEGO, CALIFORNIA PROJECT. NO. 42891
SD-14427	2012	ACE ENVIRONMENTAL, INC.	CULTURAL RESOURCE RECORDS SEARCH AND SITE SURVEY AT&T SITE SD0775 MONTEZUMA (COX ARENA) 5505 MONTEZUMA ROAD SAN DIGO, SAN DIEGO COUNTY, CALIFORNIA 92115
SD-17234	2017	BCR Consulting LLC	CULTURAL RESOURCES ASSESSMENT OF THE MISSION CONTROL, BLUE CYPRESS, LAKE MURRAY AND CASO SERRA PROJECT, SAN DIEGO COUNTY, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1514)

### 3.4.2 Previously Identified Cultural Resources

The SCIC records search also identified 52 previously recorded cultural *resources* within the 1-mile radius of the Project APE (Confidential Appendix A). Of the 52 resources, one prehistoric resource, CA-SDI-009899 was identified within the southeastern portion of the Peninsula Component of the Project APE (Table 2). CA-SDI-009899 consists

of a light shell scatter and a singular ground stone fragment. The remaining previously recorded resources consist of 43 historic buildings, two historic refuse scatters, an isolated historic bottle, three prehistoric bedrock milling sites, one isolated prehistoric lithic core, and one unknown resource with no description in its site record. The records search did not identify any historic addresses within the Project APE.

**Table 2. Previously Identified Cultural Resources within the Project APE**

Primary No.	Trinomial	Period	Description	Project Proximity
P-37-009899	CA-SDI-009899	Prehistoric	Lithic and shell scatter	Inside the APE

### 3.4.2.1 CA-SDI-009899

CA-SDI-009899 is a small prehistoric site originally recorded by CRM Center in 1984 (Kidder and Miller 1984). The site consists of a light shell scatter and one ground stone fragment. The ground stone fragment consists of a portable milling stone measuring 23 × 20 × 12 cm and containing one milling surface. Disturbances include disturbed soil evidenced by the construction activity for the paved parking lot. The original site record states that the shell scatter may have been introduced as fill by adjacent construction. Vegetation included mixed chaparral and the soil consisted of conglomerate and redeposited fill sediments from the construction of the parking lot.

### 3.4.3 Aerial Photograph Analysis

Historic aerial photographs of the proposed Project APE were reviewed at [historicaerials.com](http://historicaerials.com) in order to assess land use and development changes over time (NETR 2024). Historic aerial photographs of the Project APE are available since 1953. The aerial imagery from 1953 shows the Peninsula Component as undeveloped with a single pedestrian trail bisecting the Project component and the University Towers East Component as undeveloped and graded from previous residential development. Additionally, the aerial imagery shows the development of San Diego State University and residential housing within the general vicinity of the Project APE. By 1964, the aerial imagery shows the Peninsula Component as developed with the existing student housing buildings and one parking lot. There are no substantial changes to the University Towers Component in the 1964 aerial imagery. The aerial imagery from 1966 reveals development of an additional building within the southern portion of the Peninsula Component and the development of a parking lot in the University Towers East Component and the currently existing University Towers housing complex. There is a steady increase of residential and commercial properties within the general vicinity of the Project APE. Between 1968 to 1993 there are no substantial changes to the Peninsula Component or the University Towers East Component. By 1993 the aerial imagery reveals the development of a building on the southeast corner of the Peninsula Component. There are no substantial changes in the University Towers East Component. By 2009 the aerial imagery reveals additional development of a building on the southeast corner of the Peninsula Component. There are no substantial changes in the University Towers East Component.

Historic topographic (topo) maps of the Project APE were reviewed (earliest map available is 1903). The historic topo map from 1942 shows San Diego State University, Interstate-8, Montezuma Road, and Valley Road as developed. The 1959 topo imagery shows the University Towers East Component as developed with roadways. The 1969 topo imagery shows the Peninsula Component as developed with buildings.

Overall, the review of historic topographic maps and historic aerial photographs indicate the majority of the Project APE is currently being used as SDSU’s student housing and parking lots. This review also indicated the Peninsula

Component has been developed since 1964 and the University Towers East Component has been disturbed by past grading since 1953.

### 3.4.4 Intensive Pedestrian Survey Results

The intensive pedestrian survey was conducted by Dudek archaeologist Javier Hernandez on September 23, 2024. Red Tail Environmental Native American monitor Kenny Teeter participated in the survey. The Project APE has been largely disturbed by years of development of SDSU's Main Campus. Ground visibility of the University Towers East Component, located at 5505 Montezuma Road was poor (0-5%) and completely obscured by existing development of the student housing complexes and associated parking lot (Exhibit 1).

Ground visibility of the Peninsula Component, located north of Aztec Circle Drive and 55<sup>th</sup> Street also was poor (0-5%) in areas where ground surface was obscured by existing development, roadways, and associated parking lots (Exhibit 2). Disturbances throughout the Peninsula Component include both underground and above-ground utilities and fencing. The Peninsula Component includes a small, undeveloped, sloped area leading to the drainages surrounding the developed terrace. However, the ground visibility is poor (0-5%) within this undisturbed area due to dense vegetation (Exhibit 3). This undeveloped slope is also the previously recorded location of CA-SDI-009899.

The previously recorded resource, CA-SDI-009899, is located within the southeastern portion of the Peninsula Component. Approximately 40% of the resource intersects the Project APE, while the remaining portion is situated on an eastern facing slope (Confidential Appendix B). During the pedestrian survey, the mapped boundary of CA-SDI-009899 was revisited, however, no cultural material was identified. Ground visibility within the mapped boundary of the resource was obscured by dense vegetation and dead foliage (Exhibit 3). The soil consisted of gray silty loam with 20% cobbles. Disturbances include modern debris (food/beverage trash) along the slope. Due to the developed nature of the adjacent area, steep slope, and dense vegetation, there is a low chance of subsurface deposits being present. No additional cultural resources were identified within the Project APE.

**Exhibit 1.** Overview of University Towers East Component, facing Northwest.



**Exhibit 2.** Overview of the Peninsula Component, facing South.





**Exhibit 3.** Overview of dense vegetation covering the eastern facing slope at CA-SDI-009899, facing North.



### 3.5 Native American Heritage Commission Sacred Lands File and Native American Correspondence

The results of the NAHC search of the Sacred Lands File (SLF) via email on August 27, 2024, were negative. The SLF consists of a database of known Native American resources. As part of the process, the NAHC provided a list of tribal representatives who may possess tribal knowledge of the APE (Appendix C).

In response, Dudek sent outreach letters by mail to all representatives listed on the NAHC list on August 28, 2024. As of October 2024, Dudek has received only one written response from the NAHC outreach letters. Angelina Gutierrez, Monitor Supervisor for the San Pasqual Band of Mission Indians, wrote a response letter to Dudek indicating that the Project is not within the boundaries of the recognized San Pasqual Indian Reservation. However, San Pasqual stated that they would like to engage in formal government-to-government consultation under Section 106 so that San Pasqual can have a voice developing the measures that will be taken to protect these sites and mitigate any adverse impacts. Dudek responded to the letter stating that the outreach was not an invitation for government-to-government consultation and that the CSU Trustees was conducting all tribal consultation. San Pasqual also requested access to any cultural resource reports that have been or will be generated during the environmental review. San Pasqual has been placed on a distribution list for this report. San Pasqual stated that they can provide a Native American Monitor for this Project. Ms. Gutierrez did not indicate if there are any tribal cultural resources within the Project APE. The NAHC SLF results and Native American Correspondence are included in Appendix C.

In response to the San Pasqual correspondence, SDSU representatives contacted Ms. Gutierrez to schedule a meeting/consultation. As of this writing, the meeting has not yet taken place. On November 4, 2024, SDSU representatives were informed that Bernice Paipa, Cultural Resource Specialist for the Sycuan Band of the Kumeyaay Nation and a representative of the Kumeyaay Cultural Repatriation Committee (KCRC), expressed interest in the Project. On December 6, 2024, SDSU representatives and the Sycuan Band attended a pre-consultation meeting and requested a site walk. Ms. Paipa also let SDSU representatives know that Daniel Tsosie, Tribal Historic Preservation Officer from the Campo Band of Diegueño Mission Indians, also expressed interest in the Project and may request consultation on the Project. The site visit with Sycuan and SDSU representatives commenced on December 10, 2024, and no additional requests were made during the site visit, aside from a follow-up consultation request. Consultation is currently ongoing

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## 4 Thresholds of Significance

The following significance criteria included in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.) assist in determining the significance of a cultural resource impact, specifically, impacts to archaeological and tribal cultural resources in this instance. According to Appendix G, a significant impact related to cultural resources would occur if the project would:

1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.
3. Disturb any human remains, including those interred outside of dedicated cemeteries.

Under CEQA Guidelines section 15064.5, a project with an effect that may cause a substantial adverse change in the significance of an historical resource [including a unique archaeological resource] is a project that may have a significant effect on the environment. Substantial adverse change means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

4. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
5. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
6. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

(CEQA Guidelines Section 15064.5(b)).

Likewise, the significance of impacts to tribal cultural resources must also be determined. Based on Appendix G, the proposed project would result in a potentially significant impact to tribal cultural resources if the project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in California Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or



2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

California Public Resources Code Section 21074(a) defines tribal cultural resources as one of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - B. Include in a local register of historical resources as defined in subdivision (k) of Section 5020.1. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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# 5 Impact Analysis

## 5.1 Project Impacts

*Would the project cause a substantial adverse change in the significance of an historical/archaeological resource pursuant to CEQA Guidelines Section 15064.5?*

### Construction/Temporary Impacts

#### Direct Impacts

The SCIC identified one previously recorded cultural resource, CA-SDI-009899, intersecting the Project APE. CA-SDI-009899 consists of a light shell scatter and singular ground stone fragment. Approximately 40% of the resource's boundary intersects the southeastern portion of the Peninsula Component within the Project APE, while the remaining portion is situated on an eastern facing steep slope, outside of the Project APE. The portion of CA-SDI-009899 located within the Project APE was revisited during the intensive-level pedestrian cultural resources survey, however, no cultural material was observed. Any potential resource will have been substantially disturbed by prior development of the student housing complexes and associated parking lot. Due to the disturbances of the surrounding area, steep slope, and dense vegetation within the mapped boundary of the resource, it is unlikely that the site contains intact subsurface archaeological deposits. For that reason, Dudek does not recommend archaeological and Native American monitoring during construction activities.

However, there is a low potential for construction activity related to the proposed Project to uncover previously unidentified archaeological resources. Should construction activities disturb any archaeological or tribal cultural resources material within the Project APE, the Project would result in potentially significant impacts. Therefore, mitigation is provided (see **MM-CUL-1** in Section 6, Mitigation Measures) that would require construction activities to stop upon the discovery of a potentially unique archaeological resource and that a qualified archaeologist examine the find and, if warranted, direct that appropriate steps be taken to mitigate any potential significant impacts. With implementation of the measure, potential impacts to archaeological resources would be reduced to **less than significant**.

#### Indirect Impacts

As previously noted, the SCIC identified one previously recorded resource, CA-SDI-009899, intersecting the Project APE. No additional cultural resources were identified within the Project APE. Additionally, the NAHC Sacred Lands File results were negative.

Construction activities within the APE would not indirectly impact surrounding archaeological resources beyond those potential direct impacts previously identified as no resources have been identified along the steep slopes surrounding the Project APE. As such, construction would **not result in significant indirect impacts** to archaeological resources.

### Operational/Permanent Impacts

Once construction is complete, operation of the Project would not have a direct impact to previously identified archaeological resources since any discovery would have been identified and properly mitigated during construction

activities. Because the Project APE has been substantially developed and the new development is within the existing development footprint, the Project would not increase access to surrounding undeveloped area and Project operation would pose no additional risk of impacts to unknown archaeological resources in the Project vicinity. After construction is finished, operational/permanent activities would **not result in significant impacts** to archaeological resources.

***Would the project disturb any human remains, including those interred outside of formal cemeteries?***

## Construction/Temporary Impacts

### Direct Impacts

No known human remains localities were identified through the SCIC records search, NAHC Sacred Lands File results, or through intensive pedestrian survey of the Project APE. As such, Dudek does not recommend archaeological and Native American monitoring occur during construction activities. However, in the event construction or other personnel encounter any previously undocumented human remains during construction activities, the proposed Project would result in a **potentially significant** impact. Therefore, mitigation is provided that would reduce any potential impacts to less than significant (see **MM-CUL-2** in Section 6, Mitigation Measures).

### Indirect Impacts

As noted, no known human remains localities were identified through the SCIC records search, NAHC Sacred Lands File results, or through the intensive pedestrian survey of the Project APE. Further, because the Project APE has been substantially developed, it is unlikely that undiscovered buried human remains exist within the Project APE. Because the Project APE is situated on a hilltop previously developed and surrounded by steep hillsides, Project construction would pose little risk to undiscovered human remains in the Project vicinity beyond those potential impacts previously identified. Any construction activities related to the proposed Project would **not have an indirect impact** on previously recorded human remains.

## Operational/Permanent Impacts

As noted, no known human remains were identified through the SCIC records search, NAHC Sacred Lands File, or through intensive pedestrian survey of the Project APE. Operational/permanent activities related to the Project would **not have a direct impact** to previously identified human remains since they would have been identified and properly mitigated during construction activities). Because the Project APE is situated on levelled hilltop surrounded by steep hillsides, Project operational/permanent activities would not increase access or pose additional risk to human remains in the Project vicinity. Operational/permanent activities related to the proposed Project would **not have an indirect impact** on previously recorded human remains.

***Would the project result in a cumulative impact when considered with other present and probable future projects in the region?***

There is a low potential for the proposed project to result in, or contribute to, a cumulative impact relative to cultural resources within the City of San Diego (City). As previously noted, the SCIC identified one previously recorded resource, CA-SDI-009899 intersecting the Project APE. The intensive-level pedestrian survey revisited the mapped boundary of CA-SDI-009899 and no cultural resources were observed. No additional cultural resources were identified within the Project APE. Additionally, the NAHC Sacred Lands File results were negative.

Further, the Project APE has been substantially developed and the only undeveloped land surrounding the Project APE consists of very steep hillsides with low potential for cultural resources. The highly developed nature of the surrounding area and the low potential for cultural resources within the undeveloped portion of the Project APE present a low potential for the proposed project to result in or contribute to cumulative impacts to cultural resources. As such, Project implementation would **not result in significant cumulative impacts**.

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: (1) listed or eligible for listing in the California Register of Historical Resources (CRHR), or in the local register of historical resources as defined in Public Resources Code Section 5020.1 (k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

No CRHR-listed or eligible historical resources have been identified through the SCIC records search or through intensive pedestrian survey of the APE. The APE has been substantially disturbed through past development of the existing student housing complexes and associated parking lots. Due to past disturbances, it is unlikely to contain intact Native American archaeological deposits. There is a low potential for construction activity related to the proposed Project to uncover previously unidentified tribal cultural resources. As such, construction activity related to the Project would **not result in significant direct impacts** to CRHR or locally registered historical resources.

Under AB 52, tribal cultural resources are defined as resources that the lead agency determines to be a tribal cultural resource with a substantial burden of evidence. SDSU representatives contacted the San Pasqual Band to schedule a meeting/consultation. As of this writing, the meeting has not yet taken place. On November 4, 2024, SDSU representatives were informed that Bernice Paipa, Cultural Resource Specialist for the Sycuan Band of the Kumeyaay Nation and a representative of the Kumeyaay Cultural Repatriation Committee (KCRC), expressed interest in the Project. On December 6, 2024, SDSU representatives and the Sycuan Band attended a pre-consultation meeting and a site walk was requested. Ms. Paipa also let SDSU representatives know that Daniel Tsosie, Tribal Historic Preservation Officer from the Campo Band of Diegueño Mission Indians, also expressed interest in the Project and may request consultation on the Project. The site visit commenced on December 10, 2024, and no additional requests were made during the site visit, aside from a follow-up consultation request. Consultation is currently ongoing.

To date, no tribal cultural resources have been identified through consultation that would be impacted by Project implementation. The discovery of tribal cultural resources poses a potential significant impact to tribal cultural resources. Therefore, mitigation is provided that would reduce any potential impacts to less than significant (see MM-CUL-3). With implementation of the recommended mitigation measure (MM-CUL-3), impacts would be reduced to below a level of significance. Impacts of the Project are considered **less than significant with mitigation** incorporated during construction.

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## 6 Mitigation Measures

The following mitigation measures (MM) would reduce the identified potentially significant impacts on archaeological and tribal cultural resources to less than significant.

- MM-CUL-1 In the event that archaeological resources (sites, features, or artifacts) are exposed/uncovered during construction activities associated with the Project, CSU/SDSU, or its designee, shall immediately stop all construction work occurring within 50 feet of the find until a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards can evaluate the significance of the find. Construction activities may continue in other areas but should be redirected a safe distance from the find. If the new discovery is evaluated and found to be significant under CEQA and avoidance is not feasible, additional work such as data recovery may be warranted. In such an event, a data recovery plan shall be developed by the qualified archaeologist in consultation with CSU/San Diego State University and Native American representatives, if applicable. Ground disturbing work can continue in the area of the find only after impacts to the resources have been mitigated and with San Diego State University's approval.
- MM-CUL-2 In the event that any human remains are discovered during construction activities, CSU/SDSU, or its designee, shall contact the San Diego County Medical Examiner. Upon identification of human remains, no further disturbance shall occur in the immediate area of the find until the County Medical Examiner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative to make recommendations regarding the proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until the opportunity to complete consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has occurred. All relevant provisions of California Public Resources Code Section 5097.98, CEQA Section 15064.5, and California Health and Safety Code Section 7050.5 shall be followed.
- MM-CUL-3 Although the potential for discovery of tribal cultural resources on the Project site is considered low, in response to the requests made during AB 52 consultation meetings, the CSU/SDSU shall authorize tribal monitoring of such resources during Project construction grading activities and shall provide appropriate remuneration for such monitoring consistent with standard practices. SDSU retains the authority to select the monitor, which shall be provided by Traditionally and Culturally Affiliated (TCA) Native American Tribe. Such monitoring by a single tribal monitor shall be authorized on a daily basis during Project construction grading activities; however, in the event a monitor is not available on any given day, Project construction activities may continue uninterrupted. In the event tribal cultural resources are inadvertently encountered during Project construction activities, work in the immediate area must stop and a qualified archaeologist meeting the Secretary of the Interior's Professional Standards shall assess the discovery in consultation with the TCA Native American Tribe to evaluate the resource and develop a plan for treatment and disposition of the resource. If avoidance is not feasible, additional work such as data recovery may

be warranted. Following evaluation by a qualified archaeologist, in consultation with the consulting tribes and the CSU/SDSU, construction shall be permitted to resume.

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## 7 Level of Significance After Mitigation

Implementation of the recommended mitigation measures would ensure the proper treatment of unanticipated archaeological or tribal cultural resource finds, including human remains, and thereby mitigate any potential significant impacts caused by construction of the proposed Project to unique cultural or tribal cultural resources to **less than significant**.

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# Appendix A

## Confidential SCIC Records Search Results



South Coastal Information Center  
San Diego State University  
5500 Campanile Drive  
San Diego, CA 92182-5320  
Office: (619) 594-5682  
[www.scic.org](http://www.scic.org)  
[scic@mail.sdsu.edu](mailto:scic@mail.sdsu.edu)

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**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM  
PHOTOCOPY/ FAX/ AERIAL PHOTO REQUEST**

**Company:** Dudek

**Company Representative:** Makayla Murillo

**Date Processed:** 9/16/2024

**Project Identification:** DPR copy request

**Pages Photocopied:** 5

**Pages Faxed:**

**Aerial Photos:**

**Hours:** 1

**Employee Name:** JL

**RUSH:** no





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scic@mail.sdsu.edu

## CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM CLIENT IN-HOUSE RECORDS SEARCH

**Company:** Dudek

**Company Representative:** Makayla Murillo

**Date:** 9/4/24

**Project Identification:** SDSU Evolve Student Housing Project #15464.12

**Search Radius:** 1 mile SD County

**Historical Resources:** SELF

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

**Previous Survey Report Boundaries:** SELF

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

**Historic Addresses:** SELF

A map and database of historic properties (formerly Geofinder) has been included.

**Historic Maps:** SELF

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

**Copies:** 704

**Hours:** 2 hr

Excel Lines = 48 Lines

*This is not an invoice. Please pay from the monthly billing statement*



MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

Jaime Lennox  
South Coastal Information Center  
College of Arts & Letters  
San Diego State University  
5500 Campanile Drive  
San Diego, CA 92182-5320

September 4, 2024

**Subject: Records Search for the San Diego State University Evolve Student Housing Project, San Diego County, CA; Performed by Makayla Murillo on Behalf of Dudek (Access & Use Agreement # 10) (Project Number 15464.12)**

Dear Ms. Lennox,

We would like to perform an in-person search of records housed at the South Coastal Information Center (SCIC) for the San Diego State University Evolve Student Housing Project (Dudek # 10). The search will be conducted on September 4, 2024 by Makayla Murillo, Dudek Archaeologist. The project is located within Section 15 and 22 of Township 16 South, Range 2 West of the La Mesa, California 7.5-minute U.S. Geological Survey Topographic Quadrangle Map; San Diego County; CA. The records search will include both the defined project area and a surrounding one-mile buffer (Figure 1).

I will require access to your collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional required sources include the California Inventory of Historical Resources/California Register of Historical Resources and listed Office of Historic Preservation Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

Sincerely,

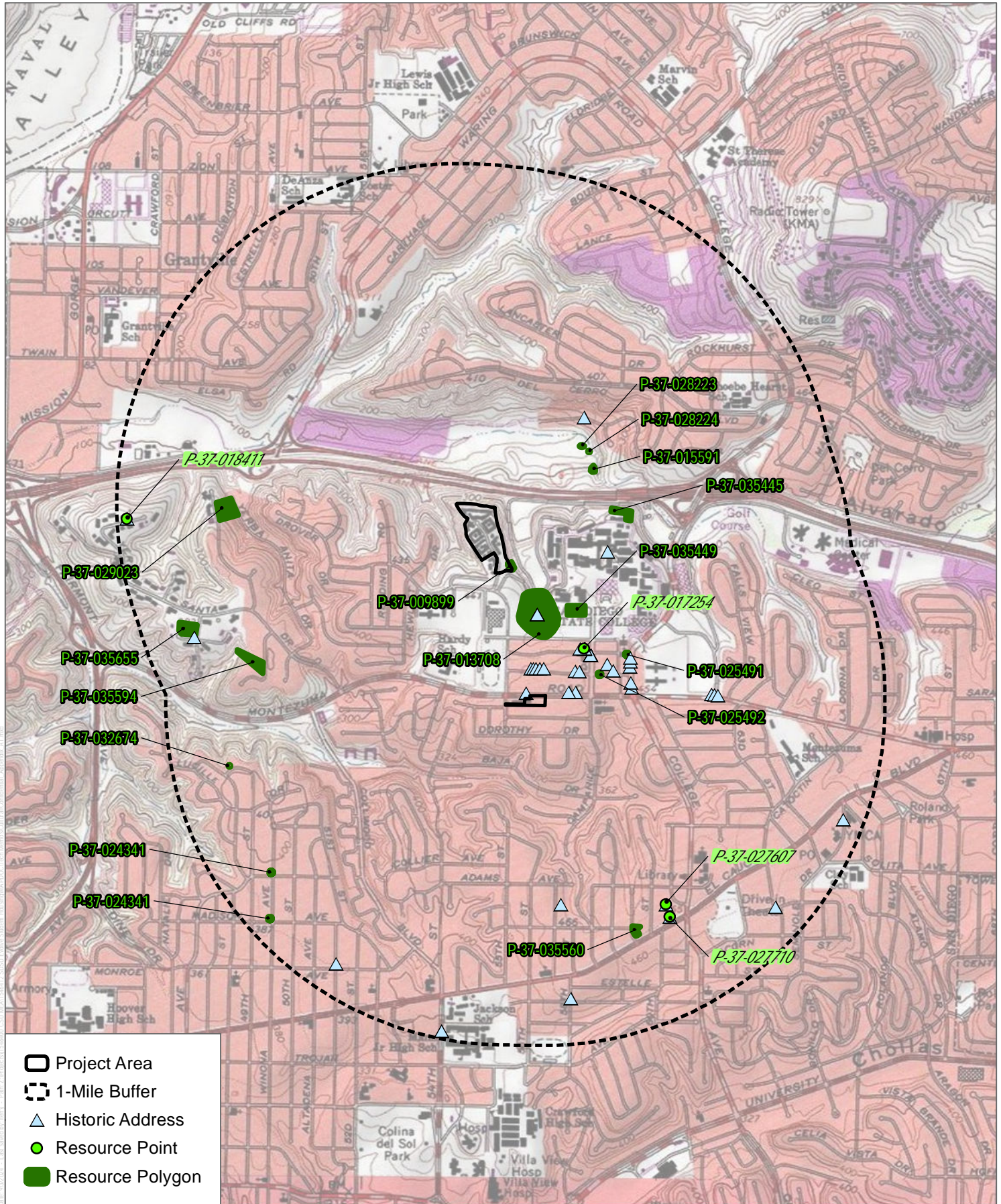
A handwritten signature in cursive script that reads "Makayla Murillo".

Makayla Murillo

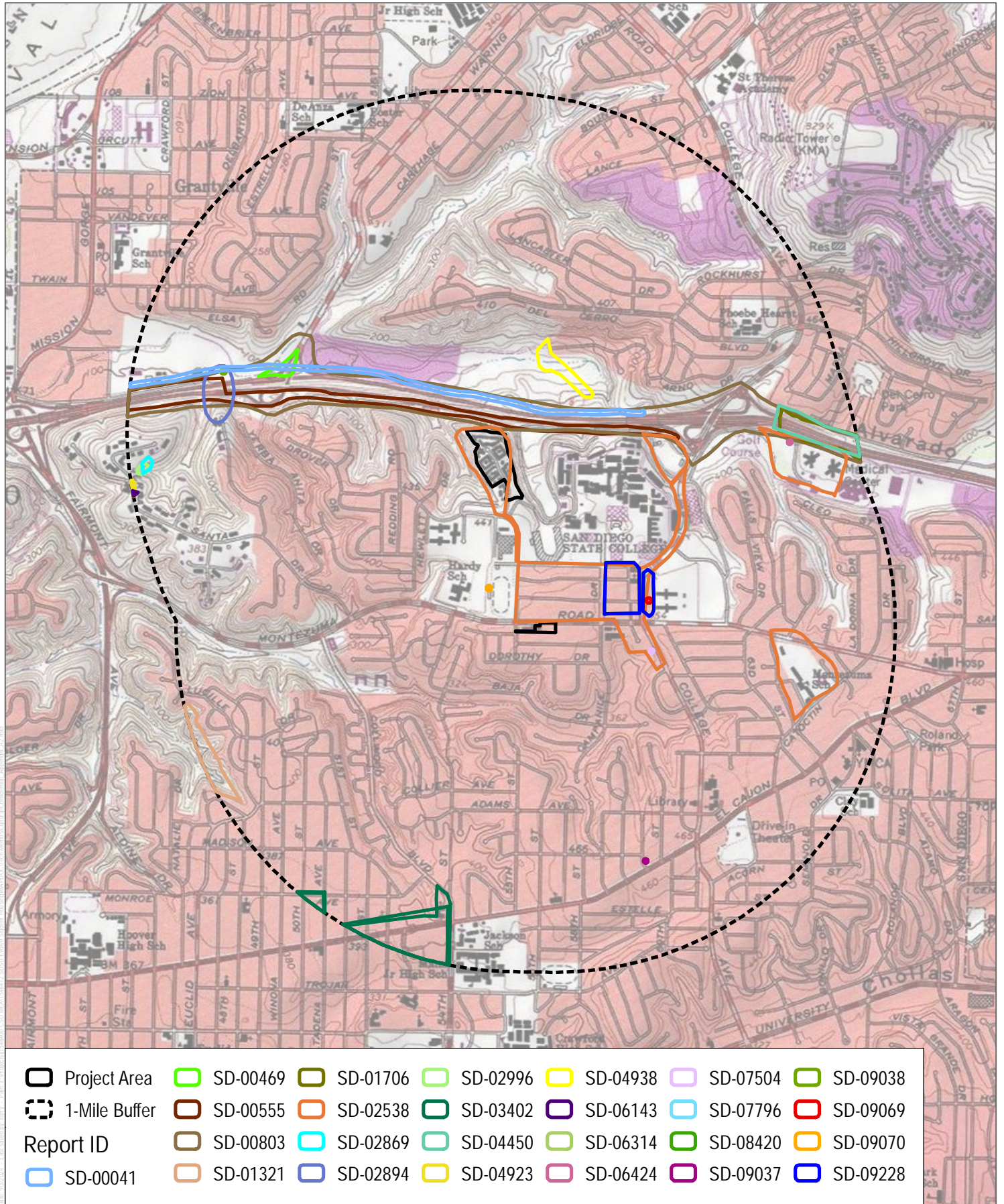
Archaeologist

Please send invoices to [ap@Dudek.com](mailto:ap@Dudek.com)









SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
Township 16S; Range 2W; Sections 14-16, 21-23, & 27

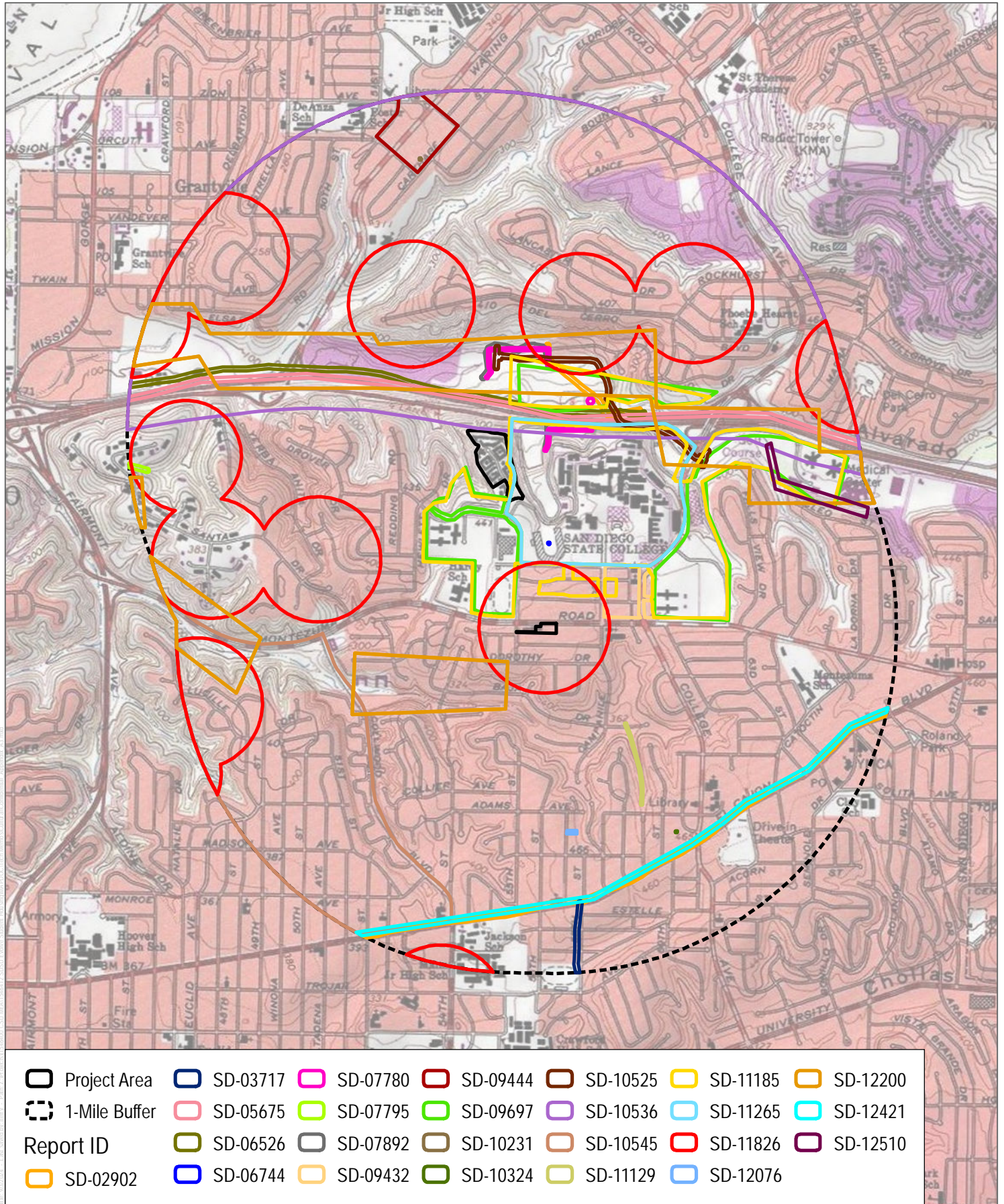
**DUDEK**



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Feet  
Meters

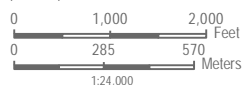
Confidential Appendix A2  
SDSU Evolve Student Housing Project



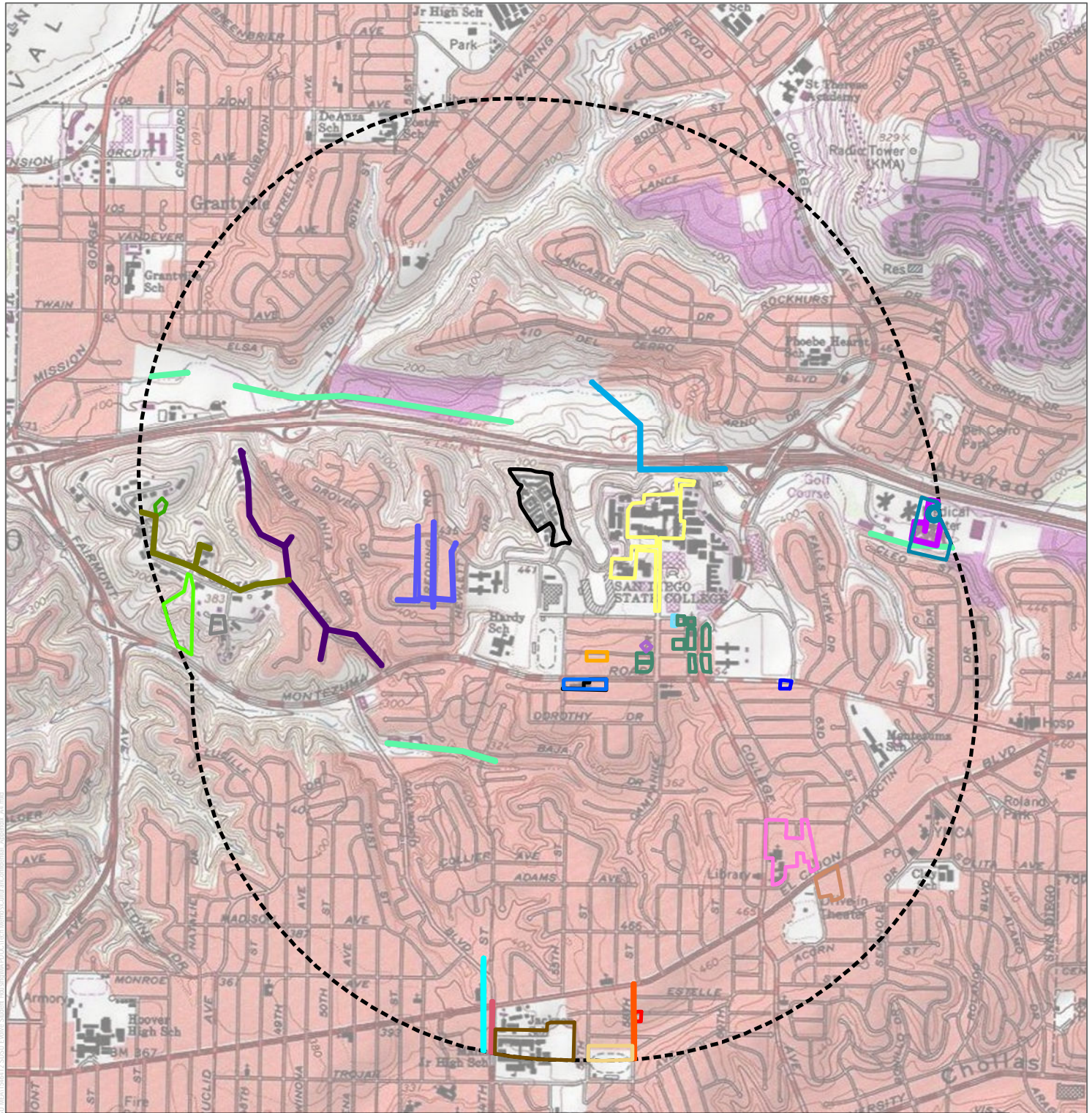


SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
Township 16S; Range 2W; Sections 14-16, 21-23, & 27

**DUDEK**



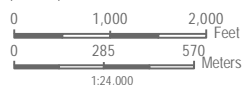




Project Area	SD-06262	SD-08167	SD-12328	SD-13145	SD-13333	SD-14085
1-Mile Buffer	SD-07015	SD-12274	SD-12440	SD-13162	SD-13470	SD-14125
Report ID	SD-07202	SD-12296	SD-13006	SD-13163	SD-13823	SD-14127
SD-02281	SD-07868	SD-12325	SD-13143	SD-13166	SD-14013	SD-14238
					SD-14427	

SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
Township 16S; Range 2W; Sections 14-16, 21-23, & 27

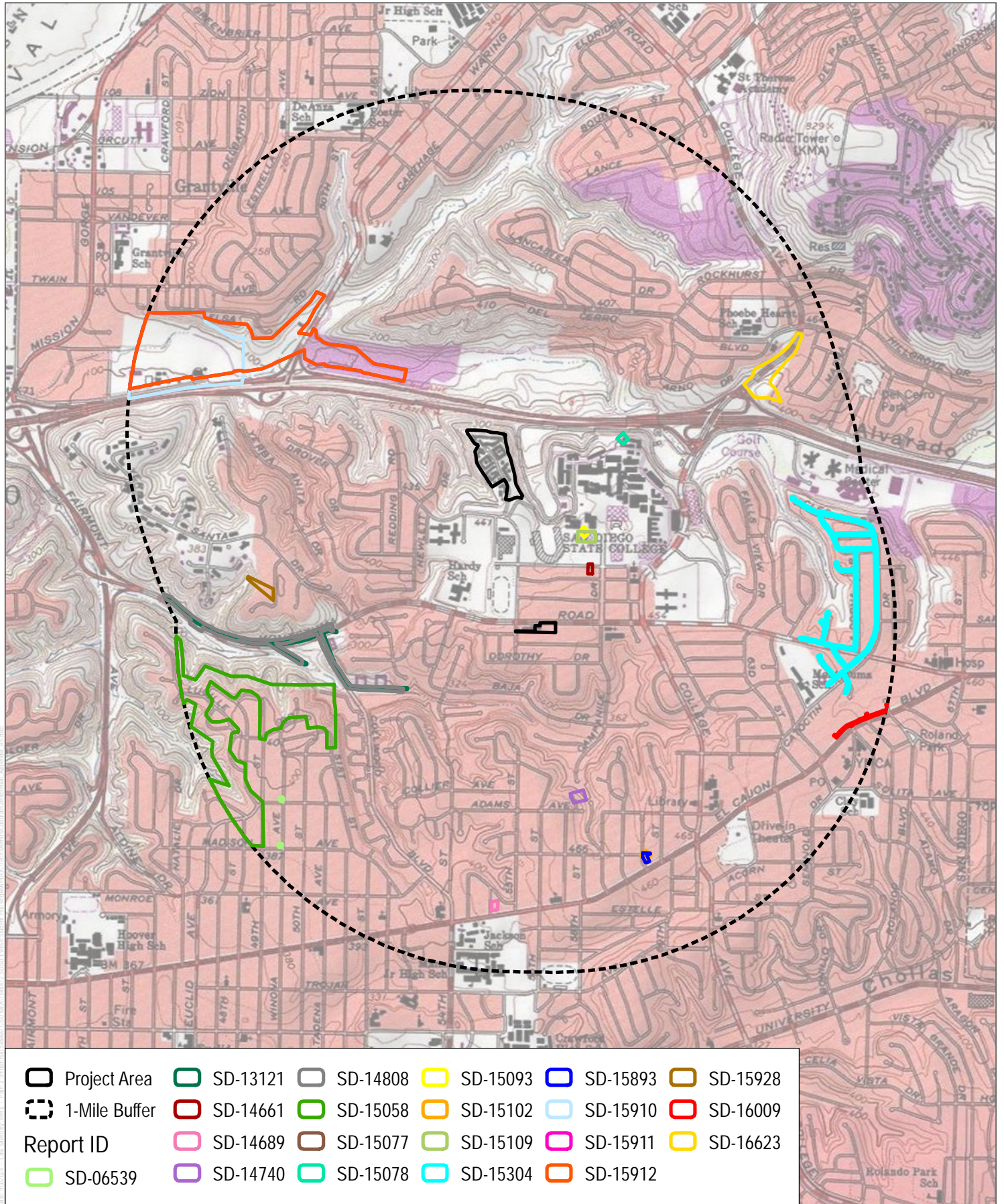
**DUDEK**



Confidential Appendix A4

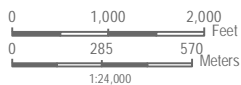
SDSU Evolve Student Housing Project





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
Township 16S; Range 2W; Sections 14-16, 21-23, & 27

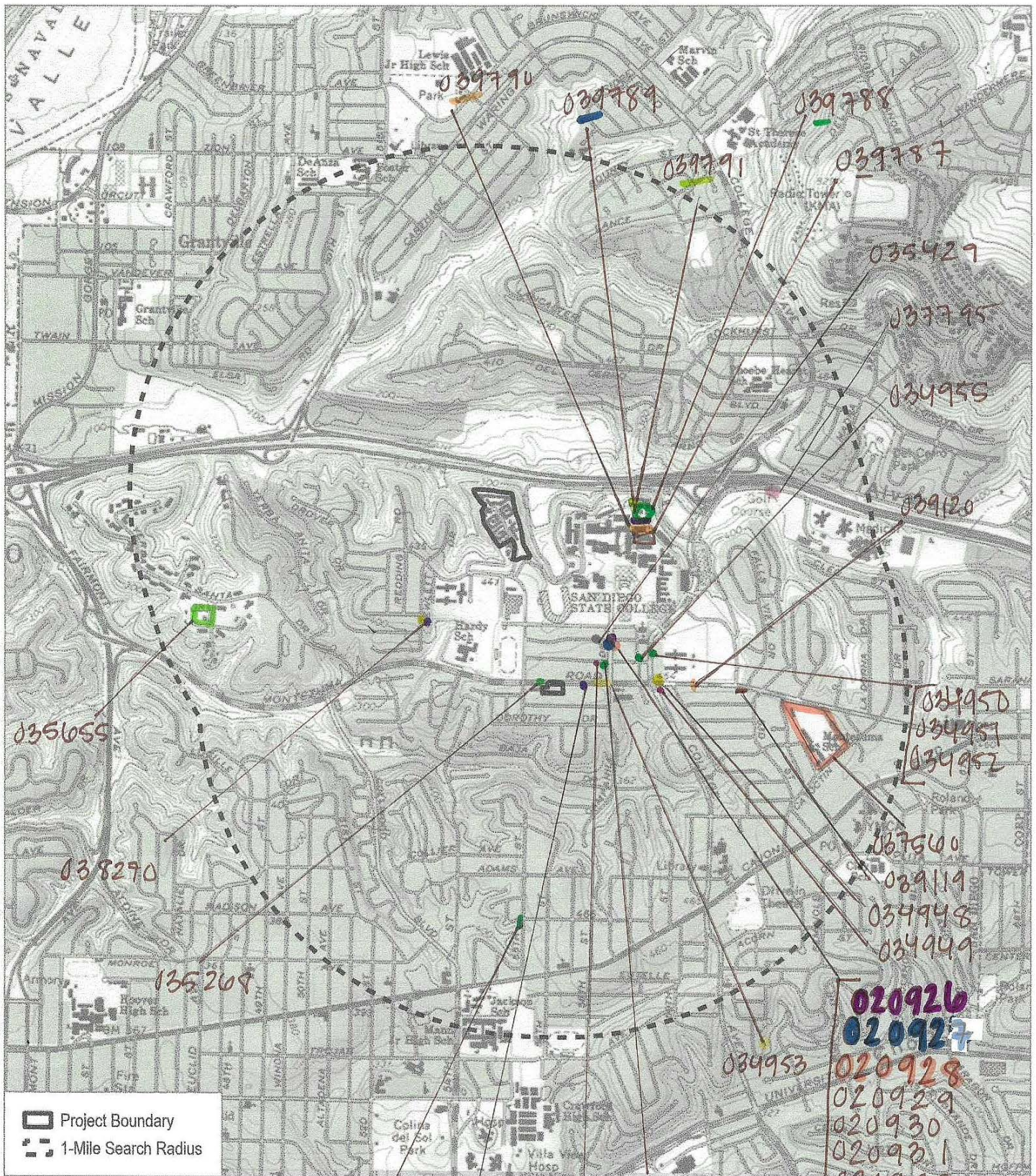
**DUDEK**



Confidential Appendix A5

SDSU Evolve Student Housing Project





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
 Township 16S; Range 2W; Sections 15 & 22

**DUDEK**

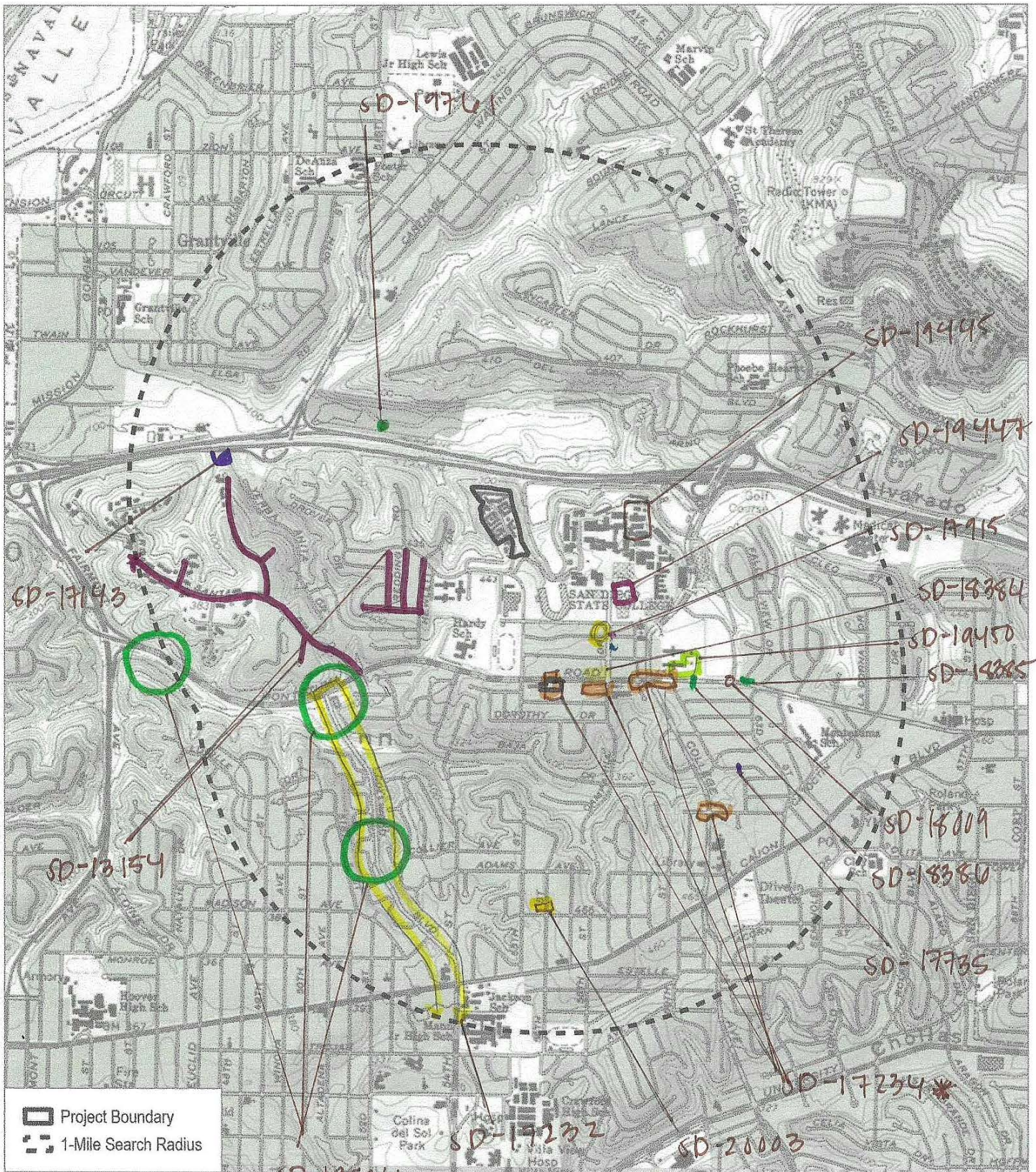


resources Page 1 of 1

Records Search

SDSU Evolve Student Housing Project





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
 Township 16S; Range 2W; Sections 15 & 22

**DUDEK** 1:24,000

0 1,000 2,000 Feet  
 0 250 500 Meters

Records Search

SDSU Evolve Student Housing Project



Primary Number	Trinomial	Resource Name	Age	Type	CHRIS Status	Significance Criteria	In/Out APE
<b>P-37-009899</b>	<b>SDI-009899</b>		Prehistoric	Isolate: Groundstone		Not evaluated	<b>YES</b>
P-37-013708	SDI-013717	Aztec Bowl	Historic	Structure	7		NO
P-37-015591			Prehistoric	Isolate: Lithic core		Not evaluated	NO
P-37-017254			Historic	Building	6z	Not significant	NO
P-37-018411		Register of Historic Landmark: Bond-Neutra House	Historic	Building		Significant	NO
P-37-024341			Historic	Structure		Not evaluated	NO
P-37-025491			Historic	Building	7	Not evaluated	NO
P-37-025492			Historic	Building	7	Not evaluated	NO
P-37-027607			Historic	Building	6z	Not evaluated	NO
P-37-027710			Historic	Building	6z		NO
P-37-028223	SDI-018326		Prehistoric	Bedrockmilling	7		NO
P-37-028224	SDI-018327		Prehistoric	Bedrockmilling	7		NO
P-37-029023	SDI-018589		Historic	Historic refuse		Not evaluated	NO
P-37-032674	SDI-020702	TAL-I-1	Historic	Historic refuse		Not evaluated	NO
P-37-035445		T-Mobile West LLC SD06026A/SDSU Physical Plant	Historic	Educational building		Does not appear to qualify for the NRHP	NO
P-37-035449		T-Mobile West LLC SD06417A/SDSU Recital Hall	Historic	Educational building		Does not appear to qualify for the NRHP	NO
P-37-035560		T-Mobile West LLC SD06702A/SD702 Alliance for Africa	Historic	Commercial building		Does not appear to qualify for the NRHP	NO
P-37-035594		Martin & Enid Gleich/Henry Hester & Ronald K Davis House APN: 461-600-04	Historic	Building		Appears to qualify under Criterion C and D	NO



P-37-035655		George and Iris Goodman/Rex Lotery House APN: 461-290-03-00	Historic	Building		Appears to qualify under Criterion C and D	NO
P-37-020751		H. D. Styer Home	Historic	Building		Not evaluated	NO
P-37-020752		C. J. McGuire Home	Historic	Building		Not evaluated	NO
P-37-020926		5300 Campanile Dr, Hepner Hall , SDSU	Historic	Building		Not evaluated	NO
P-37-020927		5300 Campanile Dr, Life Science Bldg , SDSU	Historic	Building		Not evaluated	NO
P-37-020928		5300 Campanile Dr, Little Theater , SDSU	Historic	Building		Not evaluated	NO
P-37-020929		5300 Campanile Dr, Training School, SDSU	Historic	Building		Not evaluated	NO
P-37-020930		5300 Campanile Dr, Women's/Duplex Gymnasium, SDSU	Historic	Building		Not evaluated	NO
P-37-020931		5300 Campanile Dr, Women's/Duplex Gymnasium, SDSU	Historic	Building		Not evaluated	NO
P-37-020932		5300 Campanile Dr, Hardy Memorial Tower, SDSU	Historic	Building		Not evaluated	NO
P-37-020933		5300 Campanile Dr, Scripps Cottage, SDSU	Historic	Building		Not evaluated	NO
P-37-034948			Historic	Commercial building		Not eligible for listing on the NRHP or the CRHR	NO

P-37-034949			Historic	Commercial building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-034950			Historic	Commercial building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-034951			Historic	Commercial building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-034952			Historic	Commercial building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-034953			Historic	Commercial building	6Z		NO
P-37-034954			Historic	Building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-034955			Historic	Building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-035268			Historic	Building		Not eligible for listing on the NRHP or the CRHR	NO
P-37-035429			Historic	Building	6Y	Recommended not eligible for inclusion in the NRHP	NO
P-37-035655			Historic	Building	6Z	Appears to qualify under Criterion C and D	NO

P-37-037560		Other - Language Academy; Montezuma Elementary School	Historic	Building	6Z	Does not appear significant under CRHR. Does not qualify under CEQA.	NO
P-37-037795	SDI-022509		Prehistoric	Bedrock milling		Not evaluated	NO
P-37-038270			Prehistoric	Isolate: bottle		Not significant	NO
P-37-038278			N/A	N/A	N/A	N/A	NO
P-37-039119		6253-6275 Montezuma Road	Historic	Building	6Z		NO
P-37-039120		6139 and 6147 Montezuma Road	Historic	Building	6Z		NO
P-37-039474		5471 Madison Avenue; Ernest C. McGowan Spec House #1	Historic	Building	5S1	Recommended significant under Criterion C	NO
P-37-039787			Historic	Building	6Z	Not eligible for listing under NRHP or the CRHR	NO
P-37-039788			Historic	Building	6Z	Not eligible for listing under NRHP or the CRHR	NO
P-37-039789			Historic	Building	6Z	Not eligible for listing under NRHP or the CRHR	NO
P-37-039790			Historic	Building	6Z	Not eligible for listing under NRHP or the CRHR	NO
P-37-039791			Historic	Building	6Z	Not eligible for listing under NRHP or the CRHR	NO

Report Number	Date	Author/Publisher	Title	Intersect Project
SD-00041	1985	CALTRANS	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT: PROPOSED WESTBOUND AUXILIARY LANE ON ROUTE 8., P.M. 6.3-8.1, 11222-169660	NO
SD-00469	1977	CALTRANS	AN ARCHAEOLOGICAL SURVEY REPORT FOR PORTIONS OF A PROPOSED RAMP METERING PROJECT (11-SD-8, P.M. R 0.0- R 18.7) 11355-146531	NO
SD-00555	1977	SUE ANN CUPPLES	AN ARCHAEOLOGICAL SURVEY REPORT FOR A PROPOSED CONSTRUCTION PROJECT ON 11-SD-8 P.M. 4.9/8.3 11206-152351	NO
SD-00803	1987	CALTRANS	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT: PROPOSED ADDITIONAL PROJECT LIMITS FOR WESTBOUND AUXILIARY LANE ON INTERSTATE 8, 11-SD-8 P.M. 5.8/9.7 11222-169660	NO
SD-01321	1979	WESTEC SERVICES, INC.	ARCHAEOLOGICAL SURVEY OF FAIRMONT P R D PROJECT	NO
SD-01706	1980	CALTRANS	PHASE I ARCHAEOLOGICAL SURVEY REPORT FOR LANE ADDITIONS AND SOUND BARRIER ON INTERSTATE 8 11-SD-8 P.M. 8.5-10.4 11203-189821	NO
SD-02281	1992	CITY OF SAN DIEGO	PUBLIC NOTICE OF PROPOSED MITIGATION NEGATIVE DECLARATION GROUP JOB 508	NO
<b>SD-02538</b>	<b>1992</b>	<b>ROTH AND ASSOCIATES</b>	<b>CULTURAL RESOURCES SURVEY COLLEGE AREA REDEVELOPMENT PROJECT EIR 131.4 ACRES</b>	<b>YES</b>
SD-02869	1993	OGDEN ENVIRONMENTAL AND ENERGY SERVICES CO., INC.	HISTORIC PROPERTIES INVENTORY FOR THE PROPOSED DEERFIELD WATER PUMP PLANT DISCHARGE PIPELINE CORRIDOR, SAN DIEGO, CALIFORNIA	NO
SD-02894	1993	CITY OF SAN DIEGO PLANNING DEPARTMENT	MITIGATED NEGATIVE DECLARATION REPLACEMENT OF WATER AND SEWER PIPES: LA JOLLA, UPTOWN, MISSION VALLEY, MIDWAY AND NAVAJO COMMUNITIES	NO
SD-02902	1995	GALLEGOS & ASSOCIATES	CULTURAL RESOURCE SURVEY REPORT FOR THE ADOBE FALLS SEWER ALIGNMENT PROJECT	NO
SD-02996	1995	GALLEGOS & ASSOCIATES	HISTORICAL/ARCHAEOLOGICAL SURVEY AND TEST REPORT FOR THE EL CAPITAN WATER PIPELINE REPAIR AND FAIRMOUNT AVENUE WIDENING, CITY OF SAN DIEGO, CALIFORNIA	NO
SD-03402	1991	BRIAN F. SMITH AND ASSOCIATES	RESULTS OF AN ARCHAEOLOGICAL-HISTORICAL STUDY FOR THE CITY HEIGHTS REDEVELOPMENT PLAN	NO
SD-03717	1994	CALTRANS	REFUSE DEPOSITS LOCATED IN THE CONSTRUCTION AREA OF INTERSTATE 15 ALONG 40TH STREET, SAN DIEGO COUNTY, CALIFORNIA, 11-SD-15, P.M. M3.5-R5.6, 11288-048661.	NO

SD-04450	1980	PRICE, HARRY	11-SD-08 P.M.8.5/10.4 11203-189821 AUXILIARY LANES & SOUND BARRIERS	NO
SD-04923	1999	CITY SD LAND DEVELOPMENT REVIEW DIVISION	DRAFT EIR FOR PALO VERDE TERRACE REMEDIATION PROJECT	NO
SD-04938	1996	GALLEGOS AND ASSOCIATES	CULTURAL RESOURCES SURVEY FOR A PORTION OF THE ADOBE FALLS PROJECT	NO
SD-05675	1987	RICHALENE KELSAY	NEGATIVE AREA SURVEY REPORT DISTRICT II COUNTY OF SAN DIEGO	NO
SD-06143	1997	ASM AFFILIATES	CULTURAL RESOURCE SURVEY OF THE PROPOSED FAIRMOUNT MANOR PROJECT	NO
SD-06262	1997	CITY OF SAN DIEGO	MITIGATED NEGATIVE DECLARATION FOR ALVARADO TRUNK SEWER REALIGNMENT	NO
SD-06314	1997	JOHN R. COOK S.O.P.A.; ASM AFFILIATES	CULTURAL RESOURCE SURVEY OF THE PROPOSED FAIRMOUNT MANOR PROJECT- CANYON FILL ONLY; CITY OF SAN DIEGO LDR NO. 92-0302	NO
SD-06424	1997	RBF ASSOCIATES	DRAFT: SAN DIEGO COUNTY WATER AUTHORITY SAN DIEGO 18 FLOW CONTROL FACILITY AND CONNECTING PIPELINE PROJECT	NO
SD-06526	1985	MARY DONOVAN	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT 8-FAIRMOUNT AVE.-WESTBOUND AUXILIARY LANE	NO
SD-06539	1999	CHARLES KAMINSKI	BUILDING STRUCTURES & OBJECT RECORD: THE TALMADGE GATES	NO
SD-06744	1995	CHERILYN WIDELL	OFFICE OF HISTORIC PRESERVATION AZTEC BOWL	NO
SD-07015	1999	CITY OF SAN DIEGO	PUBLIC NOTICE OF PROPOSED NEGATIVE DECLARATION STUDENT HOUSING	NO
SD-07202	1999	KEYSTONE LAND PARTNERS, LLC	PUBLIC NOTICE OF A PROPOSED MITIGATED NEGATIVE DECLARATION CAMPUS POINT	NO
SD-07504	2002	LSA ASSOCIATES, INC.	CULTURAL RESOURCE ASSESSMENT CINGULAR WIRELESS FACILITY NO. SD702-02 SAN DIEGO COUNTY, CA	NO
SD-07780	2002	BRIAN F. SMITH AND ASSOCIATES	AN ARCHAEOLOGICAL SURVEY OF THE ALVARADO TRUNK SEWER PROJECT, ALVARADO CANYON, SAN DIEGO, CALIFORNIA	NO

SD-07795	1995	GALLEGOS & ASSOC.	HISTORICAL/ARCHAEOLOGICAL SURVEY TEST REPORT FOR THE EL CAPITAN WATER PIPELINE REPAIR AND FAIRMOUNT AVENUE WIDENING CITY OF SAN DIEGO, CALIFORNIA	NO
SD-07796	1996	BRIAN MOONEY ASSOC.	HISTORICAL & ARCHITECTURAL STUDY OF THE EL CAPITAN (LAKESIDE) TO UNIVERSITY HEIGHTS WATER PIPELINE (SAN DIEGO) TRESTLES 11 & 12 LDR NO. 94-0076	NO
SD-07868	1996	BRIAN F. MOONEY ASSOC.	HISTORICAL AND ARCHITECTURAL STUDY OF THE EL CAPITAN (LAKESIDE) TO UNIVERSITY HEIGHTS WATER PIPELINE (SAN DIEGO) TRESTLES 11 AND 12	NO
SD-07892	2001	CALTRANS	HISTORIC PROPERTY SURVEY REPORT I15-SR67	NO
SD-08167	2003	CITY OF SAN DIEGO	NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT OTAY SECOND PIPELINE IMPROVEMENT PROGRAM	NO
SD-08420	2003	BRIAN F. SMITH & ASSOCIATES	RESULTS OF ARCHAEOLOGICAL MONITORING AT THE NORTH CHOLLAS COMMUNITY PARK PHASE IP; K01069CA; CIP NO. 29-6670, SPECIFICATION NO. 8295A, WORK ORDER NO. 296670; LDR NO. 98-0150	NO
SD-09037	2002	KYLE CONSULTING	CULTURAL RESOURCE ASSESSMENT FOR CINGULAR WIRELESS FACILITY SD833-01, CITY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-09038	2002	KYLE CONSULTING	CULTURAL RESOURCES ASSESSMENT FOR CINGULAR WIRELESS FACILITY SD835-01, CITY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-09069	2002	KYLE CONSULTING	CULTURAL RESOURCE ASSESSMENT FOR CINGULAR WIRELESS FACILITY SD701-02 CITY OF SAN DIEGO, CALIFORNIA	NO
SD-09070	2002	KYLE CONSULTING	CULTURAL RESOURCE ASSESSMENT FOR CINGULAR WIRELESS FACILITY SD703-01 CITY OF SAN DIEGO, CALIFORNIA	NO
SD-09228	2004	BRIAN F. SMITH & ASSOCIATES	AN ARCHAEOLOGICAL/HISTORICAL STUDY FOR THE PASEO AT SAN DIEGO STATE UNIVERSITY PROJECT	NO
SD-09432	2004	CITY OF SAN DIEGO	THE PASEO AT SAN DIEGO STATE UNIVERSITY, ENVIRONMENTAL IMPACT REPORT, VOLUME 1	NO
SD-09444	2004	ASM AFFILIATES, INC.	CULTURAL AND HISTORICAL RESOURCE STUDY FOR THE GRANTVILLE REDEVELOPMENT STUDY AND PROJECT AREA, SAN DIEGO, CALIFORNIA	NO



<b>SD-09697</b>	<b>2004</b>	<b>BRIAN F. SMITH AND ASSOCIATES</b>	<b>AN ARCHAEOLOGICAL/HISTORICAL STUDY FOR THE SDSU 2005 CAMPUS MASTER PLAN REVISION</b>	<b>YES</b>
SD-10231	2006	MICHAEL BRANDMAN ASSOCIATES	CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR CRICKET TELECOMMUNICATIONS FACILITY CANDIDATE SAN-519 (FOSTER FREEZE SHOPPING CENTER), 5150 WARING ROAD, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-10324	2006	KATHLEEN CRAWFORD	HISTORICAL ASSESSMENT OF THE BUILDING COMPLEX LOCATED AT 6050 EL CAJON BLVD., SAN DIEGO, CALIFORNIA, 92101	NO
SD-10525	1973	PATRICIA E. TEAZE	ADOBE FALLS	NO
SD-10536	1993	OGDEN ENVIRONMENTAL AND ENERGY SERVICES CO., INC.	REPORT TO THE HISTORICAL BOARD FOR THE CITY OF SAN DIEGO WATER UTILITIES DEPARTMENT ALVARADO FILTRATION PLANT UPGRADE AND EXPANSION CIP 73-261	NO
SD-10545	2007	ASM AFFILIATES	TALMADGE COMMUNITY	NO
SD-11129	2002	CITY OF SAN DIEGO - DEVELOPMENT SERVICES	CULTURAL RESOURCES SURVEY FOR THE 60TH STREET PIPE REPLACEMENT/RELOCATION PROJECT (CIP 46-611.0, FUND 41506, DEPT. 773, O.A. 9544, J.O. 178401)	NO
<b>SD-11185</b>	<b>2007</b>	<b>BRIAN F. SMITH AND ASSOCIATES</b>	<b>A CULTURAL RESOURCES STUDY FOR THE SDSU 2007 CAMPUS MASTER PLAN REVISION</b>	<b>YES</b>
<b>SD-11265</b>			<b>SAN DIEGO STATE UNIVERSITY, 5300 CAMPANILE DRIVE, SAN DIEGO, CALIFORNIA 92182</b>	<b>YES</b>
<b>SD-11826</b>	<b>2008</b>	<b>AFFINIS</b>	<b>ARCHAEOLOGICAL RESOURCES ANALYSIS FOR THE MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM, SAN DIEGO, CALIFORNIA PROJECT. NO. 42891</b>	<b>YES</b>
SD-12076	2007	LEGACY 106, INC.	HISTORICAL NOMINATION OF THE BARON X. KOUCH / NORMA MEYER SCHUH SPEC HOUSE #2, 4643 EL CERRITO DRIVE - EL CERRITO, SAN DIEGO, CALIFORNIA	NO
SD-12200	2009	CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM (MSWSMP)	NO
SD-12274	2000	AFFINIS	ARCHAEOLOGICAL RESOURCES SURVEY, ALVARADO ESTATES, SAN DIEGO, CALIFORNIA	NO
SD-12296	2009	SCOTT A. MOOMJIAN, ESQ.	HISTORICAL ASSESSMENT OF THE 5585, 5595, 5605, 5619, & 5633 LINDO PASEO BUILDINGS SAN DIEGO, CALIFORNIA 92115	NO

SD-12325	2009	SCOTT A. MOOMJIAN, ESQ.	HISTORICAL ASSESSMENT OF THE 6229, 6237, & 6245 MONTEZUMA ROAD BUILDINGS SAN DIEGO, CALIFORNIA 92115	NO
SD-12328	2007	LEGACY 106, INC.	HISTORICAL NOMINATION OF THE FRANCIS A. & DOROTHY R. HARVEY / KENNETH MESSENGER HOUSE 5801 ADELAIDE AVENUE - EL CERRITO HEIGHTS SAN DIEGO, CALIFORNIA	NO
SD-12421	2000	ASM AFFILIATES, INC.	FINAL: A CULTURAL RESOURCES INVENTORY OF THE PROPOSED AT&T / PF. NET FIBER OPTICS CONDUIT OCOTILLO TO SAN DIEGO, CALIFORNIA	NO
SD-12440	2009	LSA ASSOCIATES, INC.	FINAL RESULTS REPORT, ARCHAEOLOGICAL AND PALEONTOLOGICAL MONITORING PROGRAM, OTAY II PIPELINE IMPROVEMENTS PROJECT, CITY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-12510	2009	AFFINIS	INDIVIDUAL HISTORIC ASSESSMENT REPORT FOR THE ALVARADO CHANNEL	NO
SD-13006	2011	AFFINIS	MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM	NO
SD-13121	2011	CITY OF SAN DIEGO	MONTEZUMA TRUNK SEWER	NO
SD-13143	2010	BRIAN F. SMITH AND ASSOCIATES, INC.	ARCHAEOLOGICAL RESOURCE MONITORING FORM: MITIGATION MONITORING OF SEWER GROUP 766 PROJECT	NO
SD-13145	2010		ARCHAEOLOGICAL RESOURCE REPORT FORM: MITIGATION MONITORING OF SEWER & WATER GROUP 684A PROJECT	NO
SD-13162	2010	CULTURAL LAND PLANNING AND RESEARCH	THE 1939 LIFE HOUSE 6025 WAVERLY HOUSE LA JOLLA, CALIFORNIA	NO
SD-13163	2010	IS ARCHITECTURE	HISTORICAL RESOURCES BOARD NOMINATION FOR THE WILLIAM F. WAHRENBERGER/ J.A. AND AMRY B. SMITH RESIDENCE	NO
SD-13166	2011	KATHLEEN A. CRAWFORD	7124 OLIVETAS AVENUE, LA JOLLA, CA 92037	NO
SD-13333	2008	RECON ENVIRONMENTAL	RESULTS OF HISTORICAL RESOURCES SURVEY OF THE ALVARADO APARTMENTS PROJECT, SAN DIEGO, CALIFORNIA	NO
SD-13470	2011	IS ARCHITECTURE	HISTORICAL RESOURCES BOARD NOMINATION FOR EASON/ CLIFF MAY RESIDENCE 4777 AVION WAY SAN DIEGO, CALIFORNIA 92115	NO

SD-13823	1997	HERITAGE RESOURCES	NATIONAL REGISTER OF HISTORIC PLACES NOMINATION SAN DIEGO STATE COLLEGE HISTORIC DISTRICT SAN DIEGO, CALIFORNIA	NO
SD-14013	2011	TRILEAF	VERIZON- EL CAJON AND COLLEGE CA- TRILEAF PROJECT #351800	NO
SD-14085	2009	ASM AFFILIATES, INC.	HISTORIC RESOURCE INVENTORY AND EVALUATION FOR THE SAN DIEGO STATE UNIVERSITY PLAZA LINDA VERDE PROJECT, SAN DIEGO, CALIFORNIA	NO
SD-14125	2012	ICF INTERNATIONAL	CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION OF WILL C. CRAWFORD HIGH SCHOOL PURSUANT TO CEQA COMPLIANCE	NO
SD-14127	2012	ICF INTERNATIONAL	CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION OF HORACE MANN MIDDLE SCHOOL PURSUANT TO CEQA COMPLIANCE	NO
SD-14238	2013	MICHAEL BRANDMAN ASSOCIATES	CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR SPRINT NEXTEL CANDIDATE SD34XC524 (SDSU FOUNDATION), 5250 CAMPANILE DRIVE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
<b>SD-14427</b>	<b>2012</b>	<b>ACE ENVIRONMENTAL, INC.</b>	<b>CULTURAL RESOURCE RECORDS SEARCH AND SITE SURVEY AT&amp;T SITE SD0775 MONTEZUMA (COX ARENA) 5505 MONTEZUMA ROAD SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA 92115</b>	<b>YES</b>
SD-14661	2013	CITY OF SAN DIEGO	CAMPUS CENTER APARTMENTS	NO
SD-14689	2012	FAMILY HEALTH CENTERS OF SAN DIEGO	PARKING LOT CONSTRUCTION, 5454 EL CAJON BOULEVARD, SAN DIEGO, CA	NO
SD-14740	2014	CITY OF SAN DIEGO	SEWER GROUP JOB 743	NO
SD-14808	2014	BRIAN F. SMITH AND ASSOCIATES, INC.	CULTURAL RESOURCE MONITORING REPORT FOR THE MONTEZUMA TRUNK SEWER PROJECT CITY OF SAN DIEGO	NO
SD-15058	2009	LAGUNA MOUNTAIN ENVIRONMENTAL	CULTURAL RESOURCE MONITORING REPORT FOR THE BLOCK 3FF TALMADGE UTILITY UNDERGROUNDING PROJECT, CITY OF SAN DIEGO, CALIFORNIA	NO
SD-15077	2014	ENVIRONMENTAL ASSESSMENT SPECIALISTS, INC.	CULTURAL RESOURCES RECORDS SEARCH RESULTS FOR T-MOBILE WEST, LLC CANDIDATE SD06026A (SD026 SDSU PHYSICAL PLANT) 5300 CAMPANILE DRIVE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-15078	2014	ENVIRONMENTAL ASSESSMENT SPECIALISTS, INC.	DIRECT APE HISTORIC ARCHITECTURAL ASSESSMENT FOR T-MOBILE WEST, LLC CANDIDATE SD06026A (SD026 SDSU PHYSICAL PLANT) 5300 CAMPANILE DRIVE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO

SD-15093	2014	ENVIRONMENTAL ASSESSMENT SPECIALISTS, INC.	CULTURAL RESOURCES RECORDS SEARCH AND SITE VISIT RESULTS FOR T-MOBILE WEST, LLC CANDIDATE SD06417A (SD417 SDSU RECITAL HALL) 5500 CAMPANILE DRIVE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-15102	2014	ENVIRONMENTAL ASSESSMENT SPECIALISTS, INC.	CULTURAL RESOURCES RECORDS SEARCH AND SITE VISIT RESULTS FOR T-MOBILE WEST, LLC CANDIDATE SD06702A (SD702 ALLIANCE FOR AFRICA), 5952 EL CAJON BOULEVARD, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-15109	2014	ENVIRONMENTAL ASSESSMENT SPECIALISTS, INC.	DIRECT APE HISTORIC ARCHITECTURAL ASSESSMENT FOR T-MOBILE WEST, LLC CANDIDATE SD06417A (SD417 SDSU RECITAL HALL) 5500 CAMPANILE DRIVE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-15304	2015	BRIAN F. SMITH AND ASSOCIATES, INC.	CULTURAL RESOURCE MONITORING REPORT FOR THE SEWER GROUP 549 PROJECT (PART OF GROUP 3016) CITY OF SAN DIEGO	NO
SD-15893	2013	EAS	DIRECT APE HISTORIC ARCHITECTURAL ASSESSMENT FOR T-MOBILE WEST, LLC CANDIDATE SD06702A (SD702 ALLIANCE FOR AFRICA), 5952 EL CAJON BOULEVARD, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-15910	2014	CITY OF SAN DIEGO PLANNING DEPARTMENT	DRAFT PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT FOR THE GRANTVILLE FOCUSED PLAN AMENDMENT	NO
SD-15911	2014	ASM AFFILIATES	HISTORIC RESOURCES RECONNAISSANCE SURVEY FOR GRANTVILLE FOCUSED PLAN AMENDMENT, GRANTVILLE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-15912	2013	ASM AFFILIATES	CULTURAL RESOURCES TECHNICAL REPORT FOR THE GRANTVILLE FOCUS PLAN AMENDMENT, SAN DIEGO, CALIFORNIA	NO
SD-15928	2014		NOMINATION FOR HISTORIC DESIGNATION MARTIN AND ENID GLEICH/HENRY HESTER & RONALD K. DAVID HOUSE	NO
SD-16009	2015	DUDEK	CULTURAL/HISTORICAL RESOURCE TECHNICAL REPORT: 69TH AND MOHAWK PUMP STATION, 5017 69TH STREET / 6910 MOHAWK STREET, SAN DIEGO, CALIFORNIA 92115	NO
SD-16623	2016	BRIAN F. SMITH AND ASSOCIATES	PHASE I CULTURAL RESOURCE SURVEY FOR THE DEL CERRO PROJECT CITY OF SAN DIEGO PROJECT NO. 435483 APN 463-010-10	NO
SD-13154	2010	BRIAN F. SMITH AND ASSOCIATES, INC.	ARCHAEOLOGICAL RESOURCE REPORT FORM: MITIGATION MONITORING OF SEWER & WATER GROUPS 3011 & 3007 ( GROUP JOBS 703A, 806, 807 & 648, 649, 650, AND 651, RESPECTIVELY) SAN DIEGO, CALIFORNIA	NO
SD-17143	2017	Brian F. Smith & Associates	PHASE I CULTURAL RESOURCE SURVEY FOR THE ALVARADO 27 & 28 PROJECT, 5660 AND 5665 TOYON ROAD, SAN DIEGO, CALIFORNIA 92115, PROJECT NO. 547294	NO
SD-17232	2017	BCR Consulting LLC	SAN DIEGO 55 FIBER PROJECT, SAN DIEGO COUNTY, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1628)	NO

SD-17234	2017	BCR Consulting LLC	CULTURAL RESOURCES ASSESSMENT OF THE MISSION CONTROL, BLUE CYPRESS, LAKE MURRAY AND CASO SERRA PROJECT, SAN DIEGO COUNTY, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1514)	YES
SD-17735	2019	BRIAN F. SMITH AND ASSOCIATES, INC.	SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR 6205 PEMBROKE DRIVE, SAN DIEGO, CALIFORNIA	NO
SD-17915	2015	HELIX ENVIRONMENTAL PLANNING, INC.	CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR AT&T MOBILITY, LLC CANDIDATE SD0069 'AWE-SDSU', 5500 CAMPANILE DRIVE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA	NO
SD-18009	2018	HELIX ENVIRONMENTAL PLANNING, INC.	ARCHAEOLOGICAL SENSITIVITY ASSESSMENT FOR SD90XS240C, 6263 MONTEZUMA ROAD, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA (EBI PROJECT NO. 6118003413)	NO
SD-18384	2018	BRIAN F. SMITH AND ASSOCIATES, INC.	HISTORICAL RESOURCE RESEARCH REPORT FOR THE 5734-5750 MONTEZUMA ROAD BUILDING, SAN DIEGO, CALIFORNIA 92115	NO
SD-18385	2018	BRIAN F. SMITH AND ASSOCIATES, INC.	HISTORICAL RESOURCE RESEARCH REPORT FOR THE 6253-6275 MONTEZUMA ROAD BUILDINGS, SAN DIEGO, CALIFORNIA 92115	NO
SD-18386	2019	BRIAN F. SMITH AND ASSOCIATES, INC.	HISTORICAL RESOURCE TECHNICAL REPORT FOR 6139 AND 6147 MONTEZUMA ROAD, SAN DIEGO, CALIFORNIA, PROJECT NO. 618762	NO
SD-19445	2015	DUDEK	CULTURAL RESOURCES TECHNICAL REPORT FOR THE SDSU ENGINEERING AND INTERDISCIPLINARY SCIENCES BUILDING	NO
SD-19447	2015	DUDEK	SDSU OPEN AIR THEATRE RENOVATION HISTORICAL RESOURCES TECHNICAL MEMORANDUM	NO
SD-19450	2017	DUDEK	SDSU TULA PAVILION AND TENOCHCA HALL RENEWAL/REFRESH - HISTORICAL RESOURCES TECHNICAL MEMORANDUM	NO
SD-19584	2019	COGSTONE	LETTER REPORT FROM THE SD SMALL CELLS 2 PROJECT	NO
SD-19761	2021	HELIX ENVIRONMENTAL PLANNING	ETS 45181 - CULTURAL RESOURCES MONITORING REPORT FOR THE ALVARADO TRUNK SEWER UNDERGROUND RELOCATION, CITY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA (MCU 41759520035)	NO
SD-20003	2022	HERITAGE ARCHITECTURE & PLANNING	4603 56TH STREET HISTORIC RESOURCE RESEARCH REPORT	NO

ARCHEOLOGICAL SITE RECORD

Number: KM-1

Page 1 of 4

App. Designation: \_\_\_\_\_

1. County: San Diego

2. USGS Quad: La Mesa (7.5') X (15') Photorevised 1975

3. UTM Coordinates: Zone 11 / 362690 Easting / 493940 Northing ( )

4. Township 16S Range 2W ; unsectioned 1/4 of 1/4 of 1/4 of Section Base (Mer.) SB ( )

5. Map Coordinates: \_\_\_\_\_ mmS \_\_\_\_\_ mmN (from NW corner of map) 6. Elevation 441

7. Location: At southeastern corner in unpaved area marked LOT "V" , San Diego State University and adjacent to connector road running between 55th Street and Canyon Crest drive,

8. Prehistoric X Historic \_\_\_\_\_ Protohistoric \_\_\_\_\_ 9. Site Description: \_\_\_\_\_

Isolated portable metate and shell scatter (shell may be introduced in fill used in construction of the parking lot )

10. Area: 1 m(length)x 1 m(width) 1 m<sup>2</sup>. Method of Determination: Visual estimation ( )

11. Depth: 10+ cm cm Method of Determination: disturbed soil area ( )

12. Features: none noted

13. Artifacts: Portable metate ( 23cm x 20cm x 12cm)

14. Non-Artifactual Constituents: \_\_\_\_\_

15. Date Recorded: 4/23/84 16. Recorded By: Kidder/Miller ( )

17. Affiliation and Address: CRM Center, Department of Anthropology, SDSU San Diego CA 92182 ( )



ARCHEOLOGICAL SITE RECORD

Permanent Trinomial: SDi-9899 / 4 84  
mo. yr.

Temporary Number: \_\_\_\_\_

Agency Designation: \_\_\_\_\_

Page 2 of 4

18. Human Remains: none noted ( )

19. Site Integrity: poor, because of construction in the general area ( )

20. Nearest Water (type, distance and direction): San Diego river, 750 meters north ( )

21. Largest Body of Water within 1 km (type, distance and direction): n/a ( )

22. Vegetation Community (site vicinity): Mixed chaparral and introduced species Plant List ( ) ( )

23. Vegetation Community (on site): same [Plant List ( )] ( )

References for above: \_\_\_\_\_ ( )

24. Site Soil: Conglomerate ( ) 25. Surrounding Soil: same ( )

26. Geology: \_\_\_\_\_ ( ) 27. Landform: \_\_\_\_\_ ( )

28. Slope: 5% ( ) 29. Exposure: east ( )

30. Landowner(s) (and/or tenants) and Address: San Diego State University, San Diego, CA 92182 ( )

31. Remarks: \_\_\_\_\_ ( )

32. References: \_\_\_\_\_ ( )

33. Name of Project: \_\_\_\_\_ ( )

34. Type of Investigation: surface survey ( )

35. Site Accession Number: \_\_\_\_\_ Curated At: \_\_\_\_\_ ( )

36. Photos: \_\_\_\_\_ Taken By: \_\_\_\_\_ ( )

37. Photo Accession Number: \_\_\_\_\_ On File At: \_\_\_\_\_ ( )

FEATURE RECORD

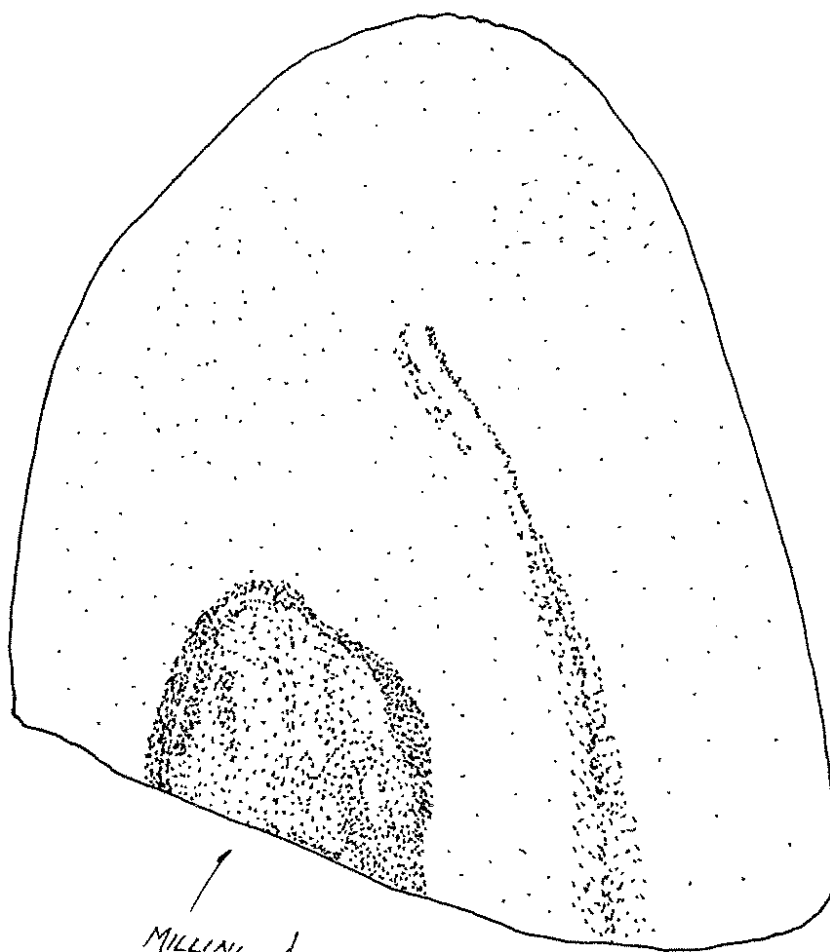
Permanent Trinomial: SDi-9899 / 4 84  
mo. yr.

Temporary Number: \_\_\_\_\_

Page 3 of 4 .

Agency Designation: \_\_\_\_\_

Type of Feature: Portable Metate



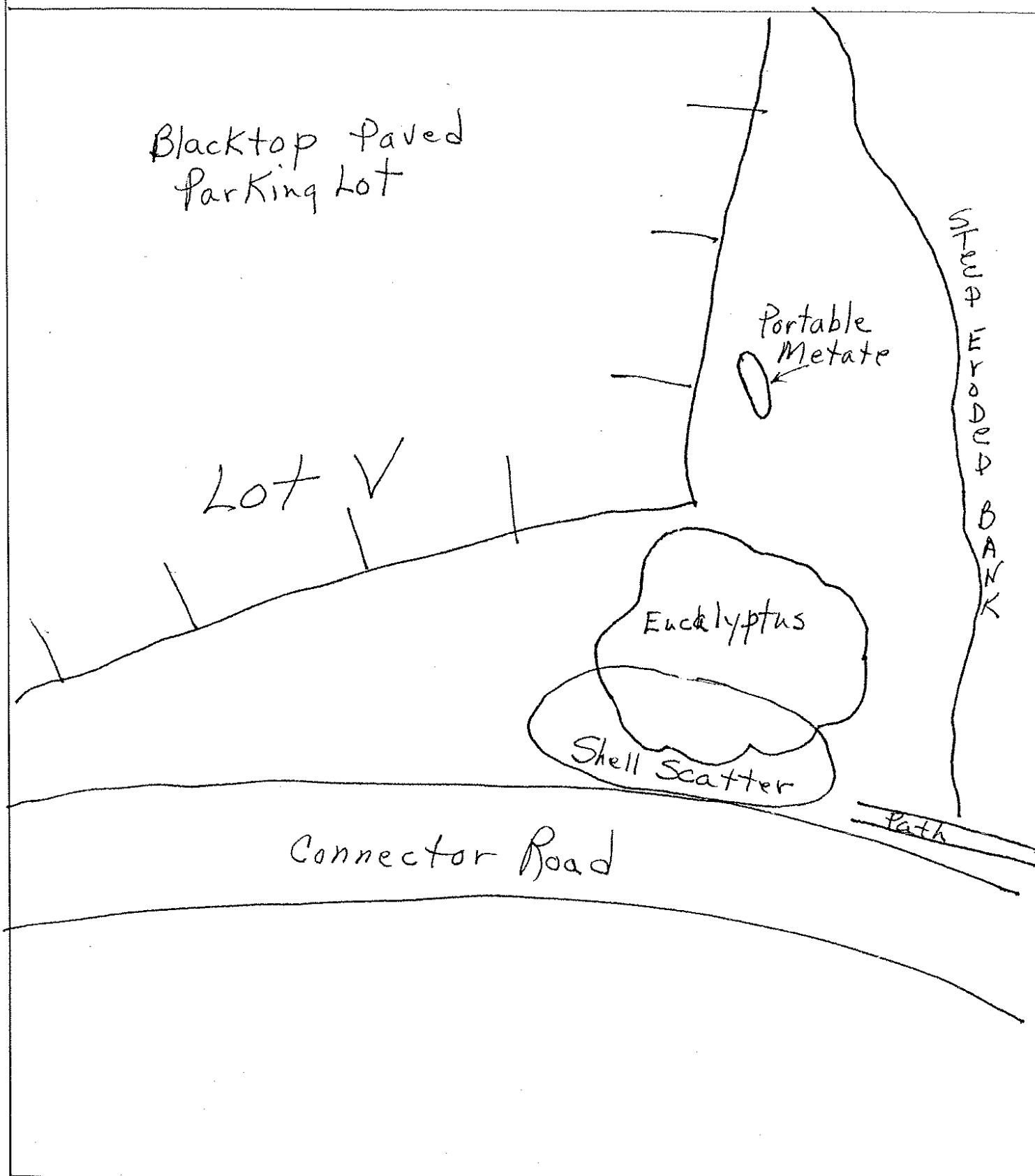
MILLING AREA

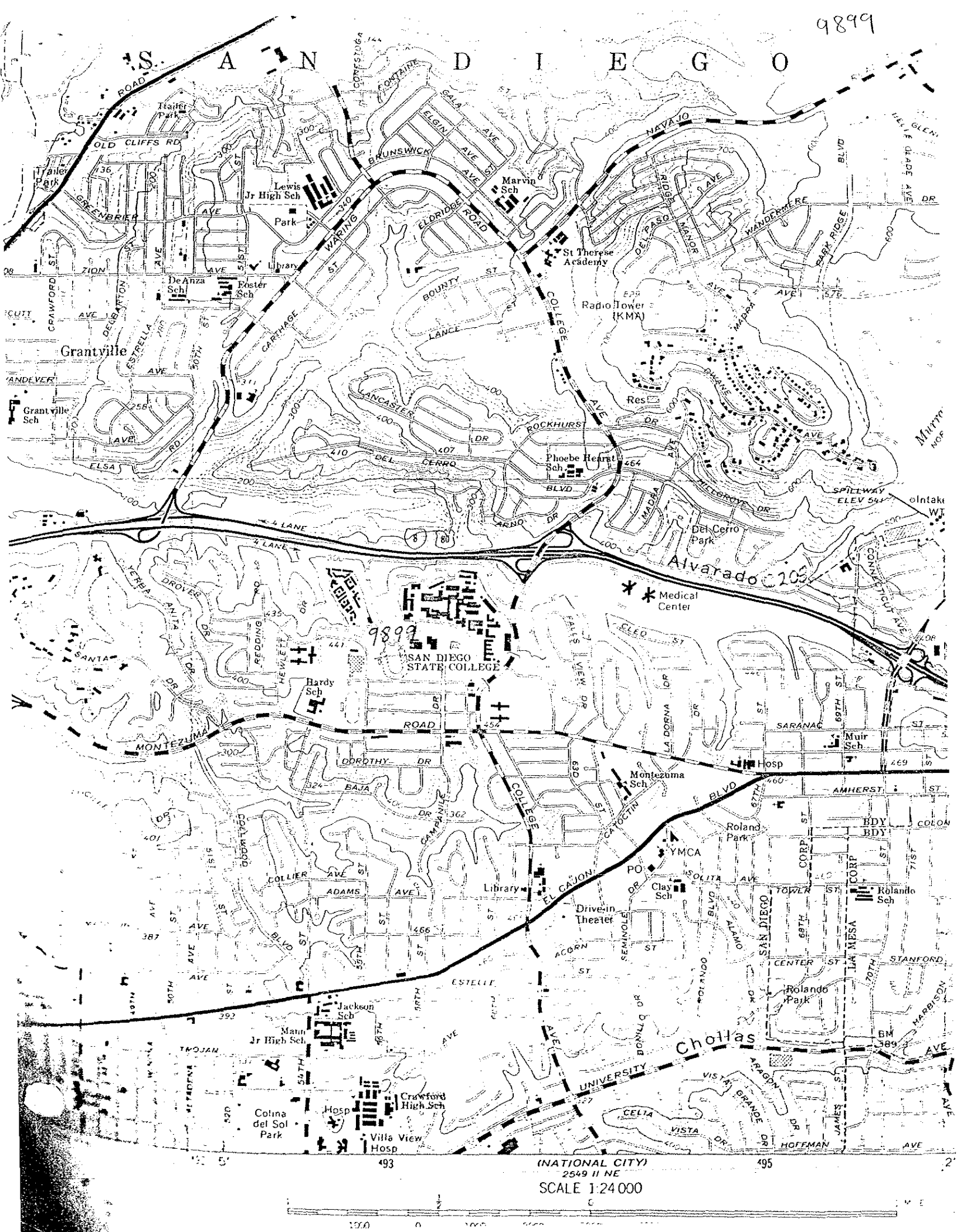
23 cm x 20 cm x 12 cm  
W L H

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
ARCHEOLOGICAL SITE LOCATION  
MAP

Permanent Trinomial: 9899 /      mo.      yr.  
Temporary Number:                       
Agency Designation:                     

Page      of     .





(NATIONAL CITY)

2549 II NE

SCALE 1:24 000

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # P-37-013708

HRI # \_\_\_\_\_

Trinomial CA-501-137174

NRHP Status Code 7

Page 1 of 11

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

P1. Resource Identifier: Aztec Bowl

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)

b. Address San Diego State University

City San Diego

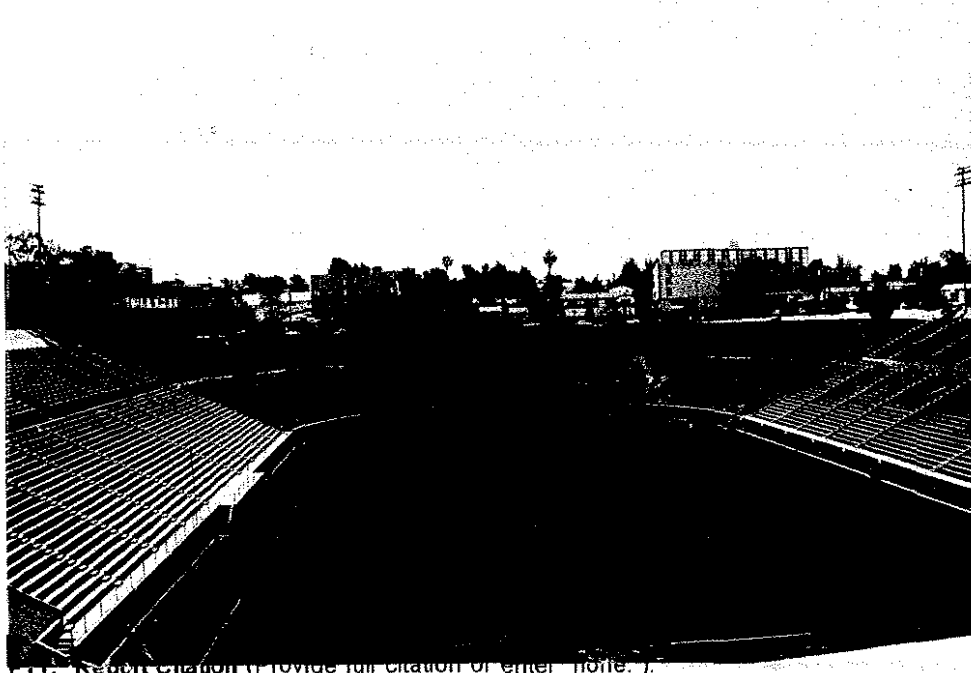
Zip 92182

c. UTM: USGS Quad La Mesa (7.5'/15') Date 1975; Zone 11, 493100 mE/ 3626050 mN

d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTM's, etc., when appropriate):

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Aztec Bowl is a cobblestone and concrete football stadium located near the Southwest corner on the campus of San Diego State University. It is situated at the head of an excavated natural canyon, which gives it a horseshoe shape that is open on the north end. There are two sets of concrete bleachers, with wooden benches, that are three hundred feet in length and form the parallel lines of the horseshoe shape of the bowl. These bleachers hold approximately 10,000 people. The southern curve of the bowl is a planted hillside that matches the slope of the bleachers. There is a grass field, without a running track, that measures 228 feet wide and approximately 450 feet in length. Above the west side bleachers there is a cobblestone restroom building and a cobblestone ditch that are contributing features to the structure. Other contributing features include: concrete bleachers, a press building, a scoreboard, stairwells, and cobblestone retaining walls. A non-contributing feature is the concession stands located on the west side of the bowl. The general condition of the bowl is fair. Several large cracks appear in the cobblestone and the wooden bleachers appear very worn.

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P4. Resources Present: ☐ Building  
☒ Structure ☐ Object ☐ Site ☐  
District ☐ Element of District

P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

Construction ... completed  
1936 (f) Factual

P7. Owner and Address:

CSU System

Long Beach, CA

P8. Recorded by (Name, affiliation, and address): Corey Cashmere  
San Diego State University  
San Diego, CA 92182

P9. Date Recorded: 8 June  
1994

P10. Type of Survey: ☐ Intensive  
☒ Reconnaissance ☐ Other

Describe: \_\_\_\_\_

P11. Report Citation (Provide full citation or enter "none.")

Attachments: ☐ NONE ☒ Map Sheet ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record  
☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record  
☐ Other (List): \_\_\_\_\_

MAP SHEET

Primary # P-37-013708

HRI#/Trinomial CA-SDI-13717H

Page 2 of 11

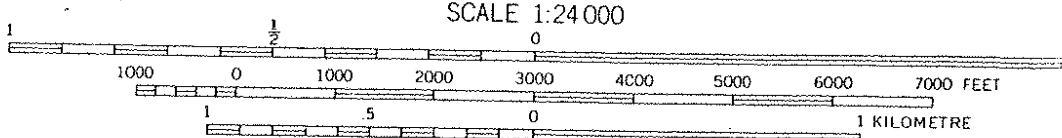
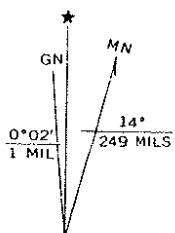
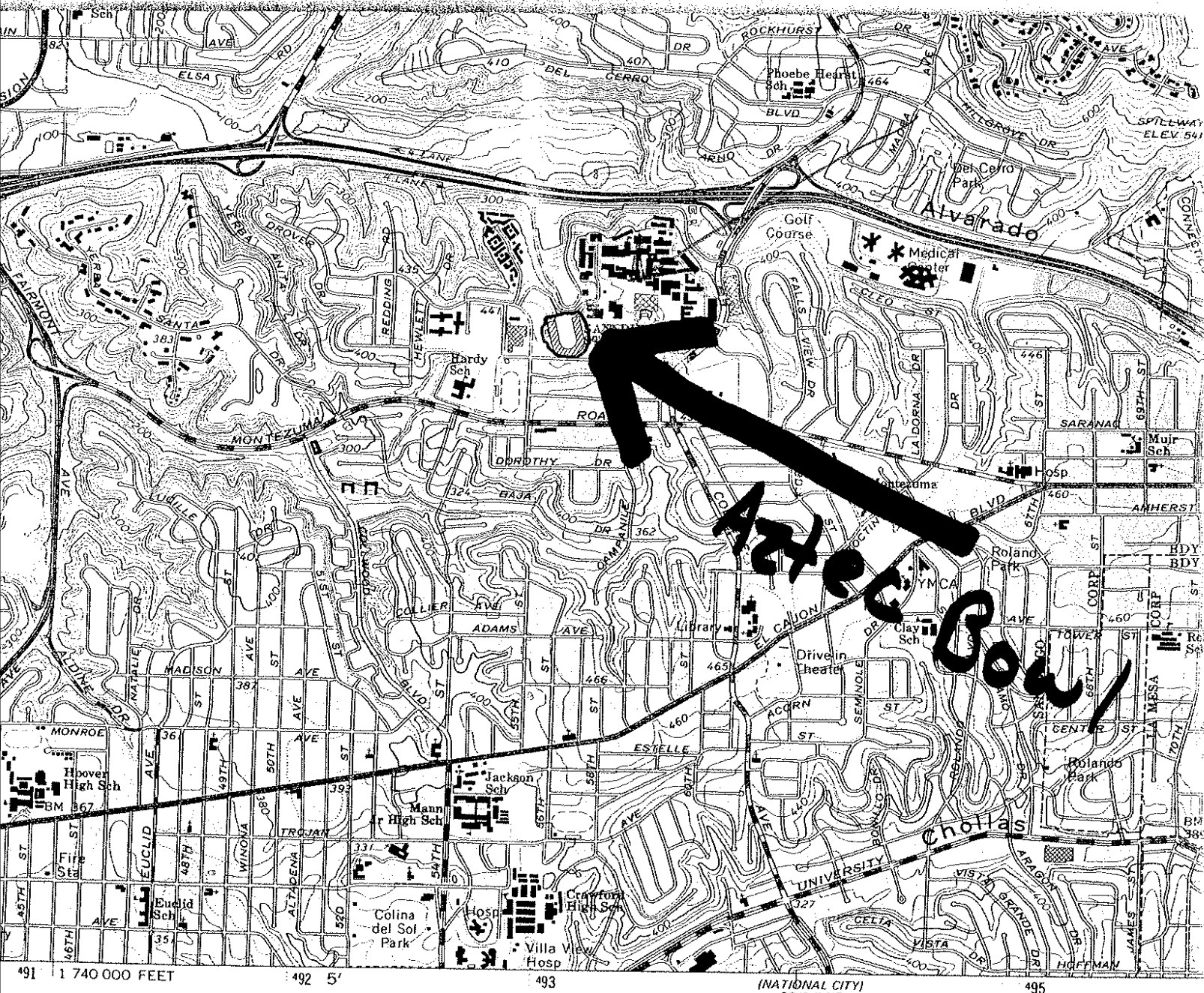
Resource Identifier: Aztec Bowl

Map Name: La Mesa

Scale: 7.5

Date: 1975

NOTE: Include bar scale and north arrow on map.



SCALE 1:24 000  
CONTOUR INTERVAL 20 FEET  
DOTTED LINES REPRESENT 10-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

UTM GRID AND 1975 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACTUATION

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11

B1. Resource Identifier: Aztec Bowl

B2. Historic Name: Aztec Bowl

B3. Common Name: Aztec Bowl

B4. Address: San Diego State University

San Diego County: San Diego Zip: 92182-0436

B5. Zoning: \_\_\_\_\_

B6. Threats: Constuction of Student Activity Center, Vandalism

B7. Architectural Style: open air sports stadium

B8. Alterations and Date(s): 1939-Instalation of electric lighting  
1948-Bleachers expanded  
1983-Ten ton granite boulder placed at northern end  
(State Historical Landmark #798)

B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B10. Related Features: none

B11. Architect: Office of the State Architect

Builder: Works Progress Administration

B12. Historic Attributes (List attributes and codes): Monument-HP26, WPA property-HP35, Stadium-HP42

B13. Significance: Theme Sports Stadium

Area \_\_\_\_\_

Period of Significance 1933-1948

Property Type \_\_\_\_\_

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As a stadium, the Aztec Bowl embodies the distinctive characteristics of type and is significant at a national level. Like the best stadiums from an important period related to stadium building, it serves its primary function of providing a place for spectators to watch football games in a facility that is intimate and well planed. Aztec Bowl is significant as a structure which represents a contribution to the broad patterns of our history. As a WPA project the construction was part of the New Deal era. The structure represents a specific method used at a local level. This would include the building of the structure with only handtools. Also the cobblestone architecture represents the utilization of resources available that is characteristic of WPA projects. This project was also initiated to combat the effects of the Great Depression by providing work for local residents. Aztec Bowl appears to be the only stadium built on a college campus in the State of California by the WPA and when completed in 1936 the only campus stadium south of Stanford University. The present integrity of the structure is fair. Vandals have removed the designation plaque from the north wall of the east bleachers and the Cobblestone walls have numerous cracks in them. The scoreboard on the south end appears non-operational and is badly weathered as are the wooden bleachers. Despite these deficiencies it is still a functional stadium

California State Historical Landmark #798 Was placed on the site to commemorate President John F. Kennedy's speech at the 1963 commencement ceremony. Over 30,000 people heard his speech that reflected the times-the fear of the Soviet Union, civil rights, and the value of education. The President was awarded an honorary doctorate, the first ever conferred on behalf of the entire California State College system.

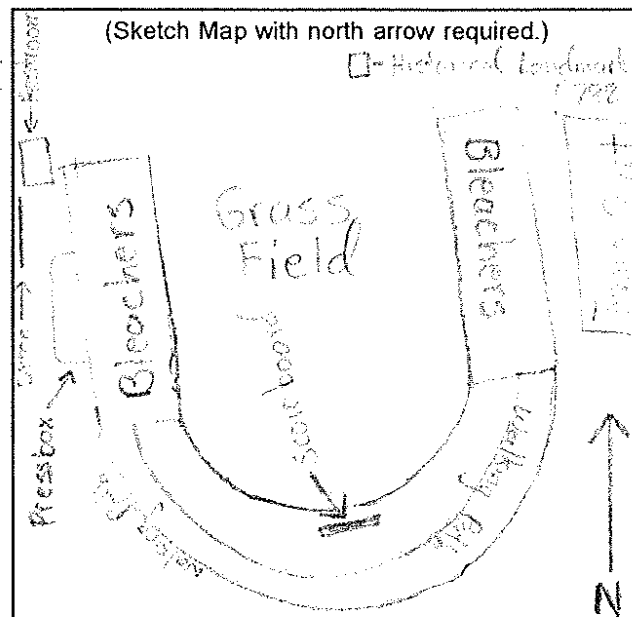
B14. References: Markham, Kathleen National  
Register of Historic Places Registration Form:  
Aztec Bowl November 1993

B15. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





# PHOTOGRAPH RECORD

Primary # P-37-013708

HRI#Trinomial CA-501-13717 H

Page 4 of 11

Project Name.: Aztec Bowl

Camera Format: 35 mm

Lens Size: 28-70 mm

Film Type and Speed: T-max 400

Year: 1994

Negatives kept at: South Coast Information Center San Diego State University

Mo.	Day	Time	Exp/Frame	Subject/Description	View Toward	Accession#
06	03	1300	28mm 125 at f3	Aztec Bowl	South	
06	03	1200	28mm 125 at f3	Historical Landmark #798	South West	
06	03	1200	28mm 125 at f3	Retaining walls	East	
06	03	1230	28mm 125 at f3	Wooden Bleachers	South	
06	03	1230	28mm 125 at f3	Cobblestone Wall and Stairs	South East	
06	03	1200	28mm 125 at f3	Scoreboard	South	
06	03	1300	28mm 125 at f3	Restroom Building	North West	
06	03	1300	28mm 125 at f3	Cobblestone Ditch (above west bleachers)	North	
06	03	1330	28mm 125 at f3	Old Shower Room (under east bleachers)	North	
06	03	1330	28mm 125 at f3	Bathroom (under east bleachers)	South West	
06	03	1330	28mm 125 at f3	Water Fountain (under east-bleachers)	South West	
06	03	1330	28mm 125 at f3	Missing Identification Plaque (on north facing wall of the east bleachers)	South	
06	03	1300	28mm 125 at f3	Aztec Bowl (right photograph)	South	
06	03	1300	28mm 125 at f3	Aztec Bowl (left photograph)	South	

CONTINUATION SHEET

Primary # P-37-013708

HRI#/Trinomial CA-SDI-13712 H

Page 5 of 11

Resource Identifier: Aztec Bowl

☒ Continuation      ☐ Update



CONTINUATION SHEET

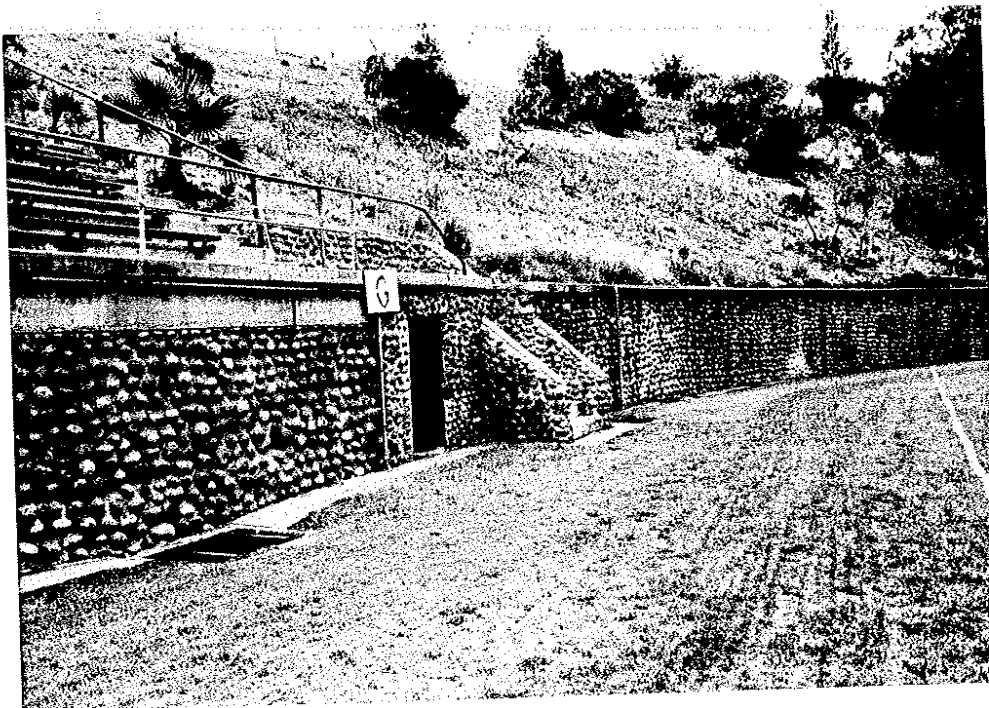
Primary # P-37-013708  
HRI#/Trinomial CA-SDG-13717H

Page 6 of 11

Aztec Bowl

☒ Continuation

Update



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # P-32-013708

HRI#/Trinomial CA-SDI-13717 H

Page 7 of 11

Aztec Bowl

☒ Continuation

Update

Resource Identifier: \_\_\_\_\_



CONTINUATION SHEET

Primary # P-37-013708

HRI#/Trinomial CA-SDI-13717H

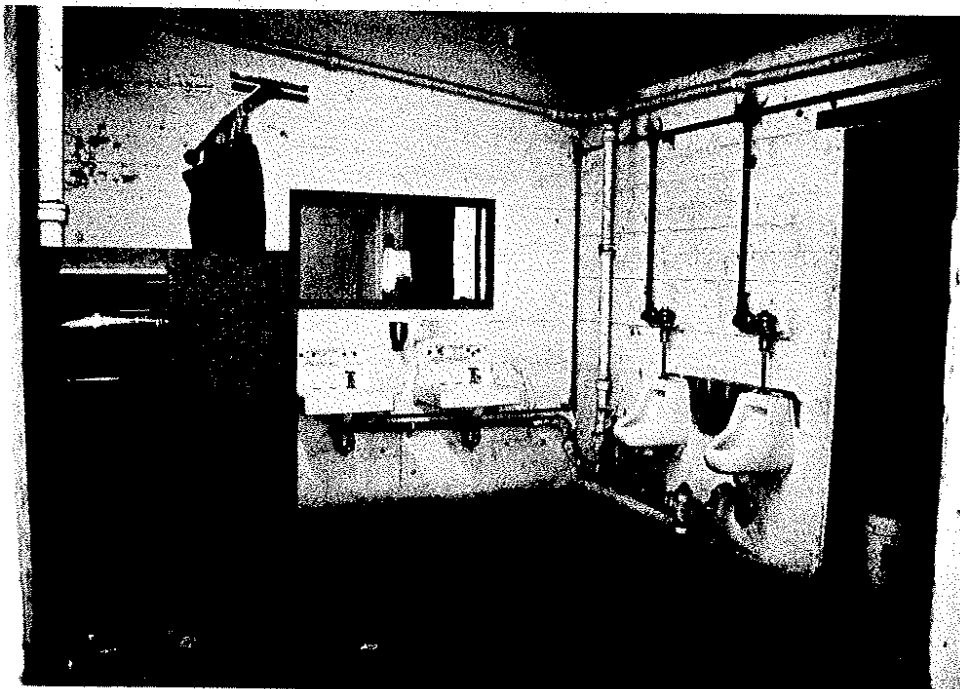
Page 8 of 11

Aztec Bowl

☒ Continuation

Update

Resource Identifier: \_\_\_\_\_



CONTINUATION SHEET

Primary # P-37-013708

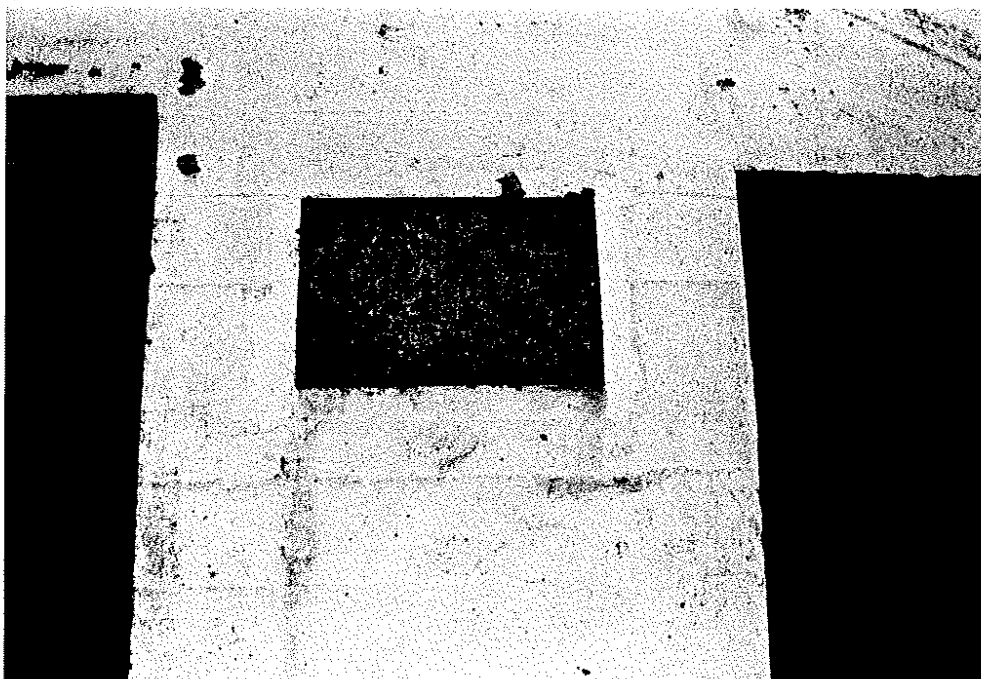
HRI#/Trinomial CA-501-13717 H

Page 9 of 11

Resource Identifier: Aztec Bowl

☒ Continuation

☐ Update



CONTINUATION SHEET

Primary # P-37-013708

HRI#/Trinomial CP-SD-13717 H

Page 10 of 11

Aztec Bowl

☒ Continuation ☐ Update

Resource Identifier: \_\_\_\_\_





CONTINUATION SHEET

Primary # P-37-013708

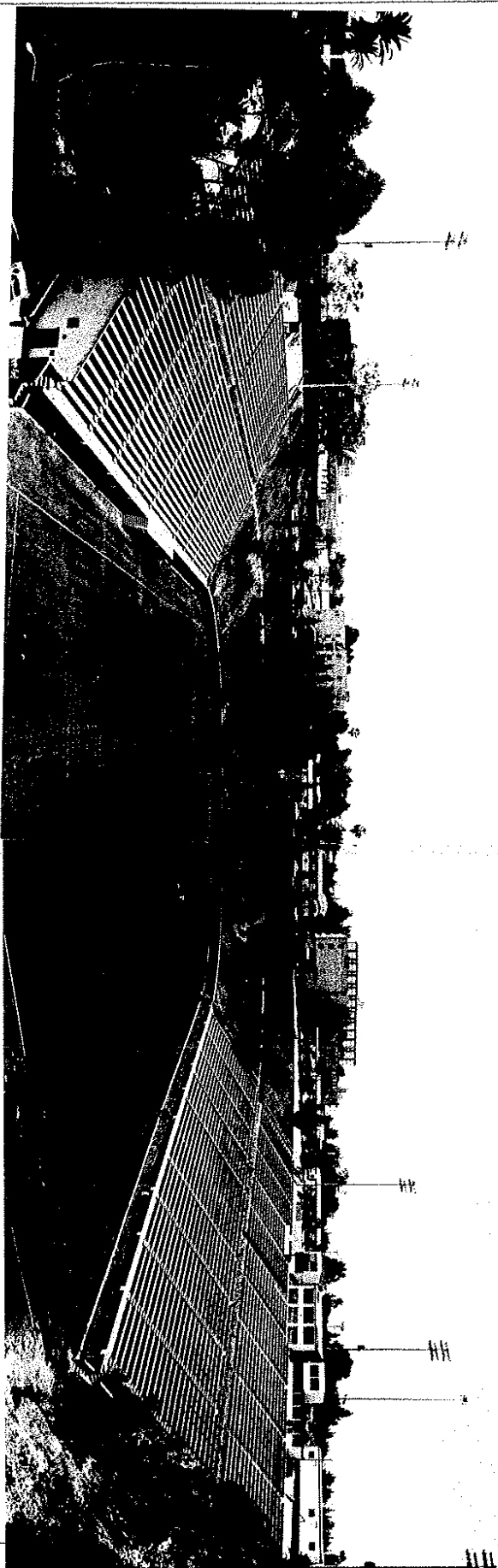
HRI#/Trinomial CA-SDI-137174

Page 11 of 11

Aztec Bowl

☒ Continuation    ☐ Update

Resource Identifier: \_\_\_\_\_



# State of California - The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P-37 015591

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by Recorder) C-1

P1. Other Identifier: m

\*P2. Location: ☒ Not for Publication ☐ Unrestricted \*a. County San Diego County  
and (P2b and P2c or P2d. Attach Location Map as required.)

\*b. USGS Quad La Mesa (7.5'/15') Date 1971 T 1 R 1/4 of Sec 1 S.B.B.M.

c. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone 11 / 493340 m E/ 3626730 m N

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

Located on steep slope above and to the southwest of Adobe Falls drainage - approximately 100 m north of Interstate 8.

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

A single quartzite core, olive green in color, less than 10% cortex, approximately 5 centimeters of worked edge. Good visibility in immediate area, vegetation dominated by "broom brush," fennel, and non-native grasses. A rough, graded road lies approximately 10 m west.

\*P3b. Resource Attributes: (List attributes and codes) API - Unknown

\*P4. Resources present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

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

P5. Description of Photo: (View, date, accession #)

\*P6. Date Constructed/Age:

☒ Prehistoric ☐ Historic ☐ Both

\*P7. Owner and Address:

Unknown

\*P8. Recorded by (Name, address, and affiliation)

L. Tift

Gallegos & Associates, 5671 Palmer Way,

Suite A, Carlsbad, CA 92008

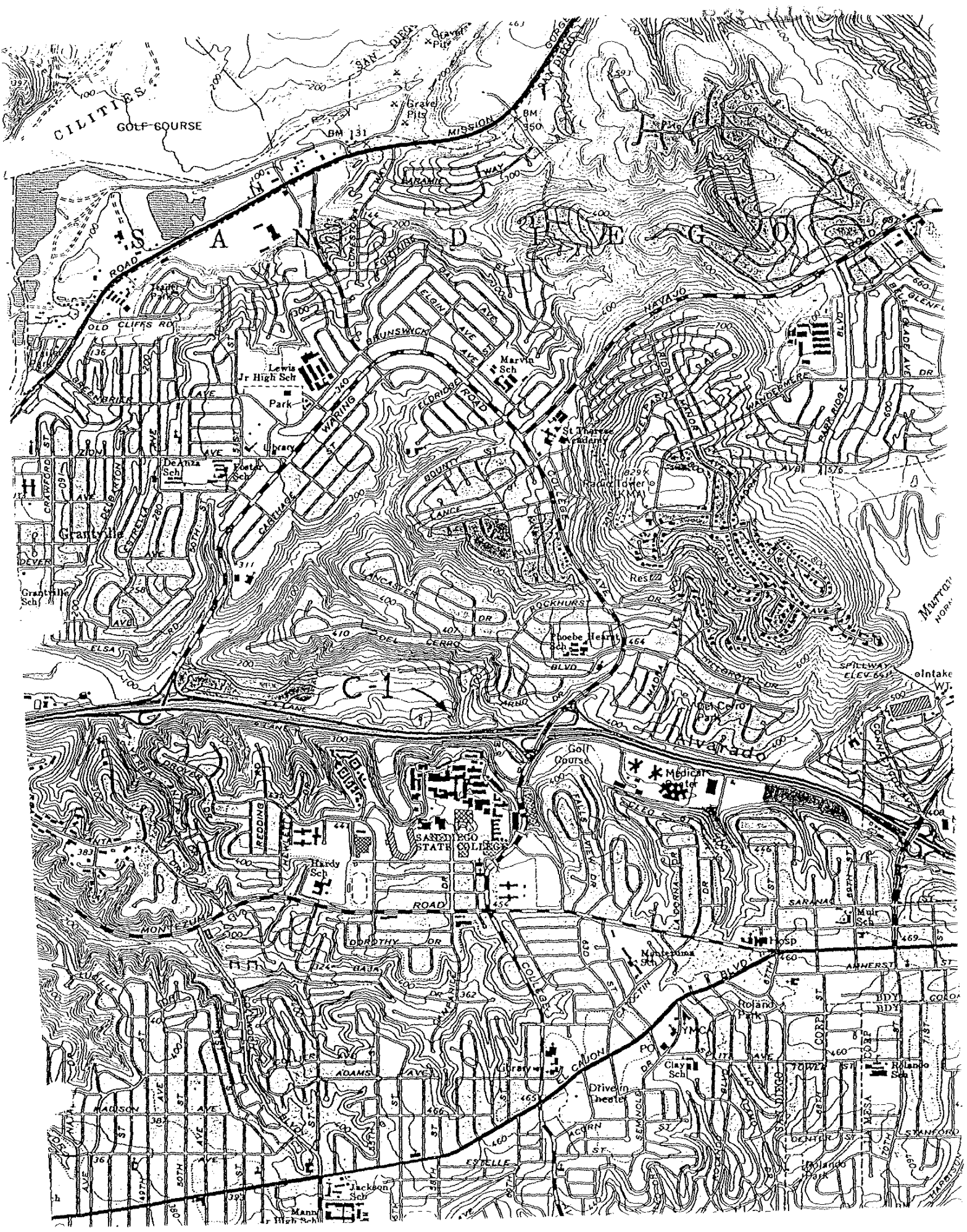
\*P9. Date Recorded: 9/13/96

\*P10. Type of Survey: (Describe:)

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Letter Report for the Adobe Falls Project (10/96 attached).

Attachments: ☐ None ☒ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Res. Rec.  
☐ Archaeological Rec. ☐ District Rec. ☐ Milling Station Rec. ☐ Rock Art Rec. ☐ Artifact Rec. ☐ Photo Rec.

Other (List): Letter Report



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

## PRIMARY RECORD

Primary # P-37-017254  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 5840-5846 Hardy Avenue  
P1. Other Identifier: \_\_\_\_\_  
\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad La Mesa Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M.  
c. Address 5840-5846 Hardy Avenue City San Diego Zip 92115  
d. UTM; (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Lot 3, Block 11, College Park Unit No.2, APN: 466-050-02

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

This one-story apartment building was constructed in 1947. Designed in a Modern architectural style, the building is composed of a long, rectangular "C-shaped" plan and serves four square apartment units. The building consists of approximately 2,270 square feet of total living space. The size of the individual units vary from 24 x 30 feet and 23 x 20 feet; each unit averages approximately 567 square feet of living space. Of standard construction, the foundation is reinforced concrete with a sub-floor. The building consists of frame construction with floor joists. The exterior consists of plastered stucco-on-frame. The roof is hipped with a low pitch and modest roof overhang. Exposed 2" x 4" x 24" rafters are visible. Windows are double-hung standard with screens; surrounds are simple. Overall, the apartment is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP3 \*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District  
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View Facing North

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1947; Residential Building  
Records; City Directories

\*P7. Owner and Address:

Harold, Carrie & Shane Webber  
4968 Cresita Drive  
San Diego, CA 92115

\*P8. Recorded by (Name, affiliation, and address): Scott A. Moomjian

4933 Chaparral Way, San Diego,  
CA 92115

\*P9. Date Recorded: July 1999

\*P10. Type of Survey: (Describe)

None

P11. Report Citation (Cite survey report and other sources, or enter "none".) Historical Assessment Of The 5840-5846 And 5840A & 5840B Hardy Avenue Apartments, San Diego, California 92115

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_







RESOLUTION NUMBER R - 991028-02  
ADOPTED ON OCTOBER 28, 1999

WHEREAS, the Historical Site Board for the City of San Diego held a noticed public hearing on October 28, 1999, to consider the historical site designation of the Bond-Neutra House (owned by Susan Camiel, 4449 Yerba Santa Drive, San Diego 92115), located at 4449 Yerba Santa Drive (APN 461-400-01, further described as Lot 61, part of Alvarado Unit #2 in the City of San Diego, County of San Diego, State of California); and

WHEREAS, in arriving at their decision, the Historical Site Board considered the historical/architectural report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the Planning and Development Review Department recommended that the site be designated as Site No. 393 in the Register of Historic Landmarks by the Historical Site Board; and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Site Board based its designation of the Bond House on the following findings: embodying the distinct characteristics of California Modern style architecture and being a notable work of master architect Richard Joseph Neutra.

BE IT FURTHER RESOLVED, by the Historical Site Board for the City of San Diego, that in light of the foregoing, it hereby approves the historical site designation of the above named property. The designation includes the site and exterior of the building as Site No. 393.

BE IT FURTHER RESOLVED, that the Secretary to the Historical Site Board shall cause a certified copy of this resolution to be recorded in the office of the County Recorder at no fee for the benefit of the City, with no documentary tax due.

Vote: 13-0-0.

BY:

  
PAUL BISHOP  
Chair, Historical Site Board

APPROVED AS TO FORM AND  
LEGALITY: CASEY GWINN,  
CITY ATTORNEY

BY:

  
LORI GIRARD  
Deputy City Attorney

# TALMADGE PARK

ROY C. LICHTY, Business Manager

## PRICES AND RESTRICTIONS

### UNIT No. 1

Lot	Price	Restrictions	Lot	Price	Restrictions
42.....	\$2500	\$5000	127.....	2200	4000
65 and 66.....	3400	5000	128.....	2400	4000
83.....	2000	5000	129.....	2250	3500
84.....	2000	5000	130.....	1800	3500
85.....	2000	5000	152.....	1800	3500
86.....	2000	5000	153.....	1800	3500
87.....	2150	5000			

ROY C. LICHTY, Business Manager

## PRICES AND RESTRICTIONS

\$5000 Restriction on All Lots

### UNIT No. 2

Lot	Price	Restrictions	Lot	Price	Restrictions
273.....	\$2250		372.....	2800	
303.....	4300		384.....	2800	
308.....	4550		396.....	2800	
311.....	3600		399.....	2800	
316.....	3200		414.....	2550	
318.....	1500		415.....	2800	
336.....	1800		416.....	2800	
345.....	3050		417.....	2800	
360.....	2300		418.....	2800	
366.....	2800		420.....	2800	

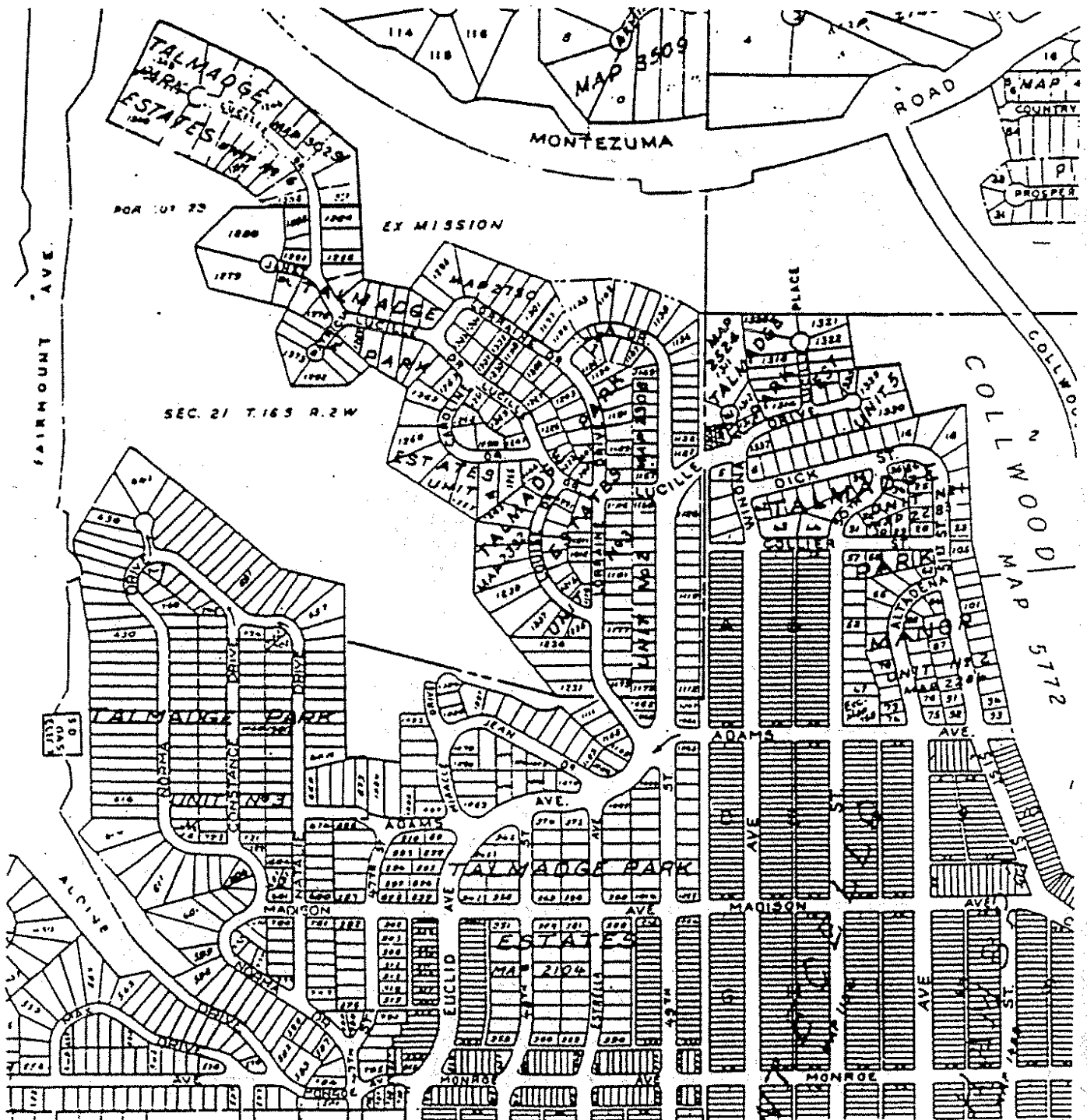
TALMADGE PARK UNITS NO.1-NO.2-NO.3  
KENSINGTON POINT  
KENSINGTON PARK EXTENSION  
KENSINGTON PARK ANNEX  
KENSINGTON ANNEX  
KENSINGTON VILLA

A detailed plat map of a residential subdivision. The map shows a grid of streets including Kensington, Point, Fairmount Ave., Aldine, and Fairmount. It features several large, irregularly shaped lots, some of which are labeled "TALMADGE PARK" and "TALMADGE DRIVE". The map also includes a small inset map in the top right corner showing the location of the subdivision within a larger area. The map is titled "SEC. 21 T. 16 S. R. 2 W." and includes a scale bar indicating distances in feet and miles.



## GREATER TALMADGE

This map shows the eastern section of the "Movie Girl" tract that grew until it became Greater Talmadge, which is located on a high mesa fringed by beautiful canyons overlooking Mission Valley, and presents a comparable view of the colorful mountain range to the east. It is inland far enough to escape fog and dampness, yet close enough to the water to benefit from the cool breezes. It is only 6 1/2 miles from down town San Diego, and near all schools from Kindergarten through College



## Kensington-Talmadge Park Histories©

Vol. I No. 2

Early on the foggy Tuesday morning, March 23, 1926, seventy years ago, the whole area north of El Cajon Blvd. and Euclid Ave. came awake with the sounds of giant engines roaring into life. For this was the big day.

Standing alone, with his feet planted far apart, his collar turned up against the damp chill, and hands shoved deep into his pockets. Roy Lichty watched as the first bull dozer moved over the incline, and started down toward where the new Talmadge Park Unit #three would begin. This is now the corner where 47th Street would change to Norma Drive and Monroe Ave.

He had made a special effort to be here this morning. After learning from the San Diego Citizen's Advisory Council that the new site of San Diego State College was to be situated just east of his development, this project had become his baby. He had stopped by to see his brother Guy, who was Manager of the sales office here in Talmadge, who had just arrived in San Diego the year before. Guy was busy, so Roy went on to the site by himself.

Today the plan was to start clearing the shoulder high brush, pile it all in big heaps on the higher point of the tract, about half way up what is now Constance Drive, and burn it. Well, that was before air pollution in California was a problem, first, there wasn't probably but a quarter of a million cars in the entire state. After the brush was cleared, the streets would be laid out with stakes topped with little red flags. Then by shoving soil up here, and down there, the individual lots would be formed. A ring of prim canyon view lots along Norma Drive were first to go, then the big corner lots, even if the taxes were more, went next. After which the regular lots would be separated and sold more slowly. These would sell for between \$2,500.00 and \$3,000.00 each. It was rather pricy for those days.

From his office in the U.S. Grant Hotel, with the gold sign on the door reading: "Roy Lichty - Southern California Realty Corporation." He had written many articles for the San Diego Union, admonishing the public to beat a path to his Talmadge Park door, saying that they could send their children to school from Kindergarten through College and not have to move.

Originally the Bell-Lloyd developers had different plans for the 7500 acres between where San Diego State University now stands, and Lichty's Unit #three. These included a resort hotel, two golf courses, featuring Adobe Falls, above which was a pretty man made lake at Little Murray. However, all these marvelous plans went awry when the Great Depression hit in 1929.

In the next Kensington-Talmadge Park HiStories©: "The mysterious caves of Talmadge Park."

*For more information on the Roy Lichty, and his brother Guy, see the upcoming book, Kensington-Talmadge 1910-1996, a redesign and update of Dr. Baumann's Diamond Jubilee book, Kensington-Talmadge 1910-1985.*



# New Kensington Heights Homes Among Finest in City, Planning Commission Records Disclose



Two vacant lots remain along the winding drives and streets of Kensington Heights, which is part of the district that, according to Planning Commission records, is holding the finest and most expensive homes in San Diego. At right is an air view of the main area, in 1938 when Kensington Heights was opened to residential development. Home-owners along rim have a view of Mission Valley.

## Average Dwelling Value Exceeds All Other Districts in San Diego

More elaborate homes may have been built elsewhere, but on the Park-Kensington home was \$10,830 in 1947, compared to \$9,535 for the average dwelling unit in La Jolla, second highest in the City. In the first 6 months of this year, District 7 has started 54 new homes, valued on building permits at an average of \$12,140. The average in La Jolla is \$11,140. The average in the Kensington Park and Kensington, was \$9,615. In all figures to La Jolla, however, the Talmadge-Kensington figure is for multiple-unit housing as well as single-family homes, while the Talmadge-Kensington figure is for multiple-unit housing as well as single-family homes. There is one 11-unit apartment building now under construction by Contractor Chris Cowgore in Kensington Heights, but the permit was let out since three districts built here in the war years of 1941, 42 and 43. The largest new homes recently constructed in the district are along the curving rim overlooking Mission Valley in Kensington Heights. Valued types of architecture are represented—the Seaside Colonial, the rambling ranch style, the bungalow and the modern, with wide roof overhang. Nearly all of these homes have large view windows. Some of the houses have flagstone front trim and flagstone entry facings. Streets built up in the first years of the area's development are lined by Spanish-style stucco houses with red-tile roofs, an architecture highly popular in California between 1925 and 1930 when Talmadge Park and the Kensington tracts got their start. George Forbster, original owner and developer of Kensington Heights, said that of the 300 lots in this tract alone, less than 50 now remain vacant and of these, few are for sale. Most of the vacant lots are held by prospective builders or by home-owners who wanted more adjacent space. This tract opened in 1926. The same situation is true in Talmadge Park, said Guy Lichty, who, with his brother, the late Ray C. Lichty, represented the syndicate that developed it. The 1500 lots and Lichty estimated that 1200 homes have been built since the development started in January, 1925. He will recall the day when the Talmadge Park project was opened, sparked by a fiesta and a visit of three actresses, Norma Constance and Natalie Talmadge, for whom the subdivision was named. "We sold \$100,000 worth of real estate here that day," he said. Lot prices in those days ranged from \$1500 to \$2200. Prices dipped at low as \$800 and \$900 during the depression, averaged about \$1100 as late as 1940 and in recent years have sold from \$2000 to \$15,000, depending on the location.



Among building contractors recently active in this area are O. D. Arnold, Chris Cowgore, H. S. and Ray Parrish, Charles Moran, Sam Mader and N. S. Brock. Arnold recently completed a large, new home for himself in the 4100 block on Palmdale Dr. Cowgore, who had built his home at 1300 Canterbury Dr., sold it to Sallor Main, finer-homes list. Both Lichty and Forbes agree that architectural control, plus a determined desire to build up a better place to live, has led District 7 to the top of San Diego's finer-homes list. **Plumbing - Heating - F-1168** Serving Greater San Diego Since 1902 with a complete Plumbing and Heating service. For repairs—OUR SERVICE CALL before the shop is your door. **FRED A. REILBORN AND SONS** at 1644 TWIN Ave. (Home Location Since 1904.)

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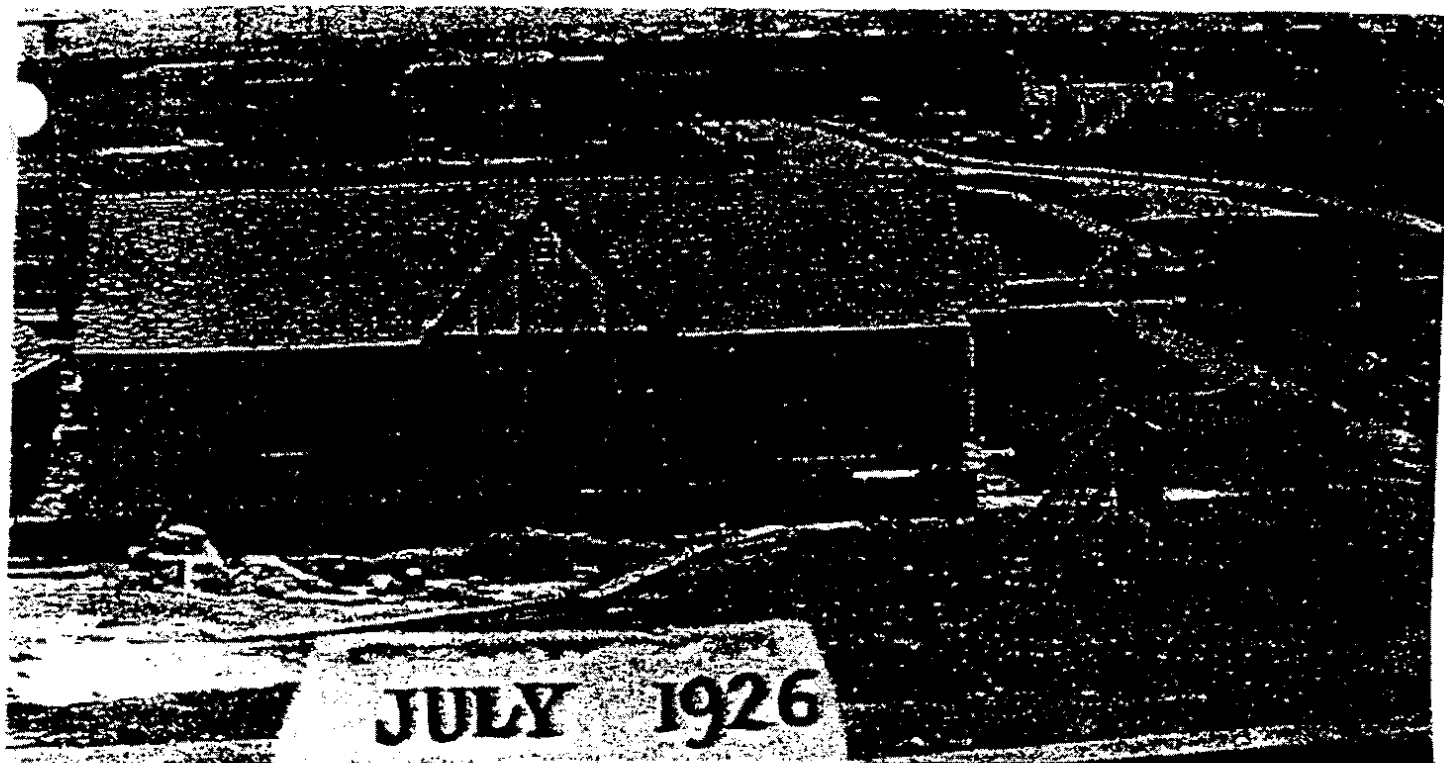
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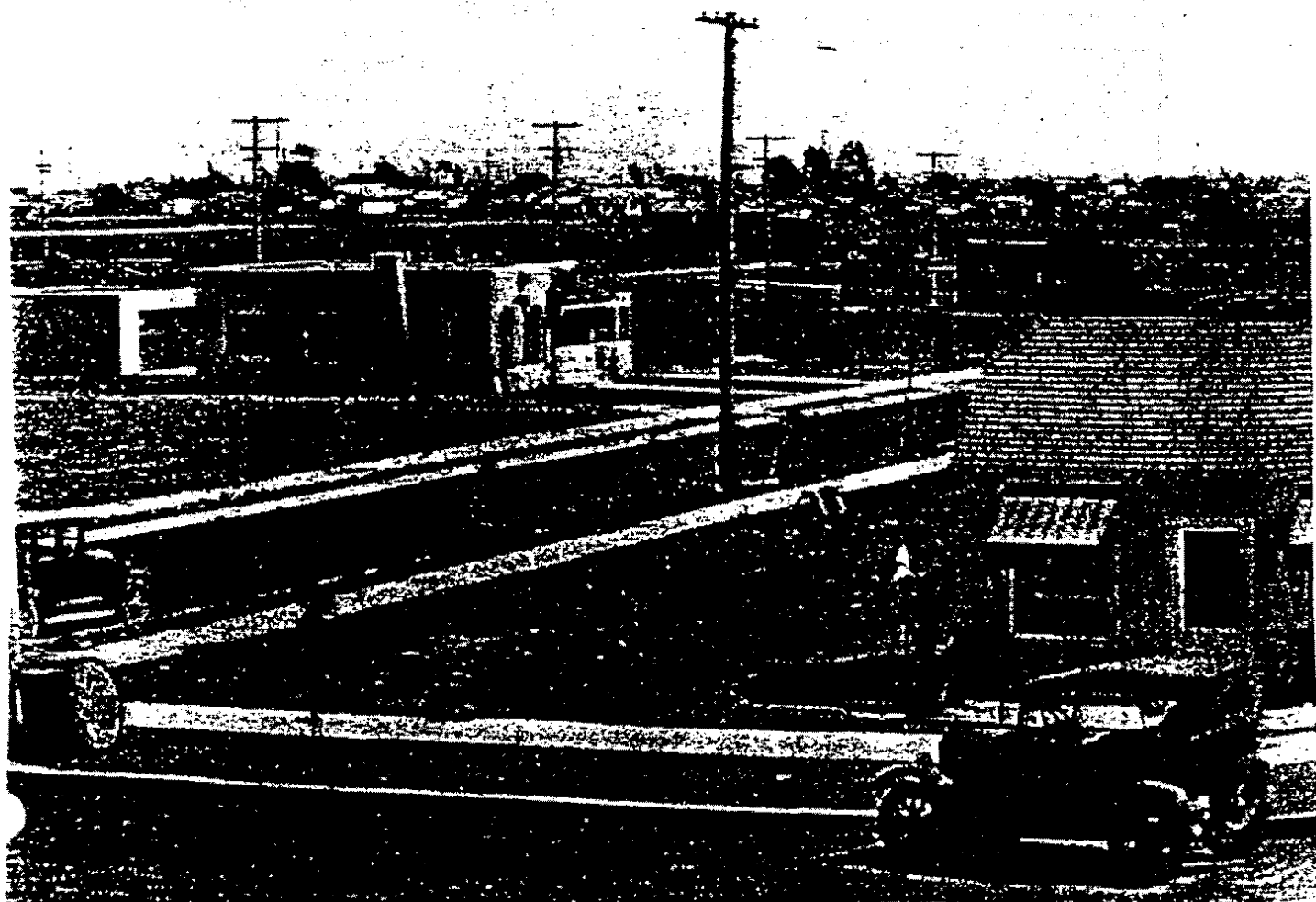
**NAILS**

37024341



**JULY 1926**

Looking east on Adams Ave. from Aldine Dr. House in the foreground is at 4276 Adams Ave. See the top of the "Talmadge Sisters House" in the distance and the Rodriguez house on the left:



Looking southeast-Talmadge Real Estate Office at the southwest corner of Van Dyke Ave. and Adams Ave. 1926. Notice the buildings in East San Diego in the background



# Kensington-Talmadge Park Histories©

Vol. I No. 3

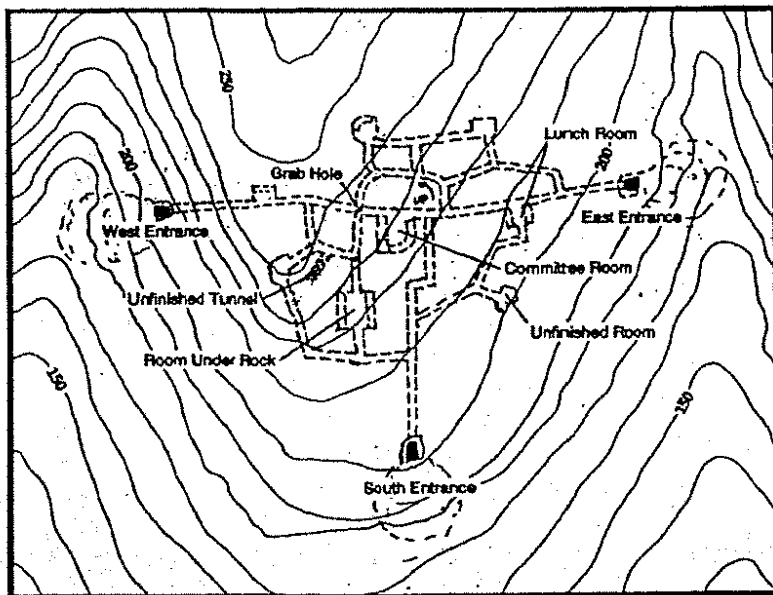
"I say, Give me some boys, supply them with shovels, good sandstone, and a little direction, and I'll show you how to 'out mole,' and 'out dig' any giant gopher in the world. I'm talking about caves son, boys and caves go together, and I aim to dig a big one." These could have been the words of W. R. Young back in 1916 if he had been interviewed on his way from his house on Mountain View Drive, down Adams Ave., across what would later be Talmadge Estates, and to the site he had chosen above, what is now, Montezuma Rd.

At the age of seventy, why Mr. Young started digging the system of tunnels, known as Young's Caves, have been left to conjecture. After his retirement as druggist, publisher and preacher, it was probably for health reasons. Whatever, it was good exercise and was certain to keep him entertained for years. Mr. Young died of injury caused by an automobile accident in 1938 at the age of 93.

The City Council of 1917 decided that the caves were dangerous, and ordered them dynamited. With the help of a neighbor and his gang of kids, Young had the caves cleared of rubble and open in no time. This was just the first time that various authorities attempted to close the caves over the next 50 years.

The caves were located at the northeast corner of Fairmount and Montezuma, about three fourths the way up the hill. It had three entrances, the west entrance with a tunnel running more or less straight through the mountain to the east entrance 250 feet away. The front entrance, added later, was 100 feet to the south, and at right angles to the main west-east shaft. The tunnels were, for the most part, 2'3" in width, and tall enough for a man to walk upright.

The author remembers his first experience in the caves in 1933, at the age of nine, when my father took me there. We entered through the south entrance, he going slowly with me following almost in his shoes. The light from the candles, was just enough to see a few feet in front of



you, but it was the only source of light, and not reassuring. Everything went well until we came to the "Grab Hole," a small hole dug between tunnels where one crossed over the other. The favorite prank was to blow your candle out, or pull an unsuspecting kid's hair. Our candles were blown out. During that endless time in the dark, till my father finally relit his candle, I convinced myself that caves were for the older kids.

Young's Caves were finally, and permanently closed in 1970, the area has been relandscaped and built over, ending an interesting era.

In the next Kensington-Talmadge Park Histories©: "The Presidents of Kensington-Talmadge."

For more information about the other caves, see the upcoming book, Kensington-Talmadge 1910-1996, a redesign and update of Dr. Baumann's Diamond Jubilee book, Kensington-Talmadge 1910-1985.

*Aston*

Please see reverse

## Talmadge-Kensington HiStories

Wednesday morning, February 5, 1930, the crowd was horrified, as a single shot rang out, hitting the General in the right side of his face. Everyone had come to Mexico City to celebrate the inauguration of General Ortiz Rubio, shining star of the Revolucionario Institucional Party, and the 33rd President of Mexico. Though the bullet came very close to ending his brilliant career, he escaped with only minor injuries. His problems, however, were just beginning. The Mexican economy was in such terrible shape, as was the rest of the world in the deep depression of the 1930's. It would have baffled Solomon to make equitable decisions. The General though pretty well competent in solving his own fortune, his expertise wasn't banking.

The Mexican Legislature, largely of the opposition party, was a constant thorn in his side. After two years in office General Ortiz Rubio decided that he should leave well enough alone. He was still alive, he had managed to save a bit of money, beckoning in the wings, safe across the border was San Diego, California, US of A. He wisely left the grief of Mexico to his Vice President General Rodriguez.

He had chosen Talmadge Park No. 2, 4321 Alder Drive, as the location of his house. General Rubio spent years, with the help of labor brought up from Mexico, beautifully landscaping the canyon behind his house. Beautiful terraces of natural stone march down from the house to the bottom of the canyon. You can be still see this today, as you drive up Aldine Drive west from Fairmount Ave. to Adams Ave.

The 34th President, General Abelardo Rodriguez, after whom the Tijuana Airport is named, was a past Governor of Baja California, Vice President of Mexico, and fellow member of the Revolucionario Institucional Party, served out the rest of General Rubio's term of office, from February 1932 to February 1934. He could only serve the remainder of Rubio's two years, because Mexican law forbid a president from succeeding himself.

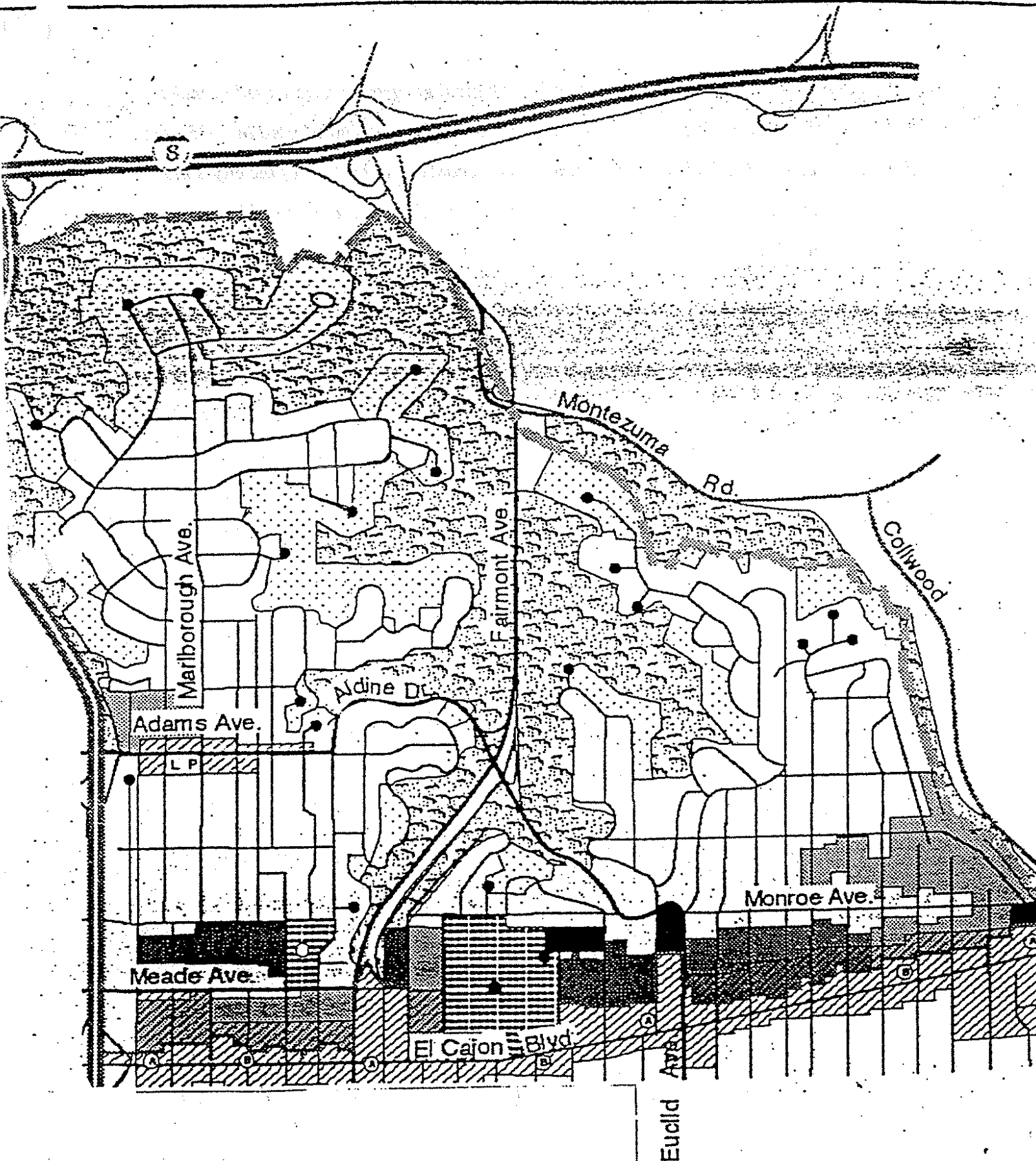
General Rodriguez moved to San Diego shortly after his term ended, and bought the house at 4379 North Talmadge Drive, built by B. J. Carteri. Carteri was an entrepreneur who had established a business complex, "Carteri Center," at what is now Normal Heights, including what was then the Carteri Theater. The house was next door to the old stone "Talmadge Sister's House," Ted Young, now a retired banker, and the son of Douglas Young, the President and General Manager of the old Qualitee Dairy, lived a few doors up the street. He remembers playing "kids poker" with his older brother, and the General's oldest son Abelardo. They played, using stacks of Mexican money of various denominations featuring the General's picture on each bill.

In the next Kensington-Talmadge Park HiStories©: "There once was an Island in Kensington."

*For more information on the President of Talmadge, see the upcoming book, Kensington-Talmadge 1910-1996, a redesign and update of Dr. Baumann's Diamond Jubilee book, Kensington-Talmadge 1910-1985.*

Please see reverse





PRIMARY RECORD

Primary # P-37-024341  
HRI # 37024341  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ S.M.

c. Address South of Moore and east of 44th St City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

The gates were constructed circa 1916-1918 as part of the identifying boundary gateways for the new subdivisions of Talmadge Park unit 3 and Talmadge Park Estates unit #1. There are eight locations of the gates. The gates are approximately 10 feet long and 15 feet high. They are made of ornamental black iron with fanciful curves and floral design. Ornamental lights cap the gateways or hang from "giraffe" like gates. The gates are attributed to Robert Carlson, engineer, and fabricated by Union Machine Work, San Diego.

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

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



P5b. Description of Photo: (View, date, accession #) Gateway into Talmadge Park Estates unit #1 going west on Adam crossing

\*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both  
Circa 1916's

\*P7. Owner and Address: City of San Diego

\*P8. Recorded by: (Name, affiliation, and address) \_\_\_\_\_

\*P9. Date Recorded: \_\_\_\_\_

\*P10. Survey Type: (Describe) \_\_\_\_\_

Report Citation: (Cite survey report and other sources, or enter "none.") \_\_\_\_\_

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

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATIONPrimary #  
HRI#

P-37-024341

## BUILDING, STRUCTURE, AND OBJECT RECORD

F \_\_\_ of \_\_\_

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder)

- B1. Historic Name: Gateway to Talmadge Estates Unit #1 and Talmadge Park Unit #3  
 B2. Common Name: the Talmadge gates  
 B3. Original Use: boundary mark B4. Present Use: same  
 \*B5. Architectural Style: black iron with lights "gardenesque"  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
Circa 1900's; see attachments

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_\*B8. Related Features:  
functions at street lightB9a. Architect: Robert Carls - engineerb. Builder: Union Machine Works, San Diego  
Area \_\_\_\_\_

\*B10. Significance: Theme \_\_\_\_\_

Period of Significance \_\_\_\_\_

Property Type \_\_\_\_\_

Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The gates are unique public landmarks in San Diego history. Around San Diego other gateways to residential developments still stand (the stone pillars in University Heights and Kensington). Just after their construction, the Great Depression of 1909 would cause private building to slow to a standstill. It would not be until after World War II that residential development industry would recover. Additionally the gates have significance in the fact they are associated with early 1900's San Diego, city residential land development Talmadge Park. Talmadge was named after Norma, Natalie and Constance Talmadge Famous Hollywood movie stars.

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

\*B12. References:

see attachments

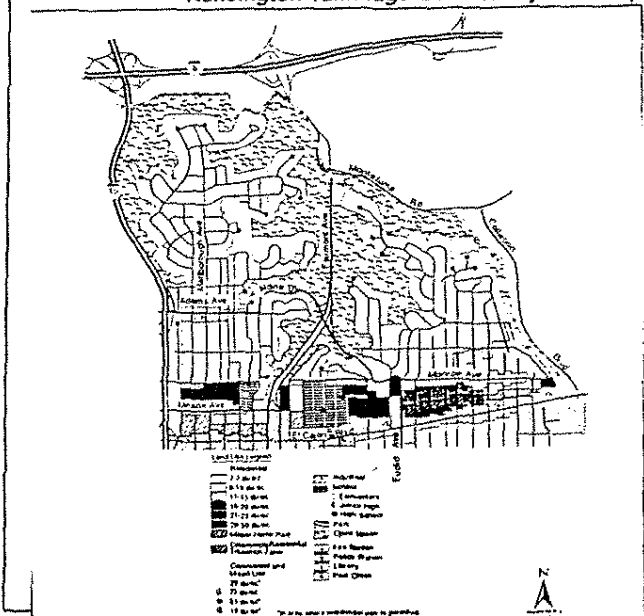
B13. Remarks:

\*B14. Evaluator

Charles Kaminski, Fred J.\*Date of Evaluation: 9/03/04

(This space reserved for official comments.)

Kensington-Talmadge Community Plan Map





## TALMADGE GATES

*A unique history, a cutting edge design and an atypical geography have served to make Talmadge one of San Diego's most distinctive neighborhoods. What started in 1925 as a dream for realtor Roy Lichty and his brother Guy, became in 1928 "one of the city's most attractive close-in residential tracts." Developed "with the aid of considerable motion picture capital," Talmadge was to be forever linked to Hollywood through the legacy of the three Talmadge sisters.*

*The birth of the neighborhood now known as Talmadge, began over a game of golf. Among Roy Lichty's golf partners in the early 1920's was Joe Schenick, President of United Artists Corporation and husband of Norma Talmadge. Roy Lichty convinced Joe Schenick to invest in the property later to be known as Talmadge. Besides Joe Schenick, several other movie magnets and financiers including Buster Keaton, Lon Angel, I. C. Freud, Clarence Brown, Louise B. Mayer and Sid Graumen organized the Southern California Reality Corporation, purchased the property and named Roy Lichty business manager.*

*The property was named Talmadge, after Joe Schenick's wife Norma Talmadge, a silent screen star, and her equally famous sisters' Natalie (wife of Buster Keaton) and Constance. The San Diego Evening Tribune reported on January 4, 1926 that "the Talmadge sisters led a caravan of notables to San Diego on January 3, 1926" to the formal opening of Talmadge Park which had "a squad of four state motorcycle police . . . directing traffic [through] Kensington Park [which] had more automobiles pass through it . . . than ever before . . . [the] crowd [was] estimated at more than 10,000 persons and probably the largest that has attended a real estate opening in the history of San Diego . . . named after them San Diego's newest subdivision was over seen by the famous motion picture stars Norma Talmadge, Constance Talmadge and Natalie Talmadge and her husband Buster Keaton . . . the Talmadge sisters entertained and sang . . . [participated] in ground breaking . . . by planting a Monterey pine tree."*

## TALMADGE GATES

*The Talmadge development incorporated many of the cutting edge concepts which were so successfully used in the development of Kensington Park. "Covering about 500 acres laid out in 11 miles of fully improved boulevards and roads" it was "self sufficient." Promotion materials from 1928 advertised Talmadge as the "great new residential section that has everything." The Talmadge neighborhood was designed to be a city within itself. The finest schools from grade school to college were available; business, shopping amusement, medical, church and other centers were easily accessible. High residence community standards were guarded by "well-chosen restrictions" designed to preserve and enhance the value of the property. Today's homes in Talmadge are still in great demand due to the foresight of the Southern California Realty Corporation imposing these restrictions. In order to distinguish it from the surrounding properties' ornamental iron gates with lighting marks the southern and eastern boundaries of Talmadge Park #3 and Talmadge Park Estates unit #1. This helped make Talmadge one of the choicest and most select of all resident properties in San Diego.*

*As well as the manmade Talmadge has natural boundaries to assist with distinguishing Talmadge from its neighbors. The property of Talmadge is located on a site which lends itself to clean healthy living and the idea of creating a self sufficient community separate it from its neighbors. This area is inland far enough to escape the fog and dampness, but close enough to the water to benefit from the cool ocean breezes. To the west, Talmadge is bordered by Fairmount Canyon, and to the east by Collwood Canyon. These natural barriers help to create an ambience of small community living to this day.*

## **TALMADGE GATES**

*Through careful planning, and design, Talmadge has survived the Great Depression to become one of San Diego's finest communities. "Talmadge is a special hidden neighborhood . . . the homes are all unique and all with a distinctive individuality acquired over generations of proud home ownership. [The] homes are located on narrow streets with the garages placed at the rear of the lot or off alleys. This creates a wonderful pedestrian oriented community where everyone walks and knows their neighbors."*

# TALMADGE GATES

## REFERENCE

### Book:

Baumann, D.D.S., Dr. Thomas H., Kensington-Talmadge 1910-1985. San Diego: Ellipsys International Publications, Inc., 1984.

Baumann, D.D.S., Dr. Thomas H., Kensington-Talmadge 1910-1997. San Diego: Ellipsys International Publications, Inc., 1997.

### Newspaper:

Tribune Sun 10/22/1948, Home Section:

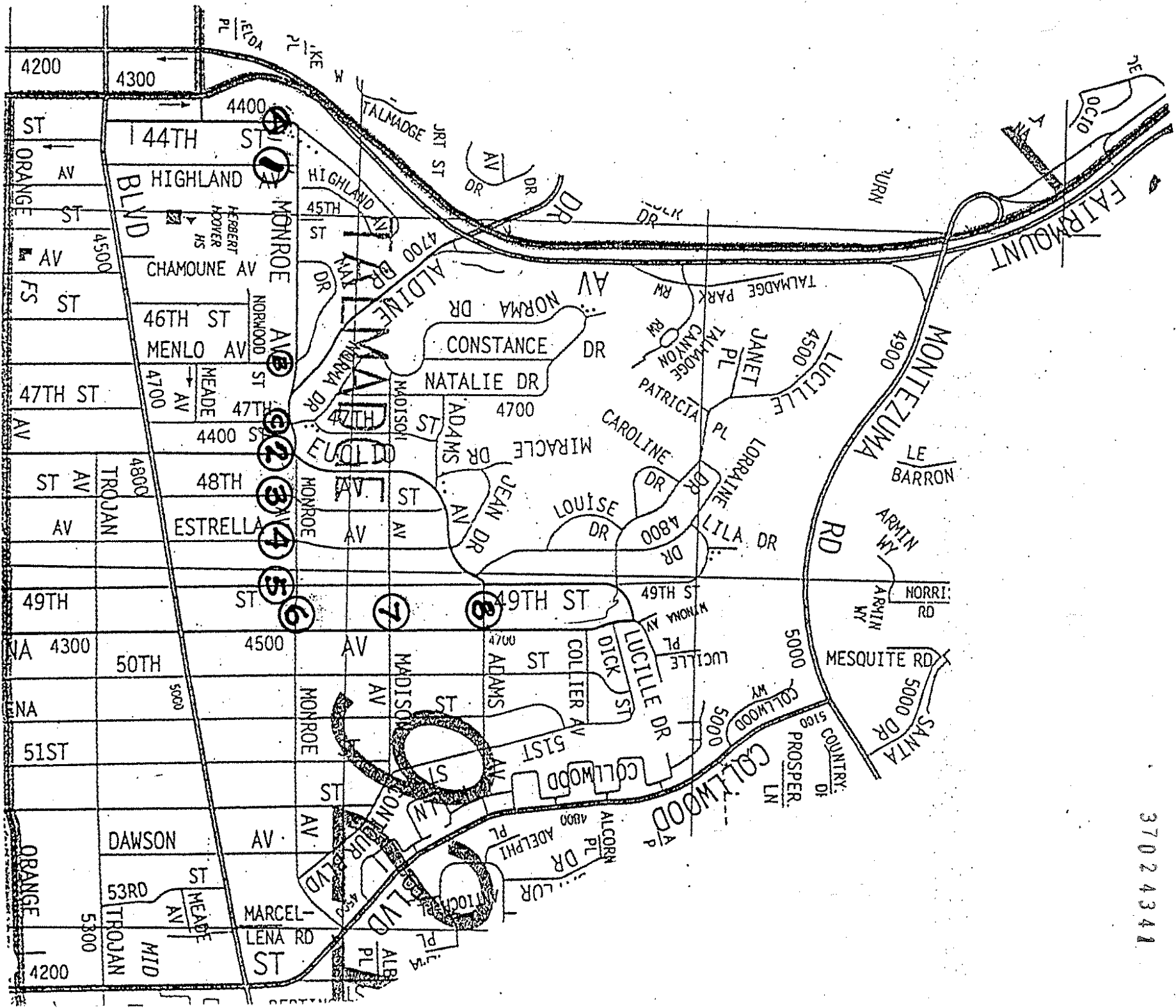
### Document:

"Mid-City Communities Plan", draft, City of San Diego, April 30, 1998.

### Interview:

Ms. Cynthia Samarkos, Fred J. Lindahl III, August 2, 1999, 4550 Estrella Ave.

# LOCATIONS OF TALMADGE GATES





## **Talmadge Gates**

### **Location**

*Talmadge is located east of Kensington and west of College in the City of San Diego.*

*Talmadge was developed between 1925 and 1953. The Talmadge Gates are located in the neighborhood of Talmadge Park Unit # 3(1926) and Talmadge Park Estates Unit # 1 (1928), which are located south of Montezuma Road, east of Fairmont Avenue, north of El Cajon Boulevard and west of Collwood Boulevard. The gates are located south of Monroe Avenue (5 locations) and east of 49th Street (3 locations).*

*The locations of the current existing Talmadge Gates are as follows:*

- 1. On Highland Avenue south of the intersection with Monroe Avenue (Pair of gates)*
- 2. On Euclid Avenue south of the intersection with Monroe Avenue (Pair of gates)*
- 3. On 48th Street south of the intersection with Monroe Avenue (Pair of gates)*
- 4. On Estrella Avenue south of the intersection with Monroe Avenue (One gate)*
- 5. On 49th Street south of the intersection with Monroe Avenue (Pair of gates)*
- 6. On Monroe Avenue east of the intersection with 49th Street (Pair of gates)*
- 7. On Madison Avenue east of the intersection with 49th Street (Pair of gates)*
- 8. On Adams Avenue east of the intersection with 49th Street (Pair of gates)*

*Additionally, from visual observation there appears to have been a pair of Gates:*

- A. On 44th Street south of the intersection with Monroe Avenue (Pair of gates)*

*There may have been gates at the following locations although there is no direct apparent physical evidence:*

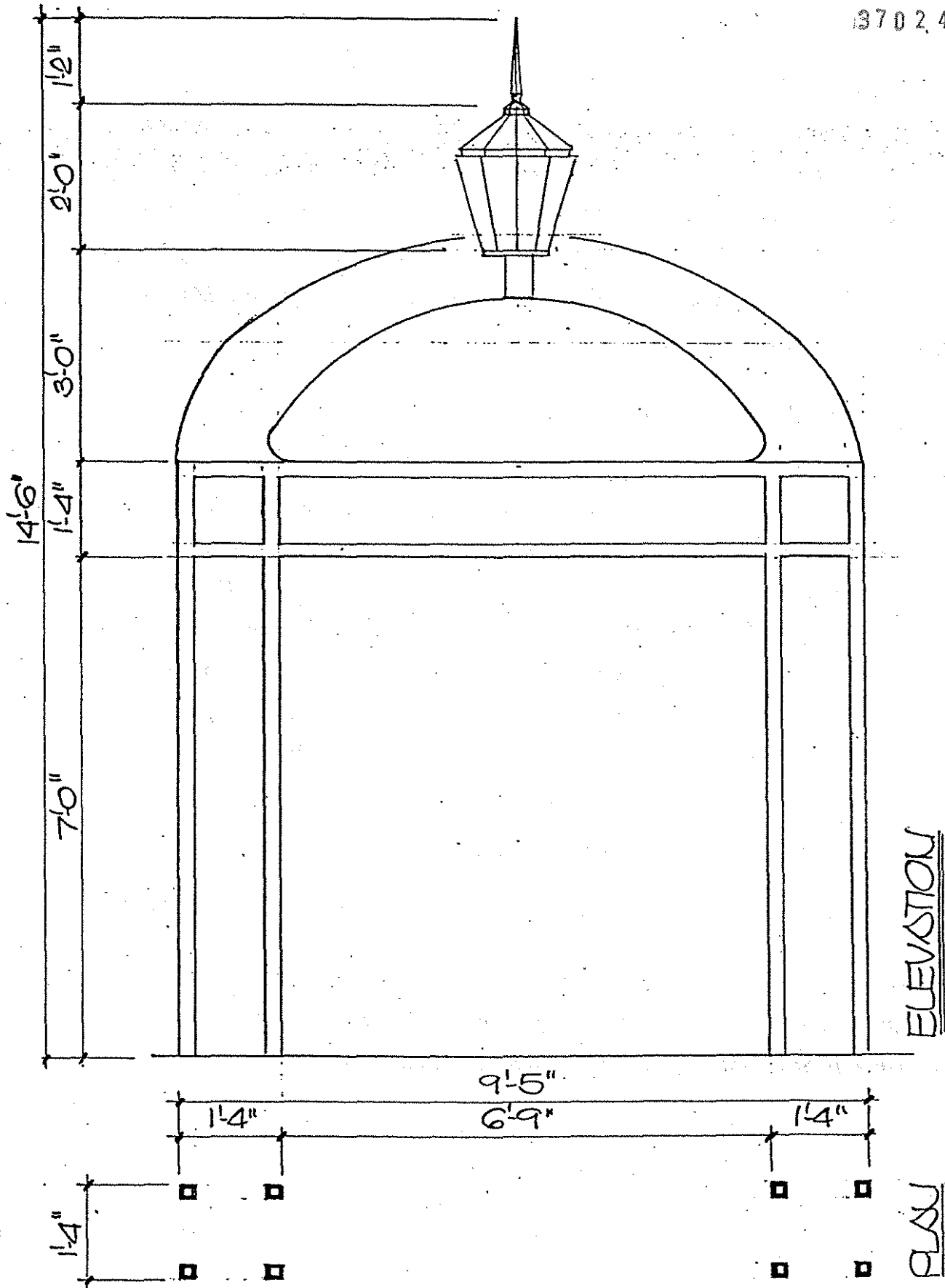
- B. On Menlo Avenue south of the intersection with Monroe Avenue*
- C. On 47th Street south of the intersection with Monroe Avenue*

BY WMH DATE 8/27/99  
CHKD. BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT TALMADGE BEAUTIFICATION  
COMMITTEE  
TRAFFIC CIRCLE TASKFORCE

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
JOB NO. \_\_\_\_\_

37024341



BASIC "TALMADGE ARCH" LAYOUT  
SCALE: 1/2" = 1'-0"

## **Talmadge Gates**

### **Architectural Significance**

*The gates were constructed approximately 1926 - 1928 and formed the landmark entryways into Talmadge Park Unit # 3 and Talmadge Park Estates Unit # 1. The gates are located south of Monroe Avenue (5 locations) and east of 49th Street (3 locations). There is some evidence that a pair of gates was located on 44th Street. There may have been additional gates on Menlo Avenue and 47th Street although no visual evidence was apparent.*

*According to the book "Kensington-Talmadge 1910-1985" by Dr. Thomas H. Bauman, the gates were installed in 1927 and cost \$1100 each. The gates marked the entrances into the new residential developments of Talmadge Park Unit # 3 and Talmadge Park Estates Unit #1. Roy Lichty and his brother Guy, the developers, advertised that this new residential development was where the public could send their children to school from kindergarten through college and not have to move. Talmadge was ideally situated next to the newly approved location of the soon to-be-built State College (now San Diego State University). It was planned to be a development of moderate cost homes. Talmadge was to be San Diego's Pasadena and comparable to the residential development around UCLA.*

*Markings on the gates attribute the design to Robert Carlson, Engineer, and fabrication by the Union Machine Works, San Diego, California. O.U. Miracle installed the streets and sidewalks in Talmadge where his name can still be seen imprinted in the concrete.*

*The gates have significance in the fact they are associated with an early 1920's City of San Diego residential land development, Talmadge Park, that was named after famous Hollywood movie stars: Norma, Natalie and Constance Talmadge. These three sisters had among their circle of husbands, lovers and friends such notables as silent screen star Buster Keaton, comedian George Jessel and movie cowboy William Hart.*

## *Talmadge Gates*

*Additionally the gates are unique public landmarks in San Diego history. Although evidence of the residential development stone pillars are still visible in University Heights around the ostrich lands and on the southern border of Kensington no other public street improvements such as these gates that were built that marked a new residential development in a growing city remain. Just a few years after their construction, the great depression of 1929 would cause private building in the country to slow to a standstill. It would not be till after World War II that the residential development industry would recover.*

### *Notable Features*

*The gates appear to be made of black or wrought iron and are painted silver gray. The gates are approximately 10 feet long and almost 15 feet high to the top of the light fixture. The gates are decorated with fanciful iron curves in flowery shapes.*

*Long time residents of Talmadge remember being reminded as children not to go beyond "the pearly gates". Early photos included in this report show the completed gates without any major residential construction.*

*Each gate or pair of gates is unique to the street they are located on. The Gates on Highland Avenue (Gate 1), Madison Avenue (Gate 7) and Adams Avenue (Gate 8) have a design that some in Talmadge refer to as the "giraffe" gates. These gates have a flat arch frame that crosses the sidewalk and an arched "giraffe" neck arm that supports a decorative light fixture. The Highland gate has the original decorative light fixture; the light fixtures on the gates on Madison and Adams have been replaced with typical standard street light type fixtures.*

*The gates on the remaining streets: Euclid Avenue (Gate 2), 48th Street (Gate 3), Estrella Avenue (Gate 4), 49th Street (Gate 5), and Monroe Avenue (Gate 6) have a symmetrical arch frame with a decorative light fixture.*

## **Talmadge Gates**

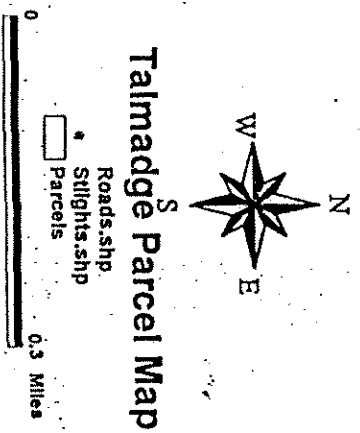
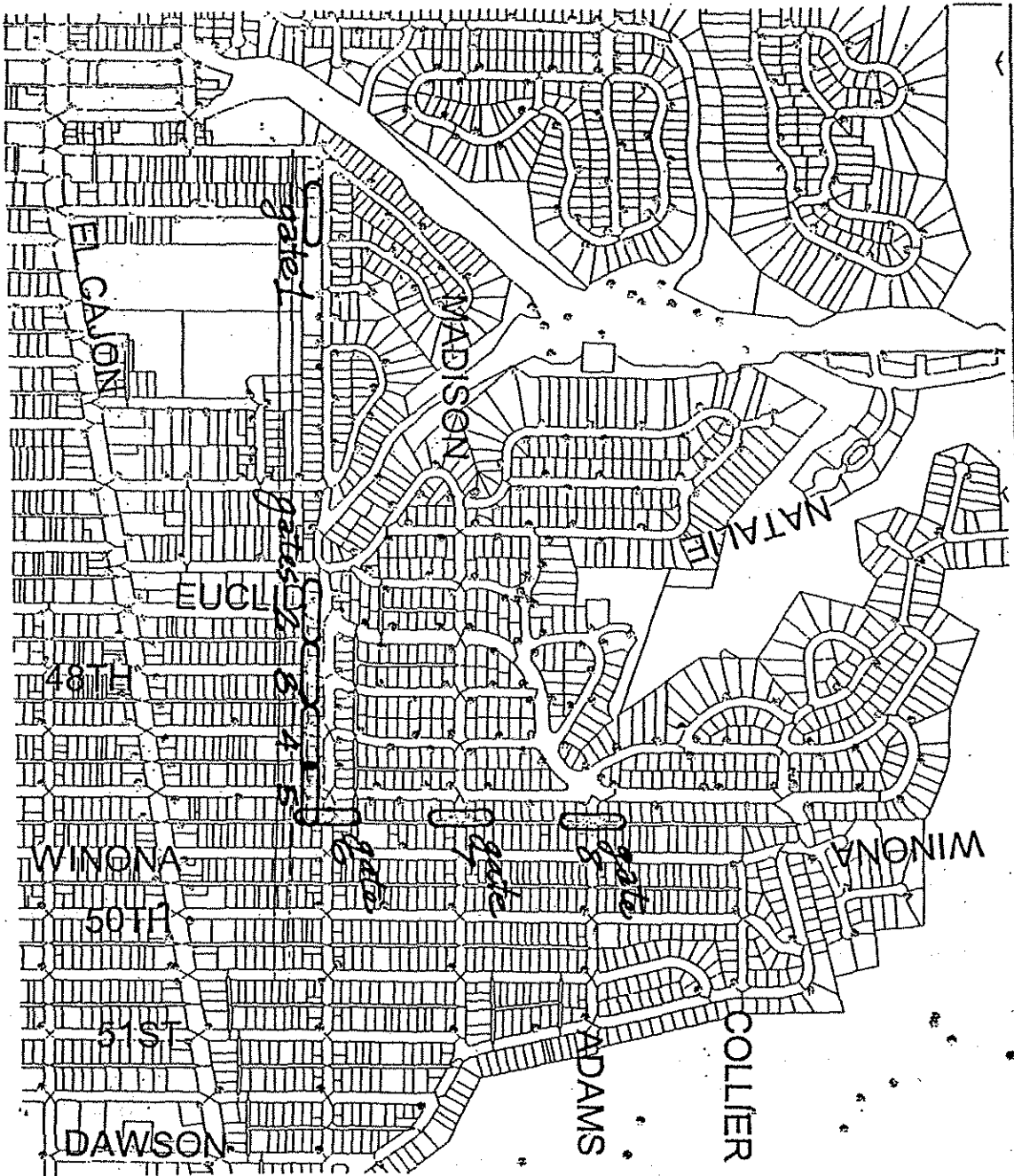
### **Alterations**

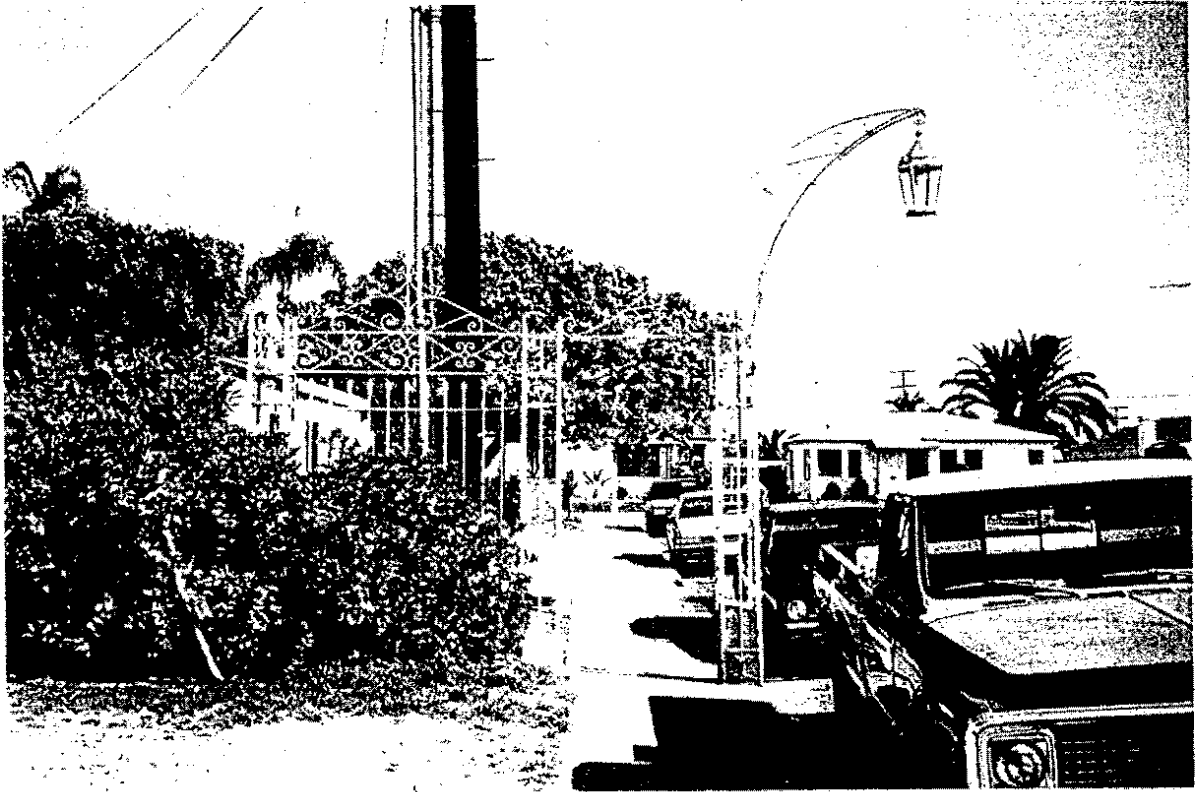
*Some light fixtures have been replaced with "city stock" lighting fixtures that have no similarity to the original unique designs. These fixtures can easily be replaced with designs copied from the originals. Neighborhood Watch signs have been placed on some of the gates obscuring the fanciful iron work. These signs can easily be removed and relocated. Only one gate remains on Estrella.*

### **Conditions**

*The gates are in fair condition. There is evidence of rust and damage to the iron supports. Glass in some of the light fixtures is missing or broken light fixtures. The Talmadge Beautification Committee has discussed restoring and adding new gates to the area.*





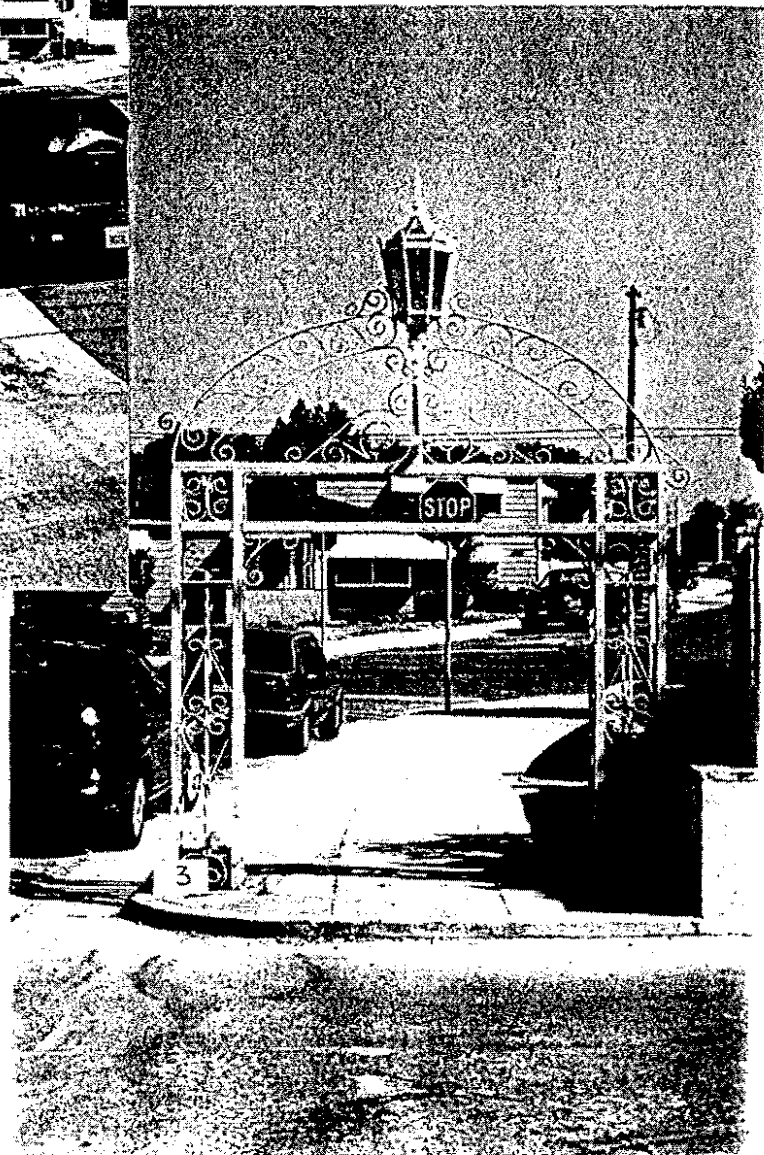
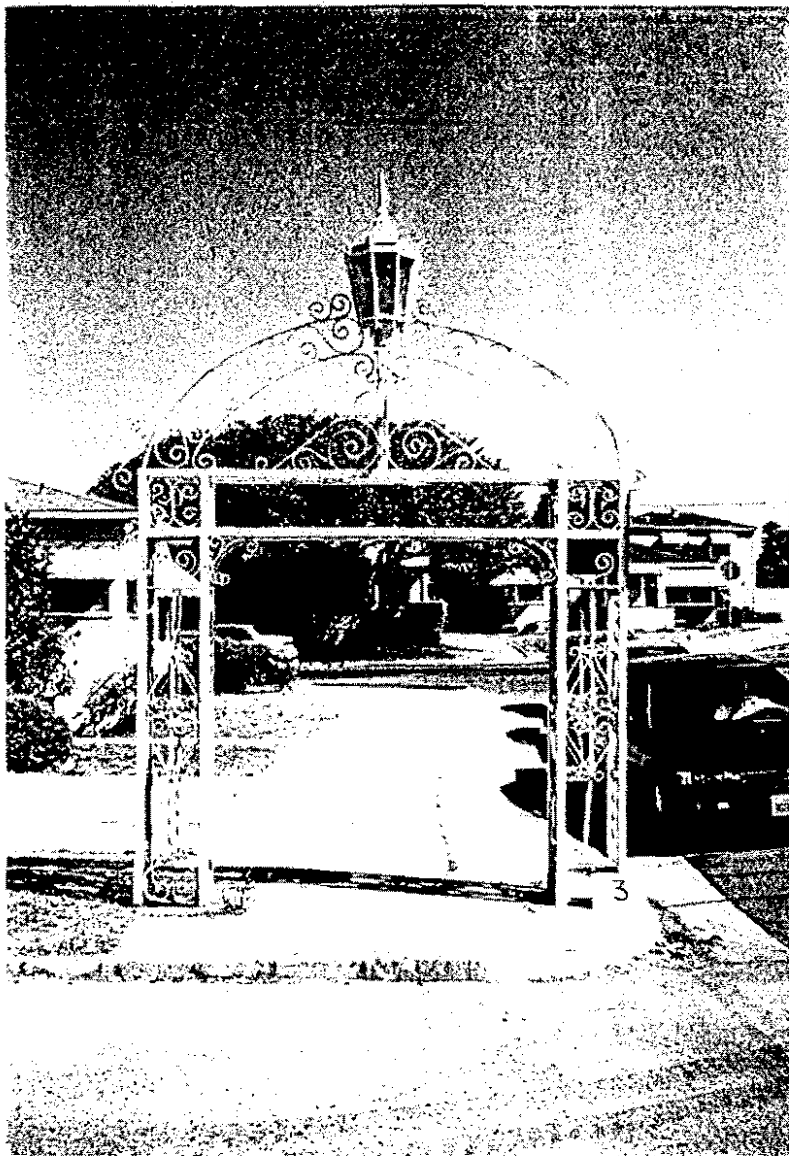


*Gate 1: On Highland Avenue south of the intersection with Monroe Avenue*



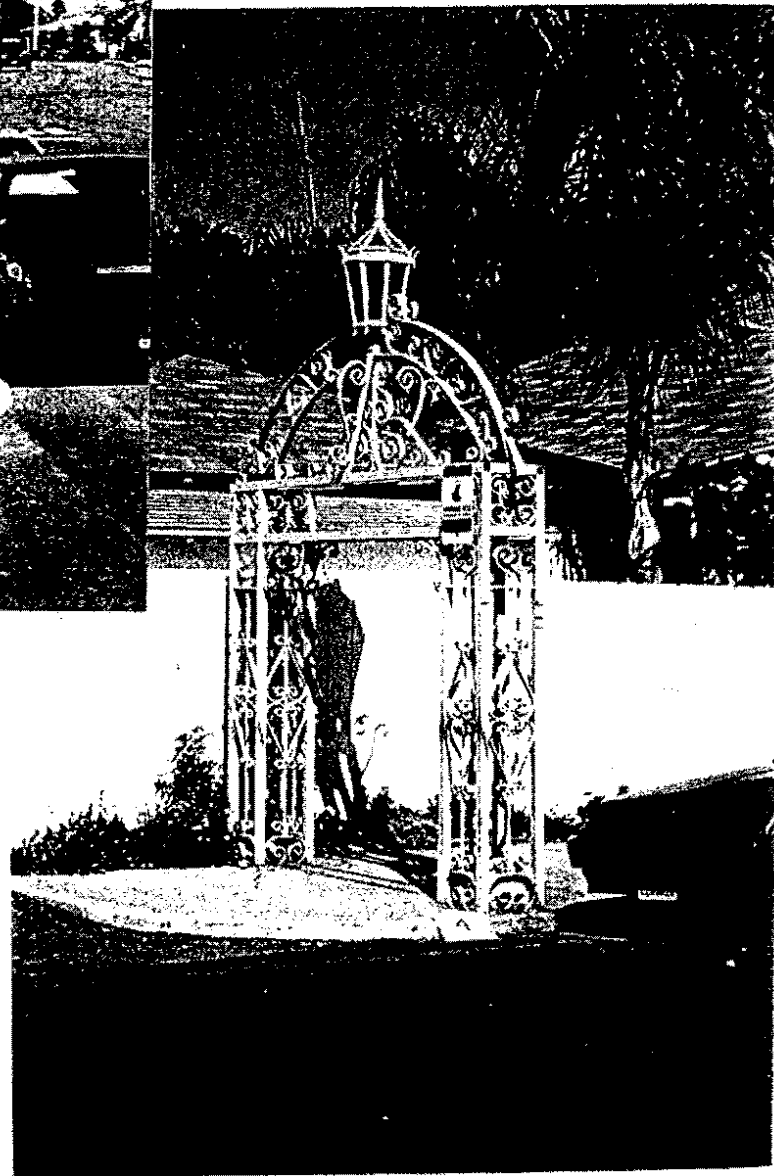
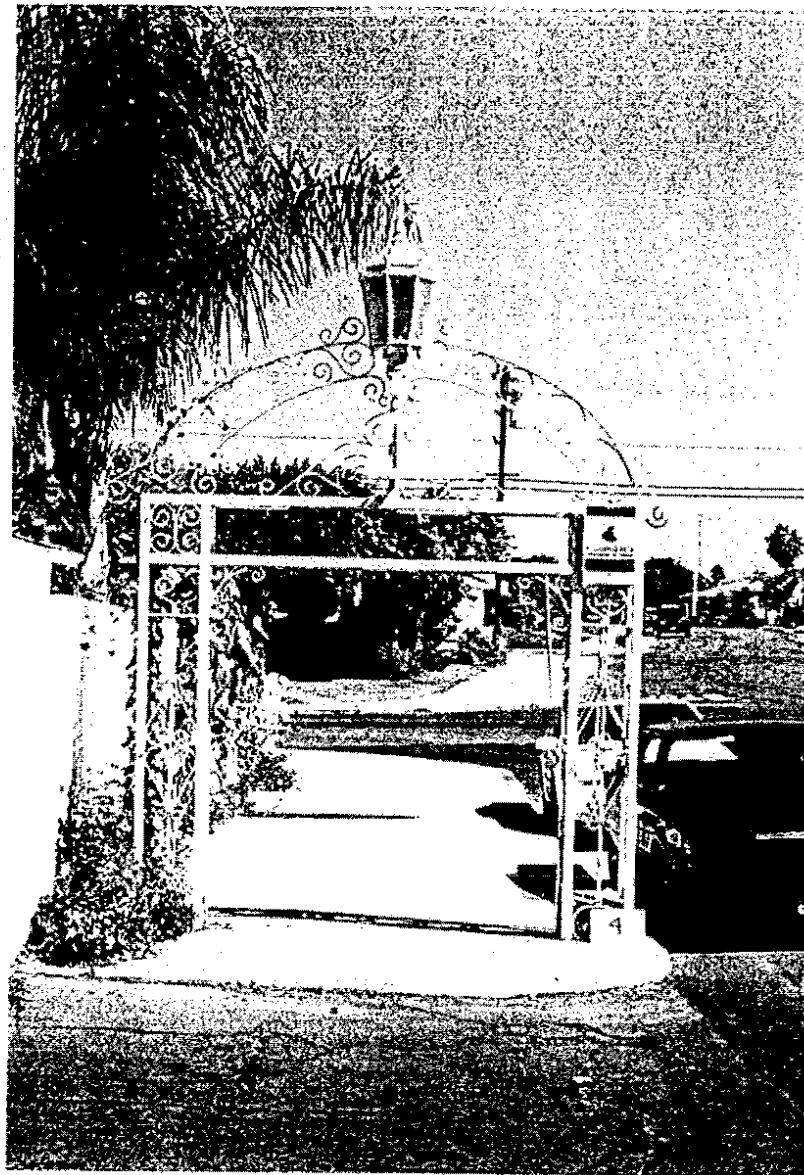
*Gate 2: On Euclid Avenue south of the intersection with Monroe Avenue*

37024341



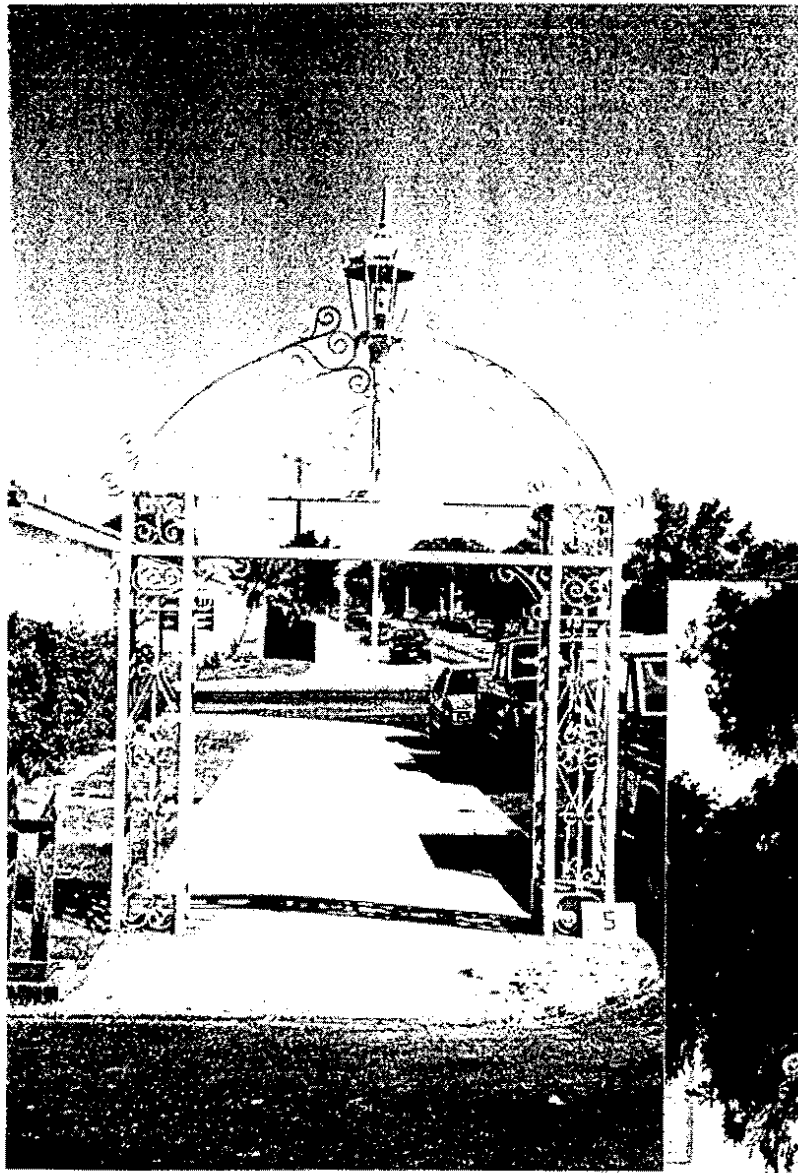
*Gate 3: On 48<sup>th</sup> Street south of the intersection with Monroe Avenue*

37024341

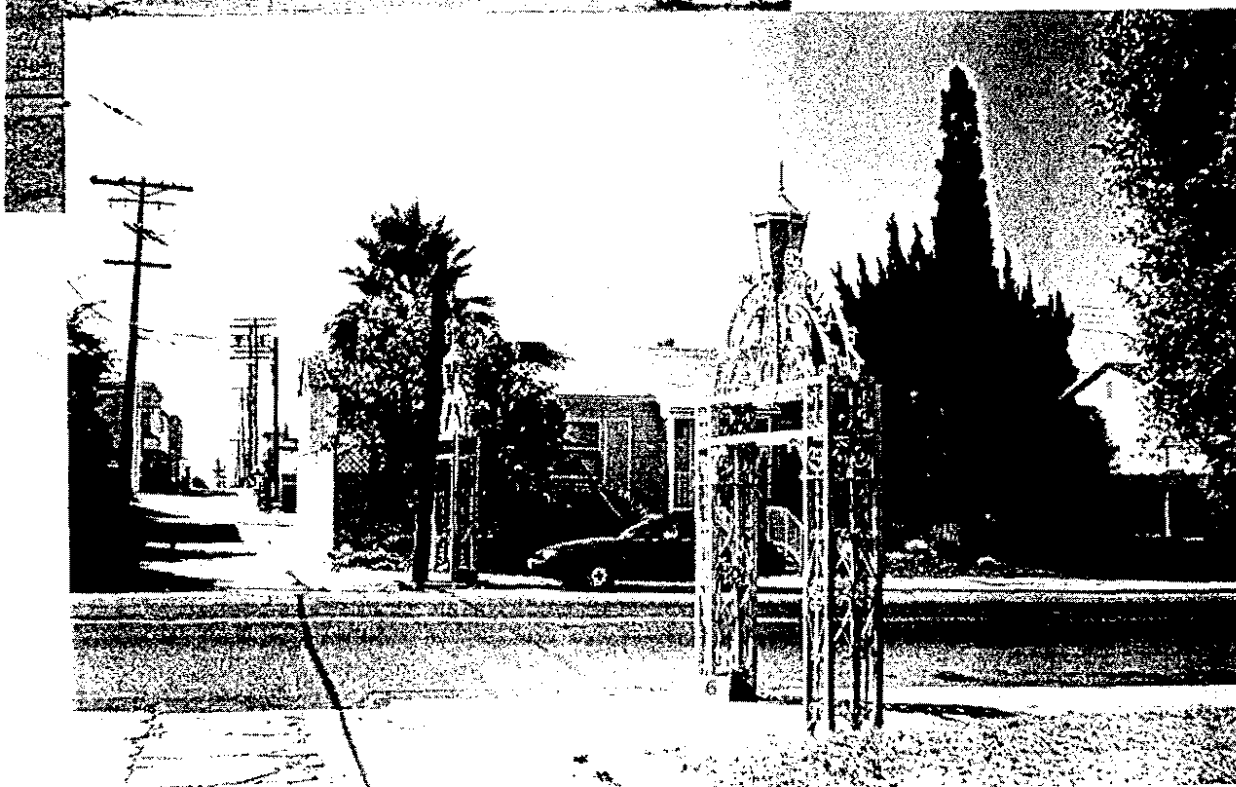
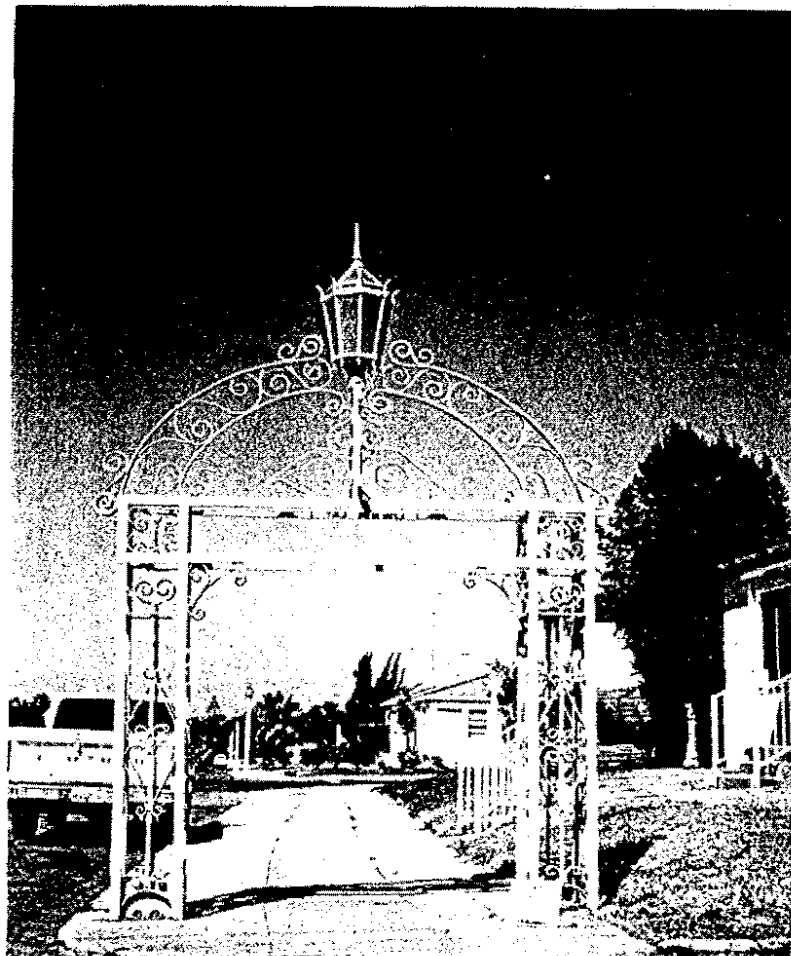


*Gate 4: On Estrella Avenue south of the intersection with Monroe Avenue*

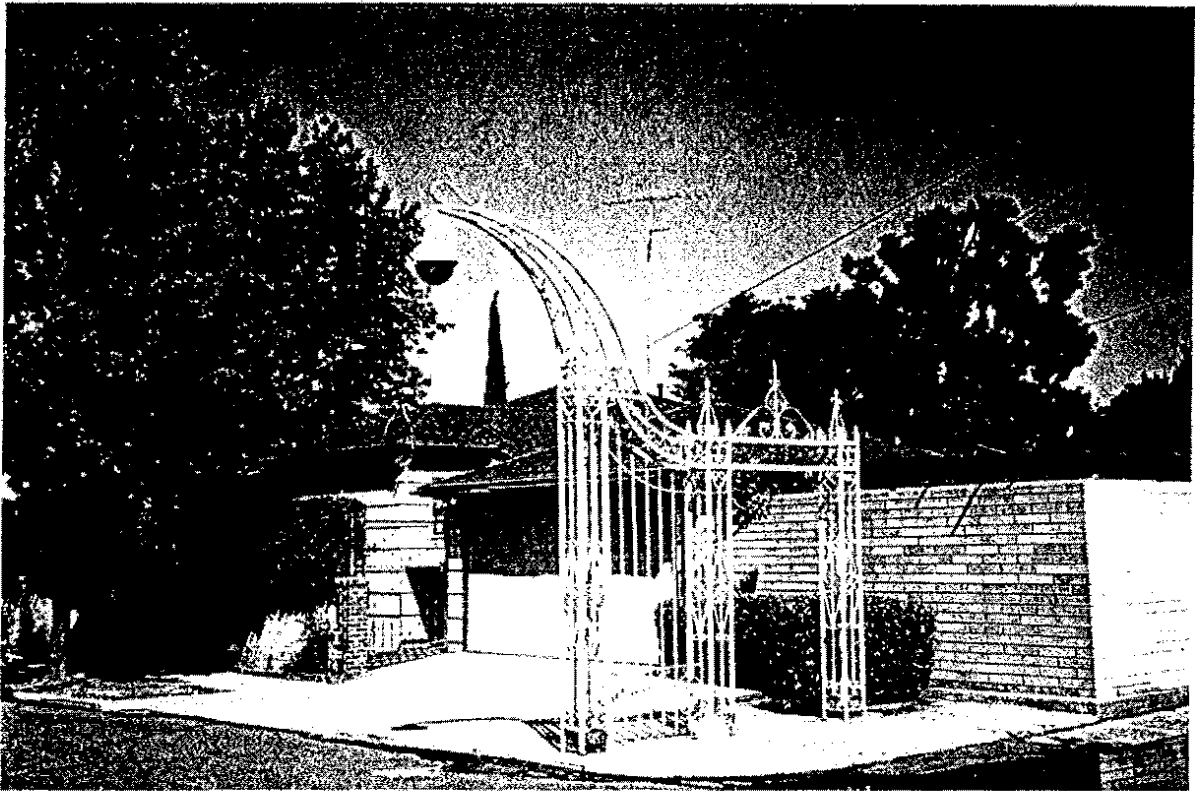




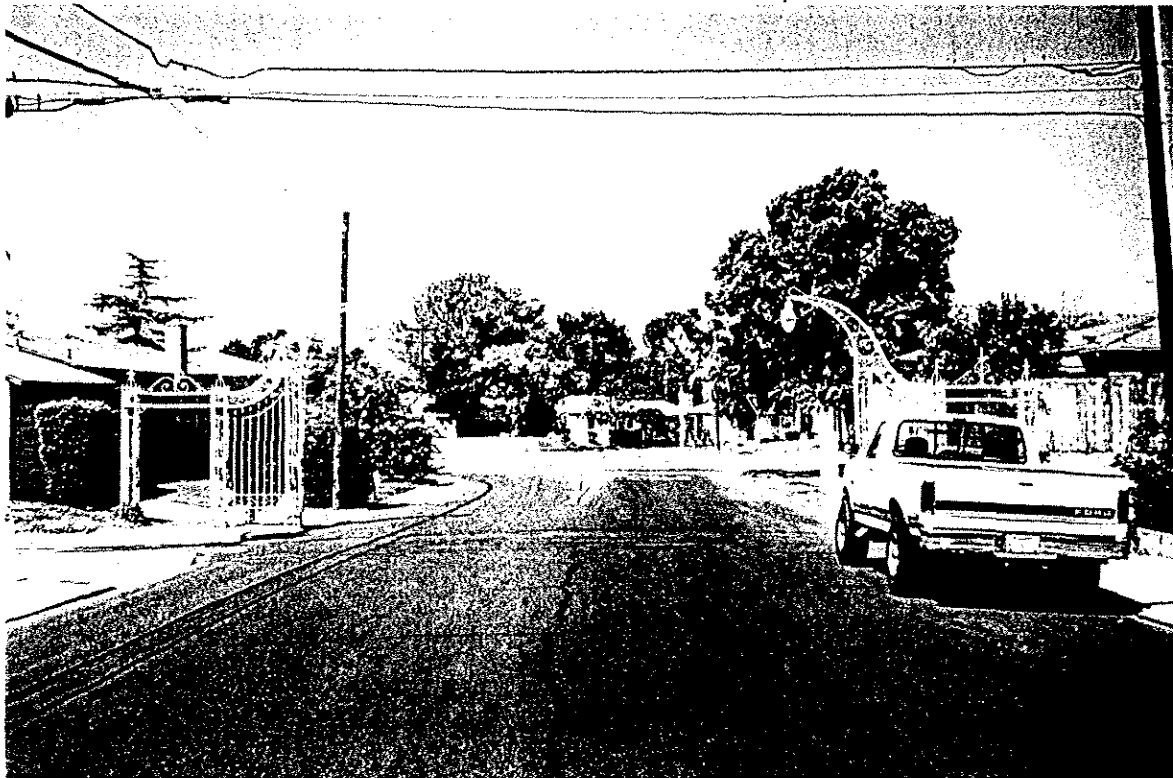
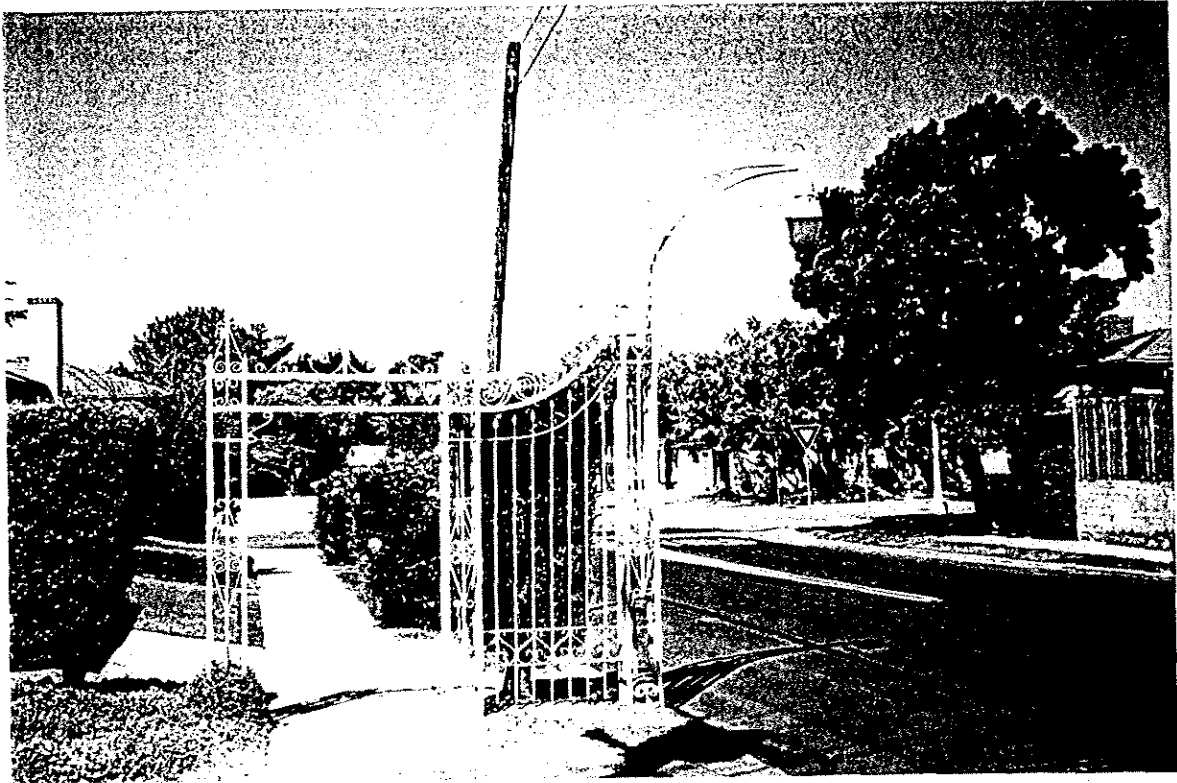
*Gate 5: On 49<sup>th</sup> Street south of the intersection with Monroe Avenue*



*Gate 6: On Monroe Avenue east of the intersection with 49<sup>th</sup> Street*

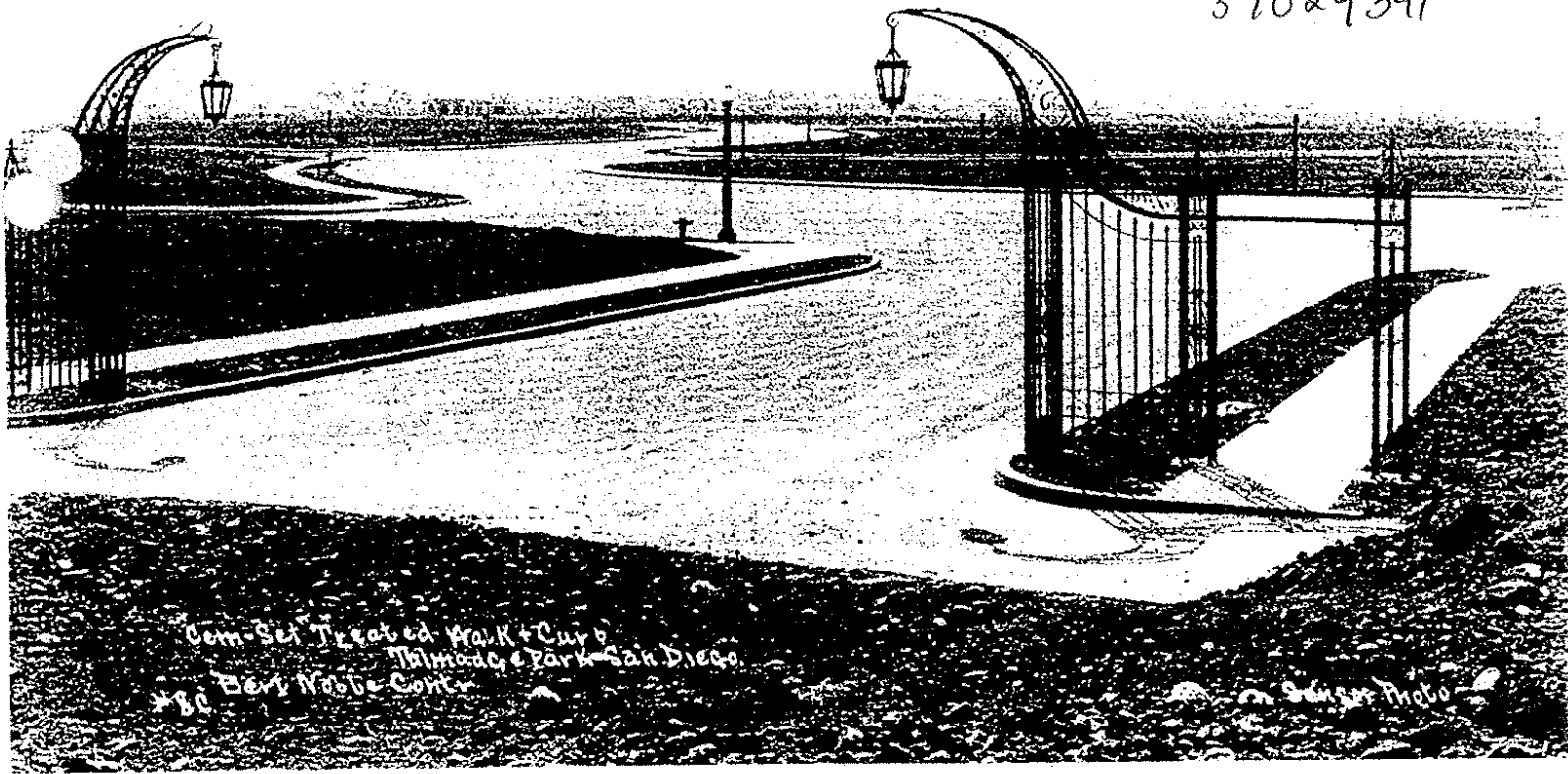


*Gate 7: On Madison Avenue east of the intersection with 49<sup>th</sup> Street*



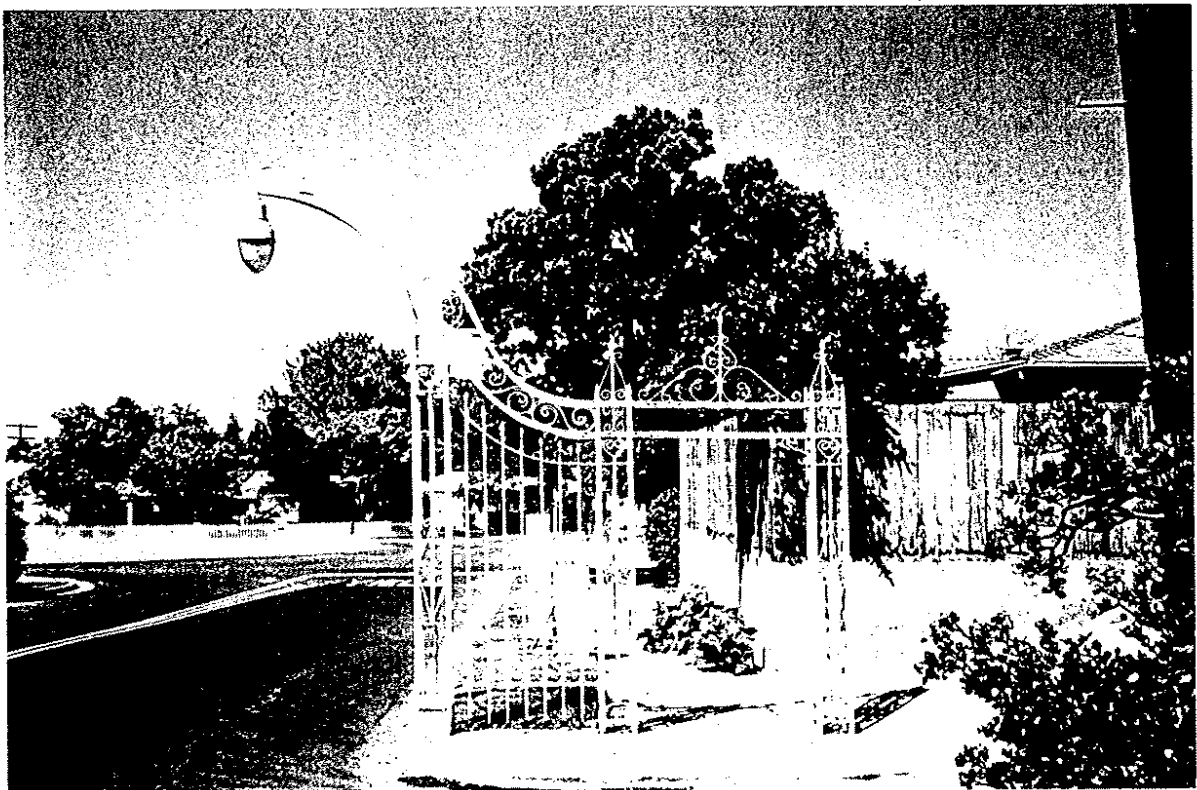
*Gate 8: On Adams Avenue east of the intersection with 49<sup>th</sup> Street*

37024341



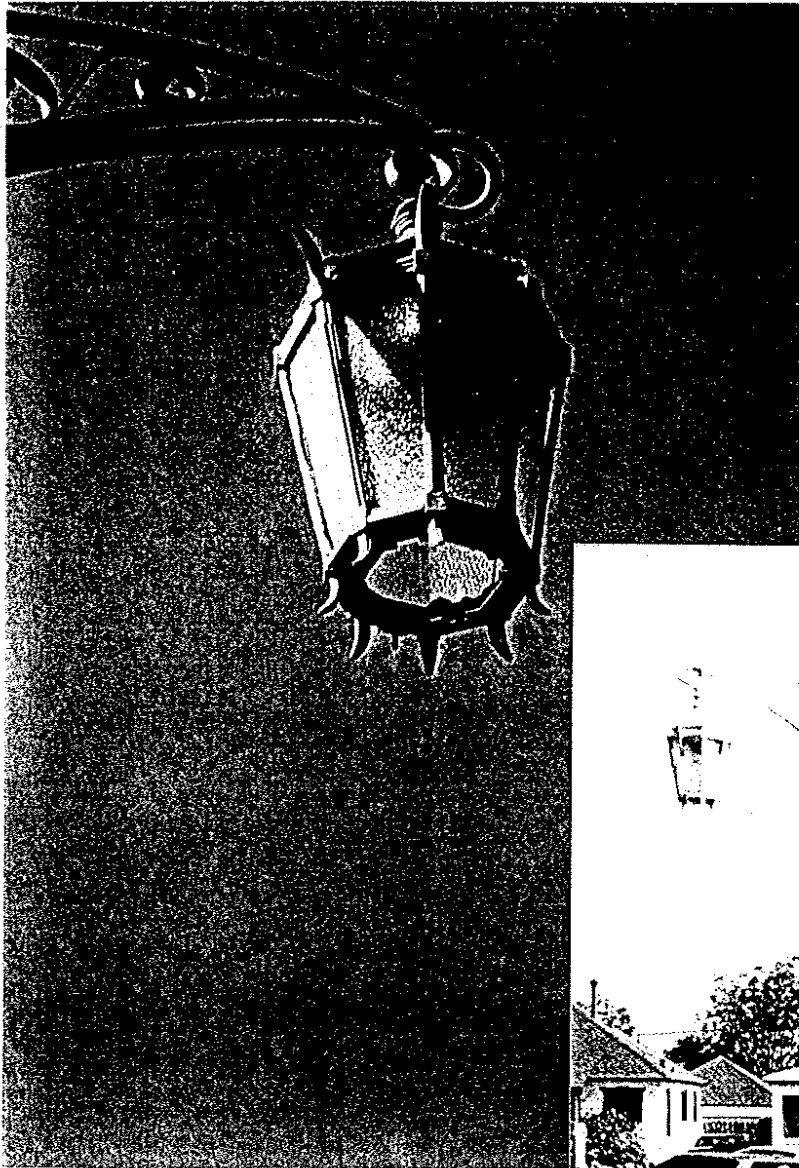
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*Historic Photo of Gate 8 at Adams Avenue east of 49<sup>th</sup> Street looking west (taken circa 1927) and a more recent photo taken in 1999 for comparison.*





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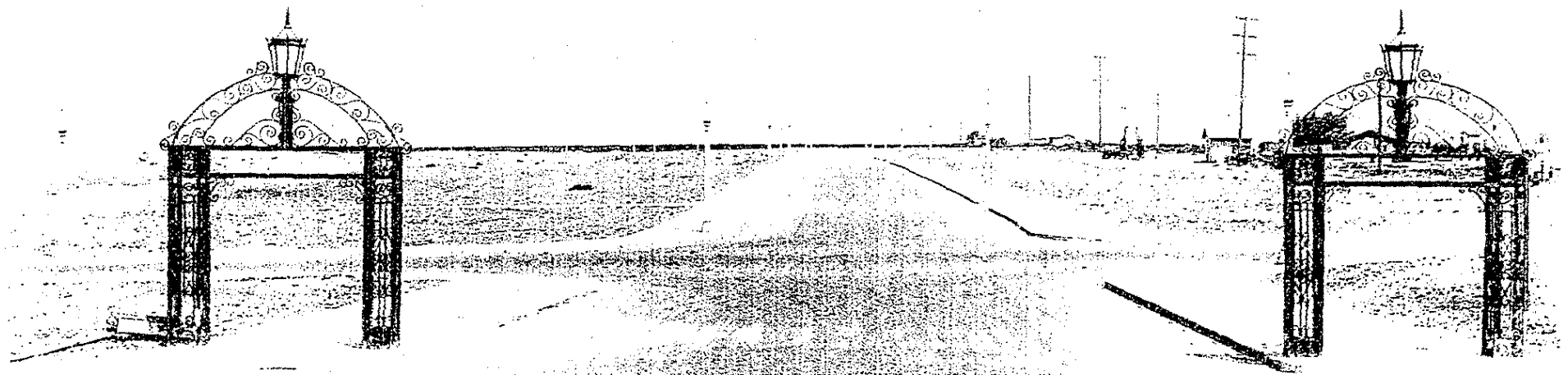


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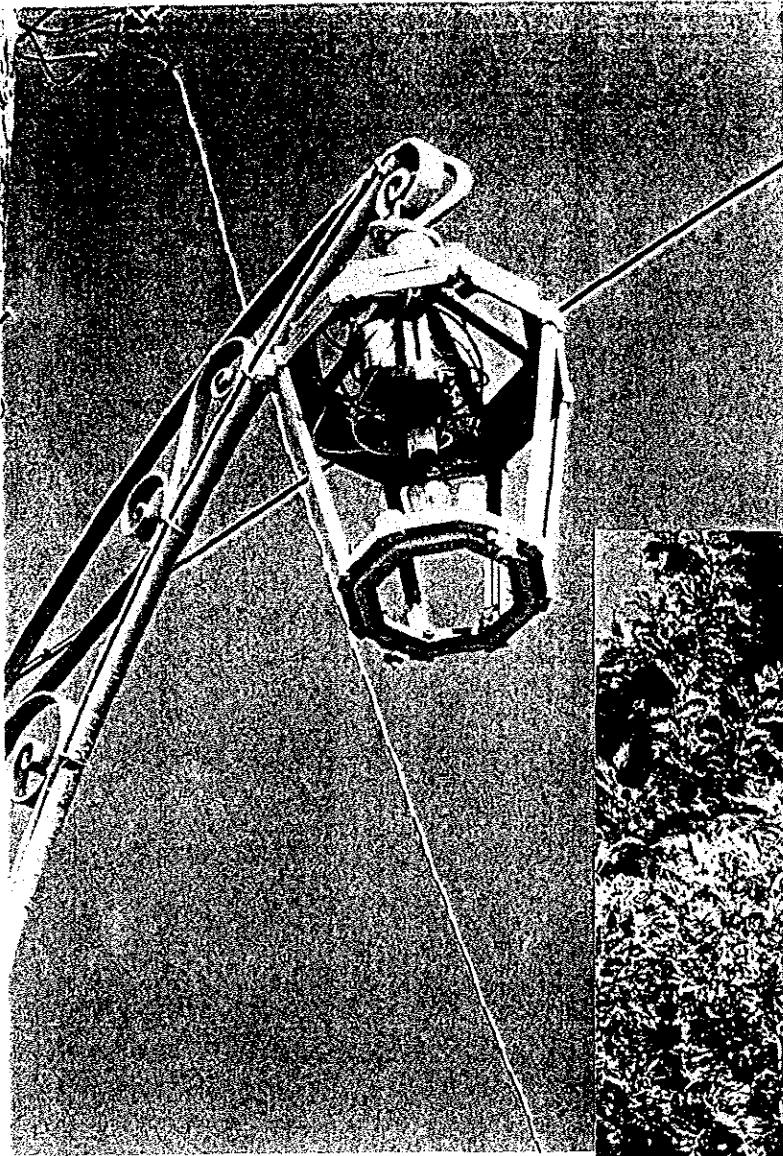


*Existing Conditions*

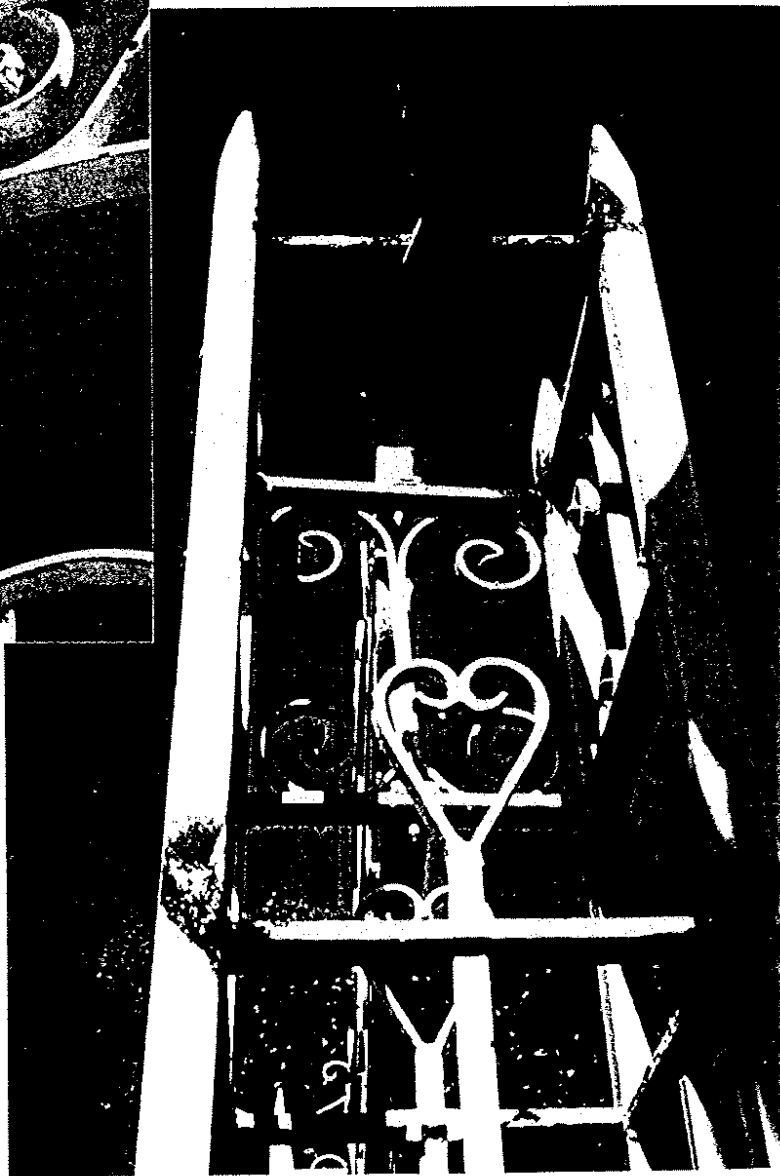
*Historic Photo of Gate 5 at 49<sup>th</sup> Street south of Monroe Avenue looking north  
(taken circa 1927) and a more recent photo taken in 1999 for comparison.*



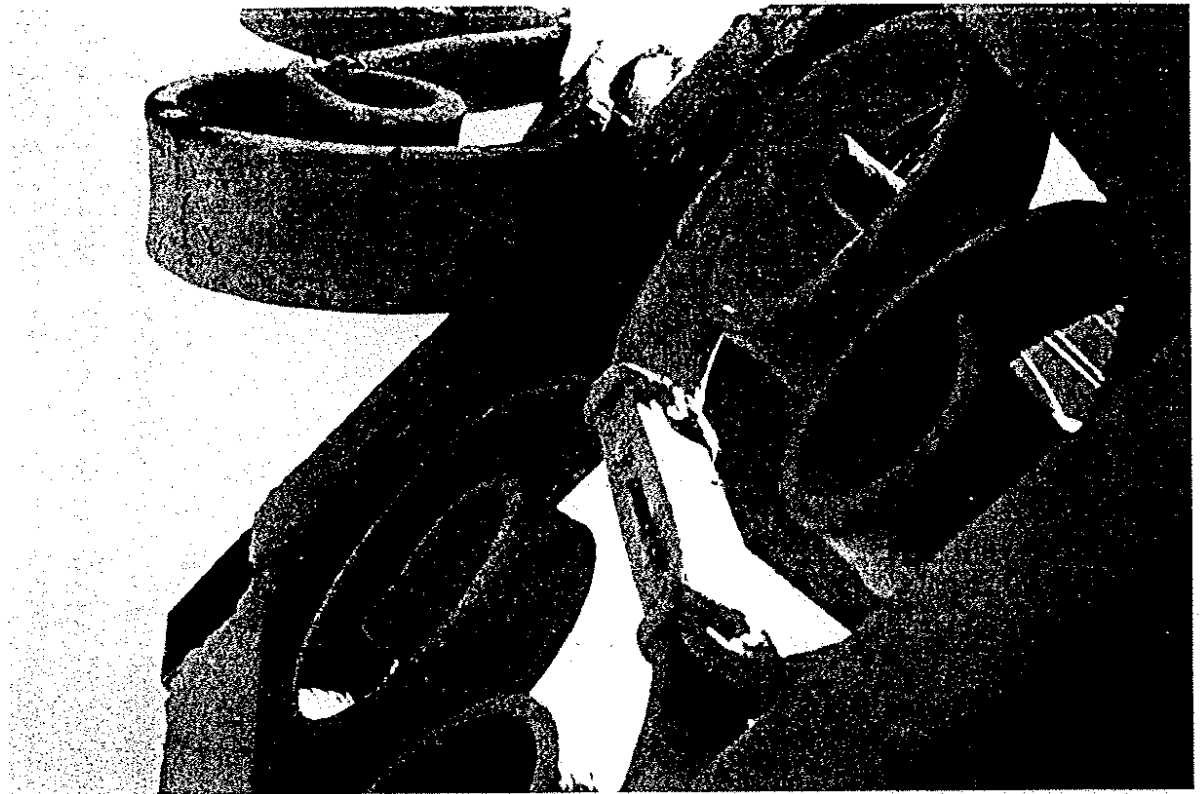
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*Existing Conditions*

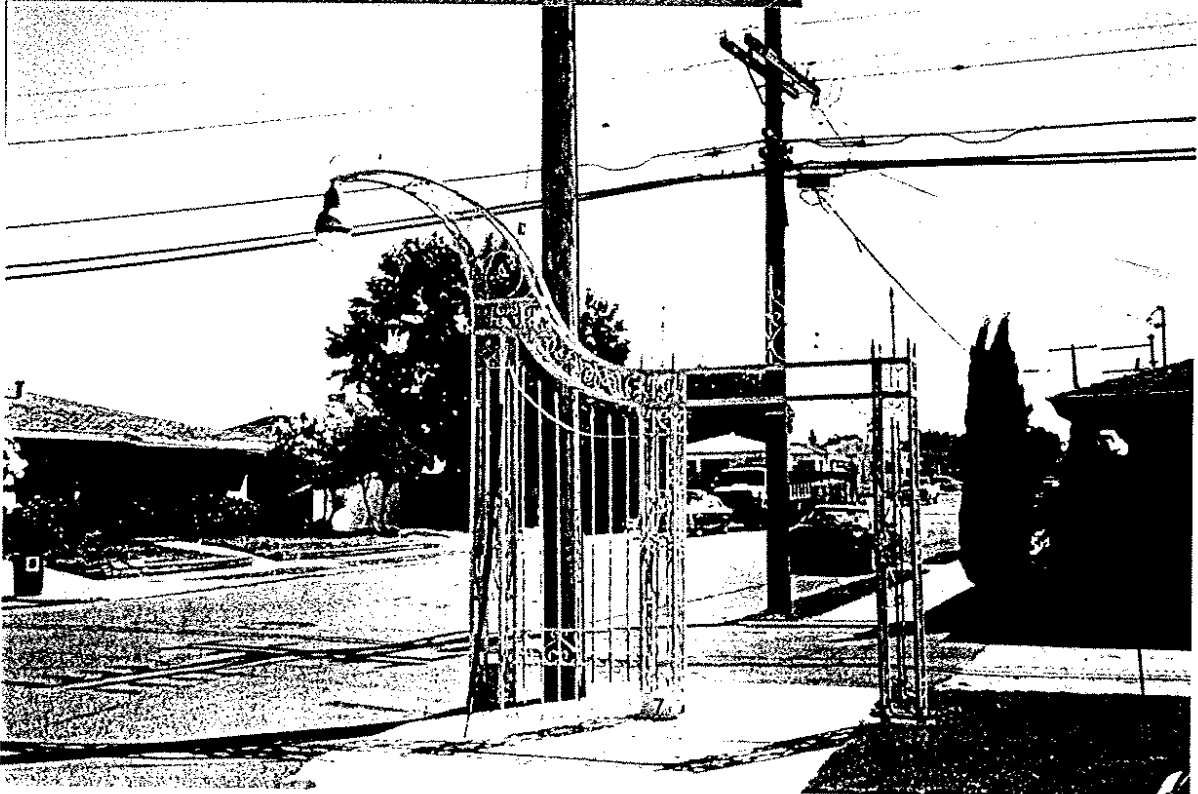
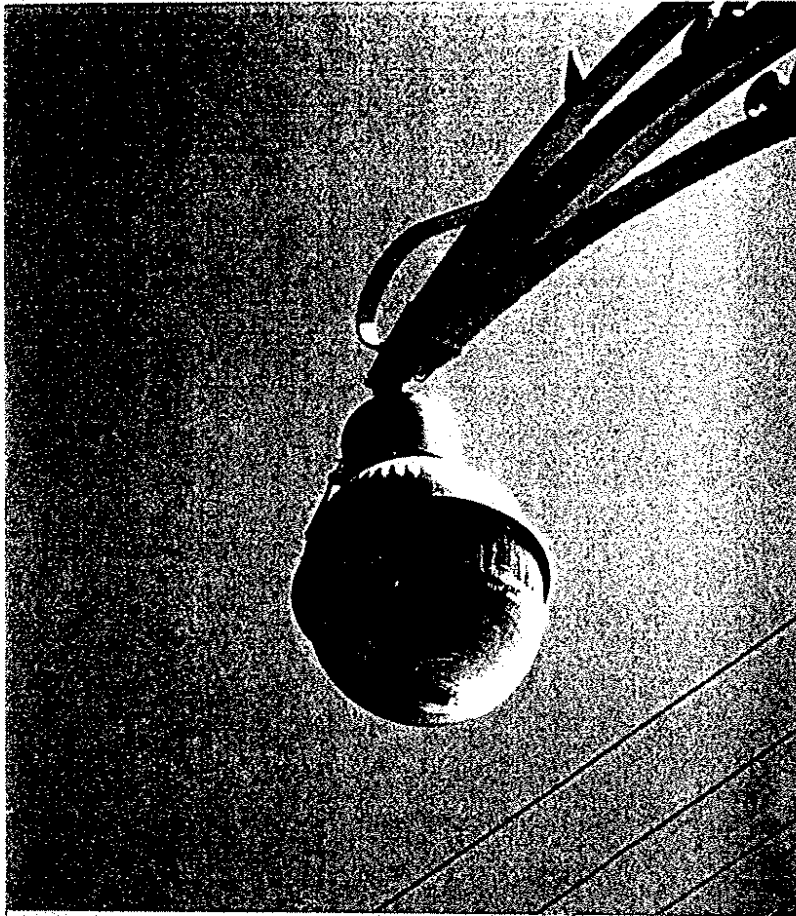


*Existing Conditions*



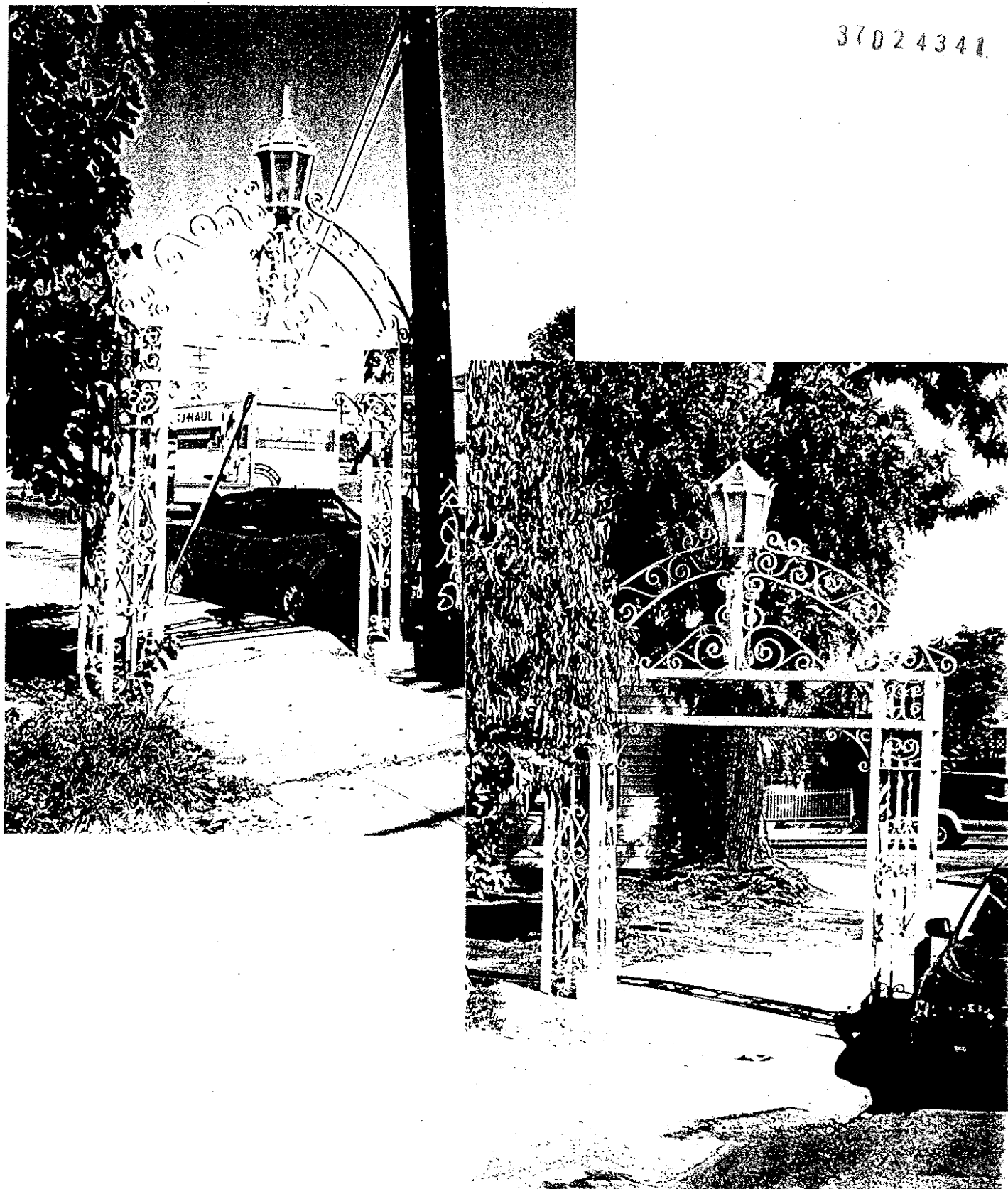
*Existing Conditions*





*Existing Conditions*

37024341



*Existing Conditions*



Natalie

Constance  
THE TALMADGE SISTERS

Norma



Left to right--two men, unknown; Norma Talmadge; Constance Talmadge; Fredrick Brown, producer; Buster Keaton; Natalie Talmadge; unknown.

## CHAPTER SIXTEEN

## THE TALMADGE SISTERS

The Talmadge sisters, Norma, Constance and Natalie, exist for the most part only in the memories of those old enough to remember their silent films and the first of their sound pictures.

They grew up in Brooklyn, New York, where they were born. Their father deserted the family while the girls were quite young. Their mother, Margaret, known as "Peg," resolutely started putting them in pictures in New York at an early age and later moved to Hollywood where she continued supervising their acting careers. Peg never failed to pick up the girls' paychecks on time. As their incomes increased and they prospered, she wisely invested their money in trusts for them.

Norma, the oldest of the three girls, was a brunette of glowing beauty. Constance, three years younger than Norma, could not have been more unlike her sister. Both off-screen and on she was a delectably pretty clown. Because as a child she was blonde and chubby, her mother called her "Dutch," a nickname that stuck throughout her life. Natalie, the middle sister, (everyone called her "Nate") was born in 1899, a year before Dutch. She bore a resemblance to Norma, but even though she shared the same genes that produced her radiant sisters she failed to blossom fully.

When the Talmadge girls had reached the point of having their own companies the picture industry was still anchored in New York. Most of their movies were produced by Norma's first husband, Joe Schenck, and filmed at an old warehouse on East Fortieth and 9th Street in New York that had been converted into a studio. In 1921 the studio was moved to Sunset Boulevard, Hollywood.

The Talmadge sisters became short-term wives of a series of husbands who did not have to be rich because their wives were so well off. By the time the talkies arrived, the sisters, specifically Norma and Constance, had become stars and had accumulated considerable wealth. They retired by and large from pictures and

began to accumulate husbands and lovers instead.

Norma was the epitome of glamour from the middle teens through the Roaring Twenties and into the early thirties as evidenced in pictures such as "Forbidden City," "Secrets" and "The Lady." She was married for 17 years to the man who built her career, Producer Joseph Schenck, who was 19 years older than she.

Joe Schenck was born in Russia in 1877 and came to New York in 1910 where he worked as a pharmacist and produced his own films with Norma Talmadge and guided the fortunes of Buster Keaton, who was Natalie's husband.

Twentieth Century Company was headed by Joe Schenck, Darryl Zanuck and Louis B. Mayer in 1933. Later their company merged with Myron Fox. In 1941 Joe was jailed for income tax evasion, but after serving four months he was pardoned by President Harry S Truman, and his citizenship was restored.

Norma divorced him in 1934 to marry comedian George Jessel, then divorced him five years later. She married her last husband, Dr. Carvel James, in 1946. She became addicted to drugs and died in 1957.

Constance made her debut in pictures in the film "Intolerance." Other films include "The Honeymoon," "Lessons in Love" and "Her Primitive Lover." Her first husband was John Pialogiou; the second, Captain Allister MacIntoch; third, Gilbert Roland; and fourth, Walter Giblin, who died in 1964. Constance became an alcoholic and died in 1974 at the age of 72 years.

Natalie's film career was considerably shorter than that of her sisters. She made only a few silents, none of which were big hits, then retired to marry Buster Keaton, a slapstick comedian, whom she eventually divorced, remaining a divorcee the rest of her life. She changed her name back to Talmadge and legalized that name for the two sons she had by Buster. Nate died in 1969.

During the peak of their careers the Talmadge sisters led a caravan of notables to San Diego on January 3, 1926 to dedicate Talmadge Park No. 1 at the east end of Adams Avenue.



## CHAPTER SEVENTEEN

## THE DEDICATION OF TALMADGE PARK

Talmadge Park No. 1 was the first part of Talmadge to be developed. O. U. Miracle came from Pasadena and contracted in 1925 to install the streets and sidewalks where his name can be seen imprinted in the concrete. He was Dorothy Miracle Harrell's great uncle. Harry Foster, a long-time resident of Kensington, was in charge of this project.

The sales office was built at the southwest corner of Van Dyke and Adams Avenue with the address 5496 Adams Avenue. The east-west numbers were all changed and today a house stands on that spot with the address 4229 Adams Avenue. Roy Lichty persuaded his brother, Guy, to take charge of this sales office while he occupied the corporate office in the U.S. Grant Hotel. Later Guy Lichty's first house was built a few doors south of the sales office. This office building was eventually moved across Fairmount Canyon when Talmadge Estates was opened. The same building is located at 4496 Euclid Avenue.

Carleton Lichty remembers that a large tent stood for a while on the south side and adjacent to the sales office on the west side of Van Dyke Avenue. Apparently it was moved because others remember that it stood near the end of Adams Avenue on the south side. Several people interviewed remember the stage that was built in the same area where introductory ceremonies took place on the day of the dedication. Lillian Hilbert remembers that the Talmadge sisters entertained and sang that day. Roy Lichty's daughter, Jean, and Guy's daughter, Francis, and other members of the family remember helping Guy Lichty's wife, Fern, make box lunches for prospective buyers who were transported to the new subdivision and served lunch in the tent.

The large stone mansion at 4386 Adams Avenue was supposedly built for offices and entertainment. Some say that the Talmadge girls did have parties there. The house with its stone cupola is

an architectural reminder of the Gothic 1920's. Mrs. Wilbur Hildreth, the present owner, says that Benbough's Furniture Store furnished the entire house with the most elegant furniture of the day. The thick carpets and French Provincial drapes softened the tower's stone and stained glass.

Part of the sales procedure was to take prospective buyers on a tour through the mansion walking along roped-off corridors. Many lookers somehow believed that the Talmadge sisters would occupy the house. Undoubtedly this helped the sale of property in Talmadge.

The San Diego Union published an article stating that the Talmadge sisters had been at the Hotel del Coronado since Thursday, December 31, 1925 (New Year's Eve).

On Friday, January 1, 1926 an ad by Roy Lichty appeared in the San Diego Union announcing the formal dedication of Talmadge Park on Sunday, January 3 at 1:00 P.M. and explained how to get there. The ad further announced that the movie stars would plant a tree on one of the choice lots of San Diego's new residential section, and that a motion picture of this would be shown at the Balboa Theatre the following week. The ad stated: "The dedication lot will be sold at auction later for the benefit of some deserving San Diego charity. Already \$2250 has been offered for it. Which San Diego charity needs help most? Write your suggestions to Roy Lichty located in the Commonwealth Building, San Diego. Telephone Main 4722."

On January 19, 1970 one of the numerous articles written about the dedication of Talmadge Park appeared in the San Diego Union. This story is typical of the many articles published in recent years about this event that took place on January 3, 1926: "A muddy rainstorm hit San Diego the day they tried to dedicate Talmadge as the movie girl subdivision. Movie cowboy, William S. Hart was putting on his silver chaps when the rain hit. Five minutes later it was a torrent.

"Buster Keaton was soaked to the skin in his fat silver open car--a tent caved in on Mariachis, crushing a dedication cake. The glamorous movie star sisters, Constance, Norma and Natalie Talmadge, who lent their name and money to the development, were drenched in their flapper dresses and cloche type hats

decorated with jet beads. Norma was as pretty as a picture when she planted that tree on the edge of Adams Avenue. She laughed in spite of the fact that rain nearly washed the tree away and covered her shoes with mud."

This story is typical of news articles published in recent years about the dedication. Each succeeding story seems to be more expansive and distorted.

When the author started to research the dedication of Talmadge he found several copies of news articles and pamphlets copied from stories like the foregoing that have been printed only in the last 15 years. These can be found in the Kensington Library and among memorabilia that several residents have saved.

The author did extensive research and long hours were spent studying microfilm of San Diego newspapers. More than 20 people were interviewed who said that it did not rain during the ceremony. Mrs. Lillian Hilbert remembers that it drizzled later that day. The weather report in the San Diego Union for that day forecast slight rain for San Diego. The news article printed the next day in the San Diego Tribune stated, "Weather forecaster Dean Blake held off the rain until several hours after the ceremony ended."

After countless hours of research trying to substantiate these stories, the author in frustration talked with Jean May, daughter of Roy Lichty, and Annette Henderson, former realtor in Talmadge, who both told him that the true story of the dedication has been distorted and embellished to amuse and entertain people. And, of course, news reporters have always been looking for the unusual to print.

Now read and compare the following story that appeared in the San Diego Evening Tribune on January 4, 1926:

"Norma Talmadge, Constance Talmadge and Natalie Talmadge and her husband, Buster Keaton, famous motion picture stars, made their first public appearance in San Diego yesterday afternoon when they dedicated Talmadge Park, the new residential tract at the end of Adams Avenue, by planting a Monterey pine tree on one of the choice lots of the subdivision at its eastern end overlooking Mahogany Canyon (now called Fairmount Canyon).

"Weather forecaster Dean Blake held off the rain until seven 1

hours after the ceremony was concluded. A crowd estimated at more than 10,000 persons and probably the biggest that has ever attended a real estate opening in San Diego was on hand to see the stars.

"George Burnham, Vice President of Southern Trust and Commerce Bank, acted as master of ceremonies, and welcomed the visitors, who he said, had not only shown the vision, the courage and good sense and the enterprise, to realize the possibilities of investing in San Diego real estate, but had backed their faith and their judgment with their money.

"Burnham introduced Joseph M. Schenck who is president of the United Artists Corporation, which handles all of the Talmadge and Keaton films, and who also is a director of the Federal Trust Bank of Hollywood and the Bank of Italy of Los Angeles, as well as being the husband of Norma Talmadge. Schenck in a few words expressed his liking for and his faith in San Diego. Lon Angel, general manager of the Buster Keaton studios, and Clarence Brown, well-known motion picture director, were also introduced. All of them are members of the Southern California Realty Corporation, which is developing Talmadge Park.

"When Burnham introduced Buster Keaton the crowd yelled for a speech, but Buster motioned to his throat and shook his head.

All of the stars were greeted with much cheering as they were introduced. Garrett Graham, speaking for Roy C. Lichty, business manager of Talmadge Park who was taken seriously ill at the Grant Hotel yesterday morning, announced that a week from next Sunday the lot on which the dedication tree was planted would be auctioned off for the benefit of a San Diego charity.

"On the platform were a number of prominent San Diego men and women as a reception committee to the visitors, but so great was the crowd that many of the committee were unable to get to the stand. Just as the tree planting was about to take place someone hustled Mayor Bacon through the jam and Burnham promptly made him take a hand in the planting. In turn Norma Talmadge, Constance Talmadge, Natalie Talmadge (Mrs. Keaton), Buster Keaton and Mrs. Francis Brown shoveled some dirt beneath the tree, and Bacon and Burnham completed the job to the grinding and clicking of cameras under the direction of Manager Hartman of the Balboa

Theatre, where the film is to be run next week.

"Kensington Park had more automobiles pass through it yesterday than ever before in its history in one day, and a squad of four state motorcycle police were kept busy directing traffic."

(Editor's comment--Clarence Horrall was one of the motorcycle policemen who was there that day. His widow, Jane, and daughter, Susan, live a short distance from the place of dedication.)

In a separate article the San Diego Union stated that the following financiers associated with the development of Talmadge attended the dedication ceremony:

I. C. Freud, president of Southern California Realty Corporation

Roy Lichty, business manager of Talmadge Park

Joe Schenck

Joseph Loeb

Louis B. Mayer

Lon Anger

Sid Graumen

Joseph Toplitsky

A few weeks later an article appeared in the San Diego Union: "Mrs. Francis Mead, well-known San Diego society woman, was the successful bidder for the charity lot in Talmadge Park. Mrs. Mead bought the lot for \$2500.

"The entire proceeds will go to two San Diego charities, Resthaven Preventorium and the San Diego Children's Home."

(Editor's comment--The Monterey pine that was planted on the lot is still there at 4697 East Talmadge Drive.)



# Record Crowd Sees Talmadge Sisters Dedicate Subdivision Named for Them

Scenes at the dedication of Talmadge Park yesterday afternoon when motion picture stars planted a tree. Above, a view of the crowd gathered around the grandstand. Below, in front of the crowd, from left to right, Constance Talmadge, Norma Talmadge, Frederick Brown, Buster Keaton and Natalie Talmadge just before planting the dedicatory tree.





Front row, left to right--I.C. Freud, President Southern California Realty Corporation (The company that developed Talmadge); 11 year old Geneva Lucarelli ( now Viora); unknown; Natalie Talmadge; Constance Talmadge; Norma Talmadge.

# TODAY

(This advertisement appeared in the San Diego Union on April 18, 1928~ed.)

Formal opening of Talmadge Park Estates—the great new Residential Section that has everything: Come see for yourself, now, while first-choice building sites are still available

## WHY YOU SHOULD BUILD YOUR NEW HOME IN TALMADGE PARK ESTATES

Its high residence community standards are carefully guarded by well chosen restrictions intelligently administered.

Covering about 500 acres laid out in 11 miles of fully improved boulevards and roads. It is self-sufficient; a city within itself; a residential park which will ultimately have a population of 4000 or 5000 people.

Large, fully improved lots are now being purchased in Talmadge Park Estates at the prevailing prices for smaller lots in good neighborhoods. The improvements are all paid for.

Its architecture restrictions permit new designs and modern adaptations of traditional architecture.

Homes of moderate cost can be built with the most advantageous home financing in history.

It is young. It has no old homes. Many new homes are now under construction. Its life is entirely ahead. Build where young people will be coming in for years—thus insuring the prolonged youth of your property, preserving and enhancing its value, delaying obsolescence and assuring resale value.

Excellent transportation facilities. Only 6½ miles from San Diego's

Public Plaza. It is not too far from the business, shopping, theater and amusement, church, club, medical, dental and other centers which must be easily available to all of the members of a contented household.

Located away from city congestion. Its elevation provides healthy, clean fresh air.

The finest schools are available, including grade junior and senior high schools and private schools and college.

For these reasons you should choose Talmadge Park Estates and do it now while land and building material costs are down and the most advantageous financing of a lifetime is available. Today is your great opportunity. Activity is definitely increasing and so will prices. Come see Talmadge Park Estates, where you will be treated with the courtesy due a guest.

## TALMADGE PARK ESTATES

Drive out El Cajon Avenue, turn north at Euclid or 48th.

## CHAPTER TWENTY

## TALMADGE PARK ESTATES AND GREATER TALMADGE PARK

The San Diego Union on April 18, 1928 announced the opening of a new subdivision: "Coincident with the announcement that the new State College site has been selected in Mission Palisades by the Citizens' Advisory Council of San Diego, and approved by the State Committee comes from Roy Lichty, business manager of Talmadge Park Estates. This development adjoins unit 3 of the tract and will be offered to San Diegans in an advertising campaign starting in the Union Tribune next week."

On April 27, 1928 Roy Lichty wrote an editorial: "The new State College will occupy a site adjoining Talmadge Park development units 1, 2 and 3 being already largely occupied by homes. The entrance will be from Euclid Avenue which is to be widened and paved from El Cajon Boulevard north. The property begins just a block from El Cajon Boulevard and Euclid Avenue which will be continued through to the new State College."

An article in the Union July 29, 1928: "In 1925 Realtor Roy Lichty entered the San Diego development field and with the aid of considerable motion picture capital soon produced what became one of the city's most attractive close-in residential tracts."

In December 1928 Roy Lichty wrote: "More and more the Kensington-Talmadge District is becoming San Diego's Pasadena." About this time he began referring to Talmadge as "The Greater Talmadge Park."

The Bell-Lloyd real estate developers acquired 7500 acres around where San Diego State University is today. In 1928 and early 1929 they planned an artificial lake, resort hotel and two golf courses near Adobe Falls. With the arrival of the Great Depression this dream never came true. The San Diego Union stated that Bell-Lloyd gave San Diego State College 125 acres. According to Lewis Lesley, Ph.D. in his book, "San Diego State College--The First Fifty Years," several land developers of-

ferred acreage to the College including the owners of Talmadge Park, but the Bell-Lloyd offer was accepted because of the location and terrain which offered an ideal location for a stadium.

Roy Lichty's news articles indicated that he was pleased about all this. No doubt he was because the campus adjoined the property of his company, the Southern California Realty Corporation, on the north, and also his company continued to own the 125 acres they had offered. The College admitted the first classes in February 1931.

Roy had an ad in the San Diego Union on Sunday, April 29, 1928: "Wise Eyes are North East." In another editorial he wrote that residents in Talmadge could send their children to school from kindergarten through college and not have to move.

He also wrote favorably about J. M. Perry's company whose real estate development adjoined Talmadge on the east. Perry developed a gateway to the new State College by way of Collwood Boulevard. Undoubtedly Roy was pleased with this since his plan to extend Euclid Avenue to State College was not practical.

Roy equated the developments around San Diego State College with the property around UCLA in Los Angeles. The price of land there had soared after the University was established. His predictions came true but not until many years later. The Great Depression came and the price of real estate was shattered. At the beginning of 1929 the San Diego newspapers were full of half-page ads advertising housing developments from La Mesa to La Jolla. By 1931 building was coming to a standstill. The ads became fewer and smaller. America was suffering from the Great Depression. By 1934 some building was taking place on a limited scale, but the industry did not recover fully until after World War II.

Roy Lichty died in 1945 and did not have a chance to profit from his great wisdom, but Guy went on successfully to develop the area until he retired in 1955.

One of the men who did extensive building in Greater Talmadge was John Lovett. Other builders were: Ray Perrigo, the Dennstedts R. S. Brock, T. J. Lords and Sons and others.

Some of the streets were named after the Lichty family and members of the builder's families. However, many streets in San Diego already had the names of these people so that several of the



family names could not be used in Talmadge.

Roy Lichty, with the help of his brother, Guy Lichty, pioneered Talmadge with a dream to make this district San Diego's Pasadena. Their success more than fulfilled their fondest dreams to make this magnificent development one of the most outstanding in "America's Finest City."



Talmadge Realty- southwest corner of Euclid Ave. and Monroe Ave. Dick and Esther Steiner are owners.



One of the iron gates with ornamental lights that mark the southern boundry of Talmadge Estates along Monroe Ave. Each one cost \$1100 in 1927.



Monterey Pine-4675 East Talmadge Dr. See chapter "The Dedication of Talmadge Park".



"The Talmadge Sisters' House"-not really.



Roy Lichty's house - 4675 East Talmadge Drive.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # **37025491**  
HRI #  
Trinomial  
NRHP Status Code 7

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 5168-5172<sup>1/2</sup> College Avenue

\*P1. Other Identifier: Paseo at SDSU Project

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: La Mesa-unsectioned

Date: 1975 T

; R

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of Sec

; M.D.

B.M.

c. Address: 5168-5172

City: San Diego

Zip: 92115

d. UTM: Zone: 11 ;115493528 mE/ 3625875 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 460 feet AMSL

This structure is located very near the southeast corner of the SDSU campus. The APN is 467-010-04-00.

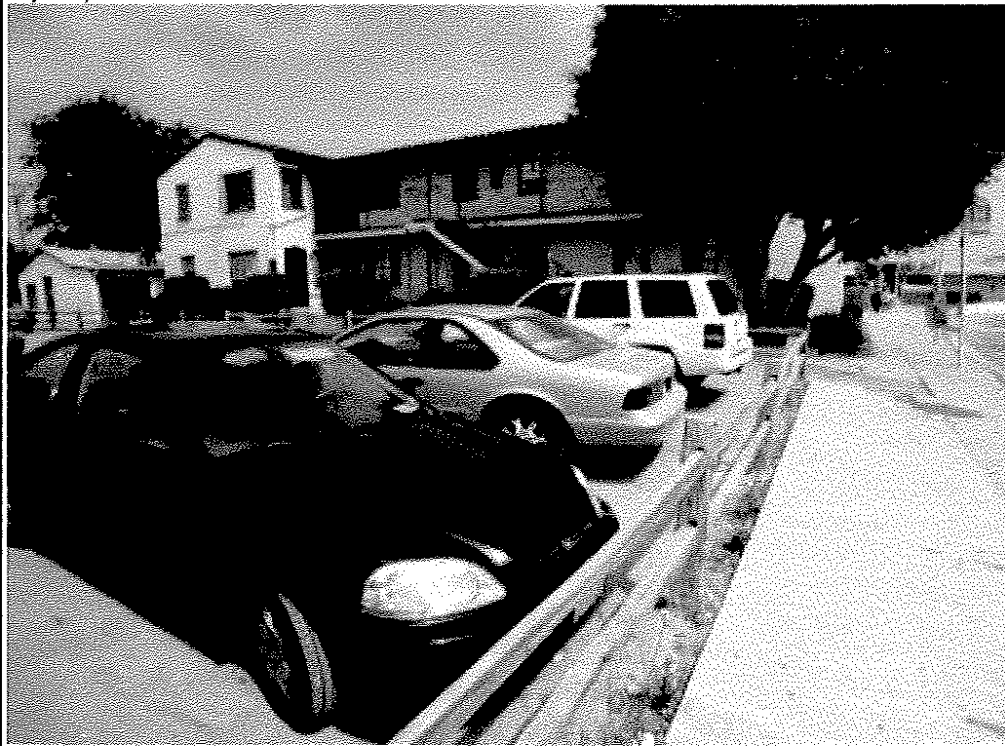
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

5168-5172<sup>1/2</sup> College Avenue is a Monterey style apartment house with white stucco exterior and a low-pitched red tile roof. This architectural style is indicative of the California tradition of Spanish eclectic architecture.. The building is two-story and has six apartments, three upstairs and three downstairs. The apartments are divided into two two-bedroom and four one-bedroom units. The building record identifies the apartment building as having been built in 1948. The multi-light windows are of the fixed, mullioned, and double hung styles. Access to the upstairs apartments is via outside concrete stairs that lead to the outside Monterey style balcony, which in turn allows access to all three upstairs apartments. Metal posts support the stairs and balcony, and the railings are decorative ironwork.

\*P3b. Resource Attributes: (List attributes and codes) HP3

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

\*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



\*P5b. Description of Photo:

(View, date, accession #)

View of the southeast aspect of the apartment house

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Built in 1948.

\*P7. Owner and Address:

SDSU Foundation

5500 Campanile

San Diego, CA 92116

\*P8. Recorded by: (Name, affiliation, and address)

Larry J. Pierson

Brian F. Smith and Associates

14010 Poway Road, Suite A

Poway, CA 92064

\*P9. Date Recorded: 11/5/03

\*P10. Survey Type: (Describe)

Archaeological/Historical with historic assessment of standing structures.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") An Archaeological/Historical Study for the Paseo at San Diego State University Project.

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

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

Primary # 37025491  
HRI#

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 7

\*Resource Name or # (Assigned by recorder) 5168-5172<sup>1/2</sup> College Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment House

B4. Present Use: Same

\*B5. Architectural Style: Neoclectic...Monterey

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

This two-story apartment house was constructed in 1948 and has remained with little change until the present. Minor repairs have been noted to the rear hand rail and other minor elements. The interiors of the individual apartments were not accessed for this study.

\*B7. Moved? xNo ☐Yes ☐Unknown Date:

Original Location:

\*B8. Related Features: There is a garage original to the building, but without architecturally-redeeming features and is therefore not included in this registration.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Hispanic California residential architecture Area: California

Period of Significance: postwar

Property Type: rental residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This apartment building represents the neoclectic Monterey architectural style in California which harkens back to the original Spanish and Mexican periods of architecture in this state. Because this style of architecture was more expensive to build, most apartment buildings built after World War II were plain stucco boxes. The Monterey style with its exterior balcony, white stucco, and red tile roof exemplifies one of the Hispanic period styles notable in California architecture.

B11. Additional Resource Attributes: (List attributes and codes) HP 3

\*B12. References:

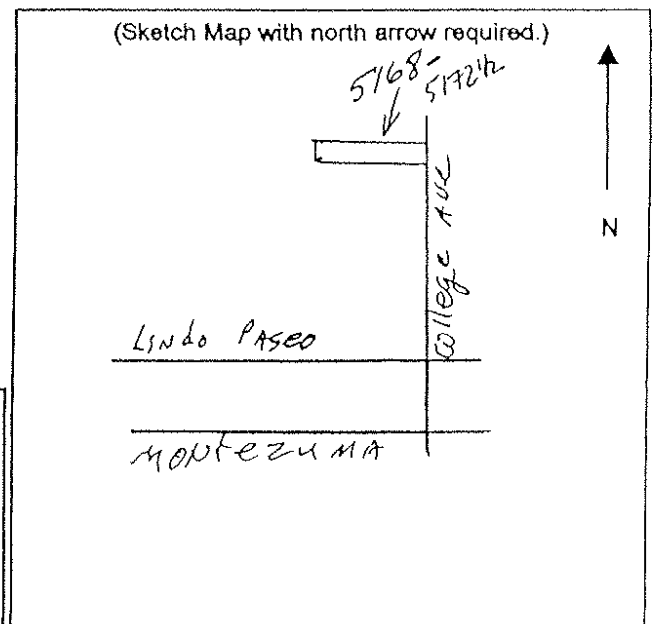
B13. Remarks:

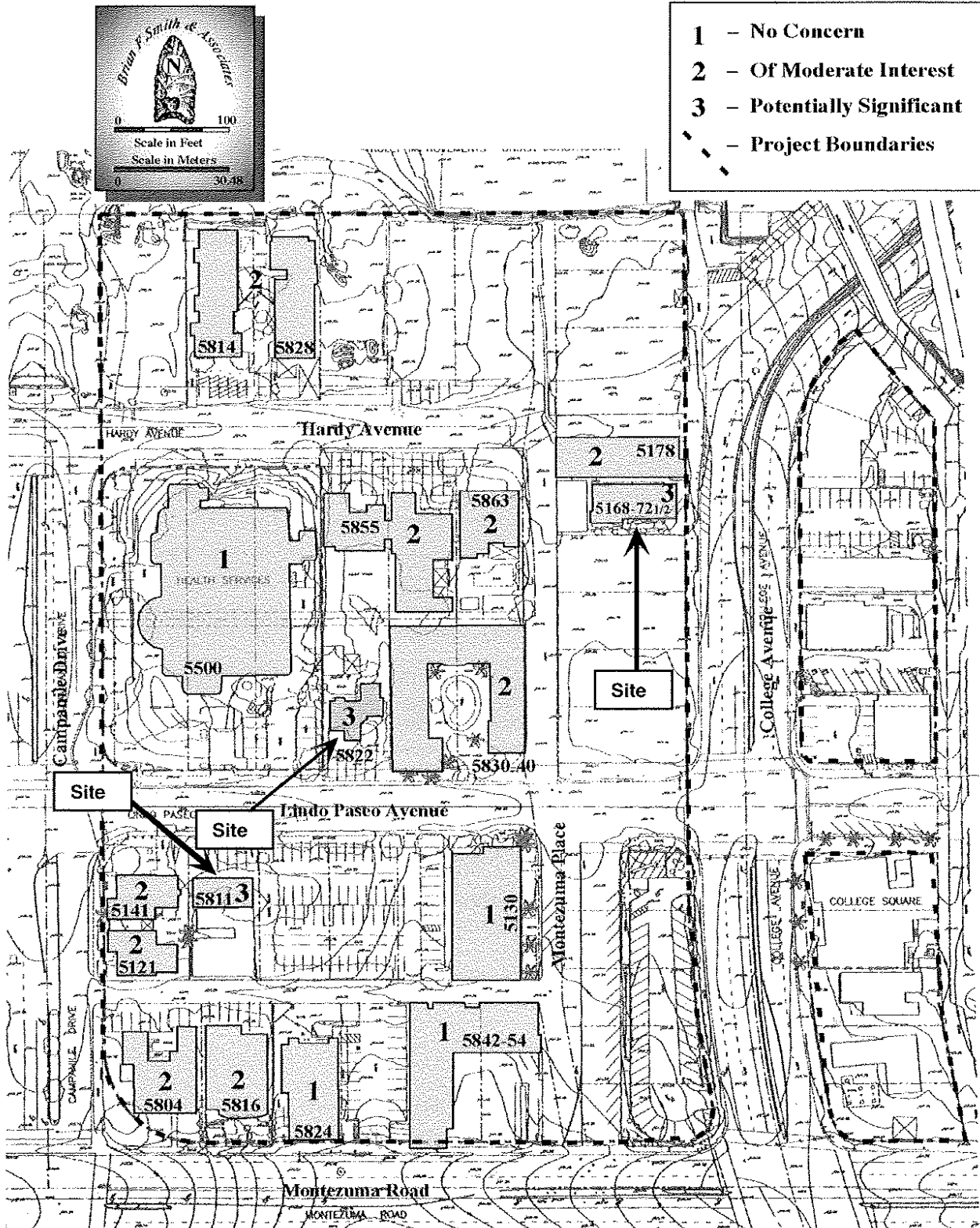
\*B14. Evaluator: Larry J. Pierson

\*Date of Evaluation: 11/11/03

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





NOTE: Include bar scale and north arrow.



37-025491

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

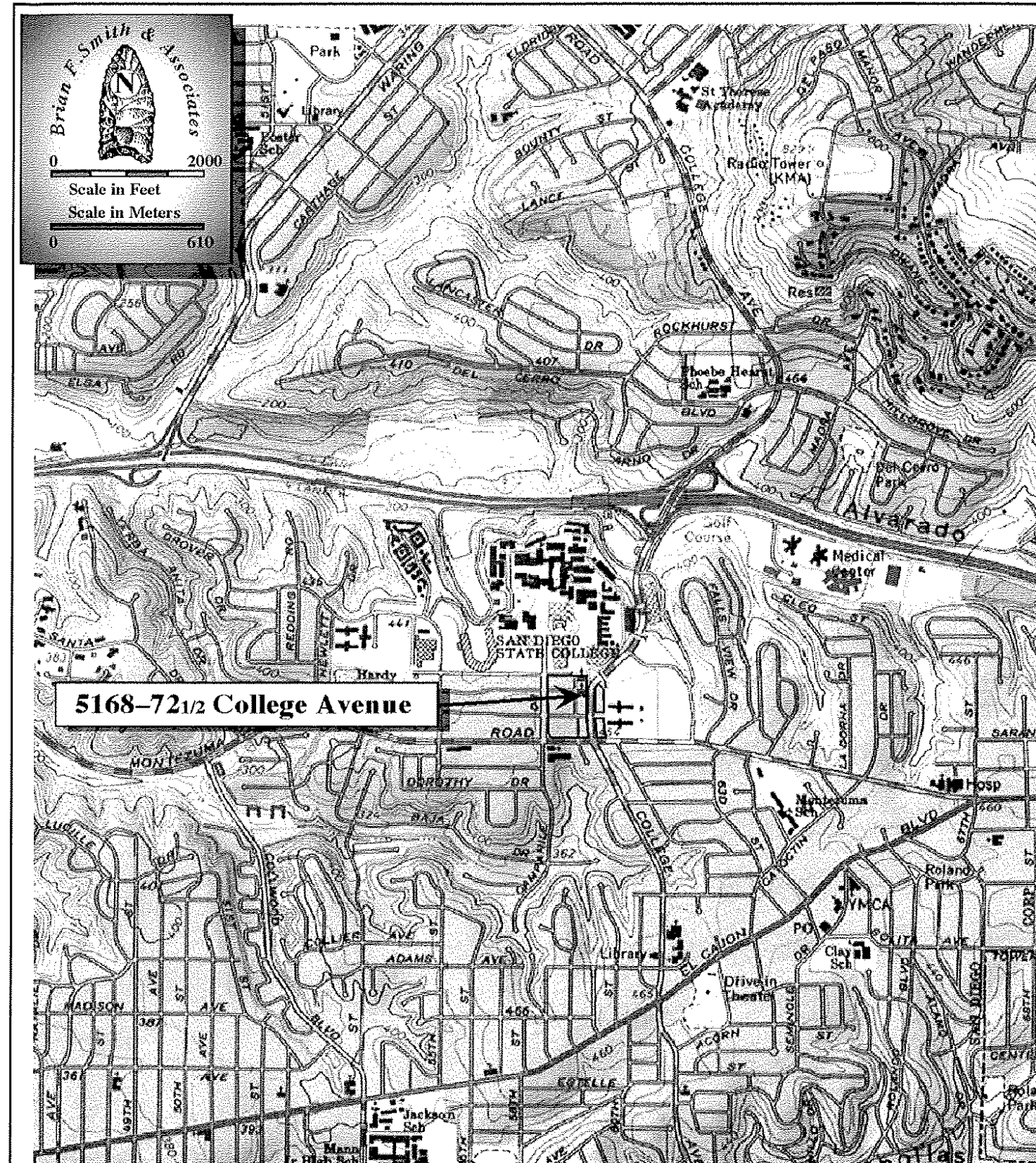
Primary # 37025491  
HRI#  
Trinomial

Page 4 of 4

\*Resource Name or #: 5168-5172<sup>1/2</sup> College Avenue

\*Map Name:

\*Scale: \*Date of Map:



State of California— The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # **37025492**  
HRI #  
Trinomial  
NRHP Status Code 7

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 5811 Lindo Paseo

\*P1. Other Identifier: Paseo at SDSU Project

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: La Mesa-unsectioned

Date: 1975 T ; R ; of of Sec ; M.D. B.M.

c. Address: 5811 Lindo Paseo

City: San Diego

Zip: 92115

d. UTM: Zone: 11 ; 115493383 mE/ 3625755 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 460 feet AMSL

This structure is located very near the southeast corner of the SDSU campus. The APN is 466-050-38-00. The house is on the same lot as 5809 Lindo Paseo, an apartment building behind the house.

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

This resource consists of a single family dwelling of undetermined age built in the National Folk style. Siding is wood clapboard, sashes are wood and glass fixed and double-hung, the roof is low-pitched, side-gabled, and covered with composition shingles. A small addition occupies the east end of the house. The fireplace chimney appears to be younger than the house. The house has not been identified as significant. The resident history suggests this is either more modern than it looks or it is a move-on structure.

\*P3b. Resource Attributes: (List attributes and codes) HP2

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

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the north aspect of the house

\*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:

Hurst Family trust  
1931 Mission Avenue  
San Diego, CA 92116

\*P8. Recorded by: (Name, affiliation, and address)  
Larry J. Pierson  
Brian F. Smith and Associates  
14010 Poway Road, Suite A  
Poway, CA 92064

\*P9. Date Recorded: 11/5/03

\*P10. Survey Type: (Describe)  
Archaeological/Historical with  
historic assessment of standing  
structures.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") An Archaeological/Historical Study for the Paseo at San Diego State University Project.

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

State of California— The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # 37025492  
 HRI#

Page 2 of 4

\*NRHP Status Code 7

\*Resource Name or # (Assigned by recorder) 5811 Lindo Paseo

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Dwelling

B4. Present Use: offices

\*B5. Architectural Style: Tudor

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

This one-story single family dwelling was constructed at an unknown time. The address first appears in the City Directory Householder's list between 1945 and 1950. A small room addition is present on the east end, which may be a closet or bath. The interior of the building was not accessed for this study. A fireplace chimney in the center of the house appears to be younger than the house. Both occupation history and the new fireplace chimney suggest a move-on. The Building Record could not be accessed for this study.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: unknown Original Location: unknown

\*B8. Related Features: There is a two story apartment house on the same lot behind the building, but it is newer and without architecturally-redeeming features, and is therefore not included in this registration.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: National Folk style dwelling

Area: California

Period of Significance: pre-WWII

Property Type: Single family residential

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This single-story residence represents the National Folk architectural style in California that is one of several styles constructed in large numbers during the Arts & Crafts period. This style is less frequently occurring than the Craftsman, Spanish eclectic, or Tudor styles. This residence is scheduled to be razed as part of a development project for SDSU. This building was not found to be a significant historic property.

B11. Additional Resource Attributes: (List attributes and codes) HP 2

\*B12. References:

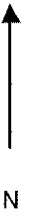
B13. Remarks:

\*B14. Evaluator: Larry J. Pierson

\*Date of Evaluation: 11/11/03

(Sketch Map with north arrow required.)

See Attached



(This space reserved for official comments.)

37-025492

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**SKETCH MAP**

Primary # 37025402  
HRI#  
Trinomial

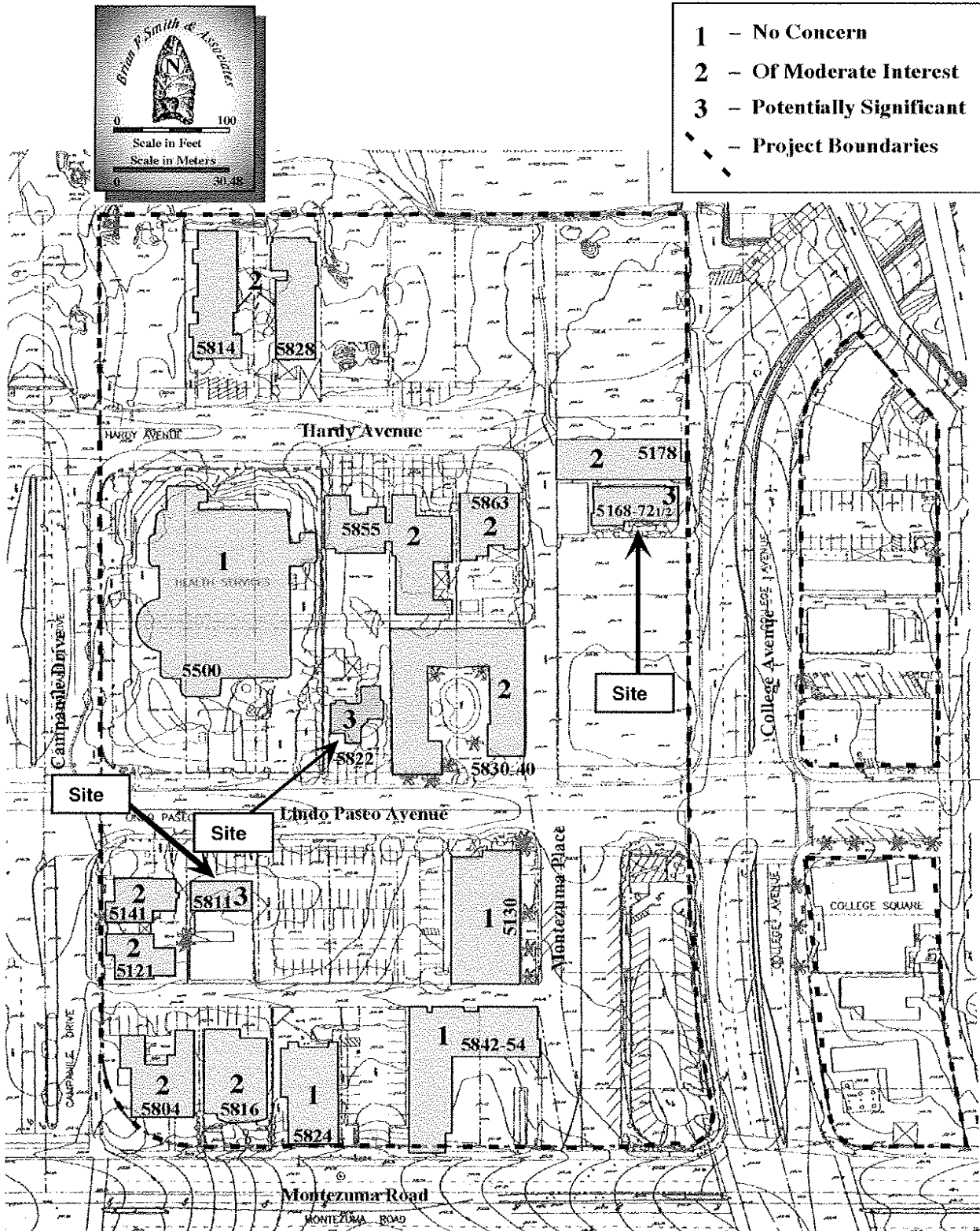
Page 3 of 4

\*Resource Name or # (Assigned by recorder) 5811 Lindo Paseo

\*Drawn By:

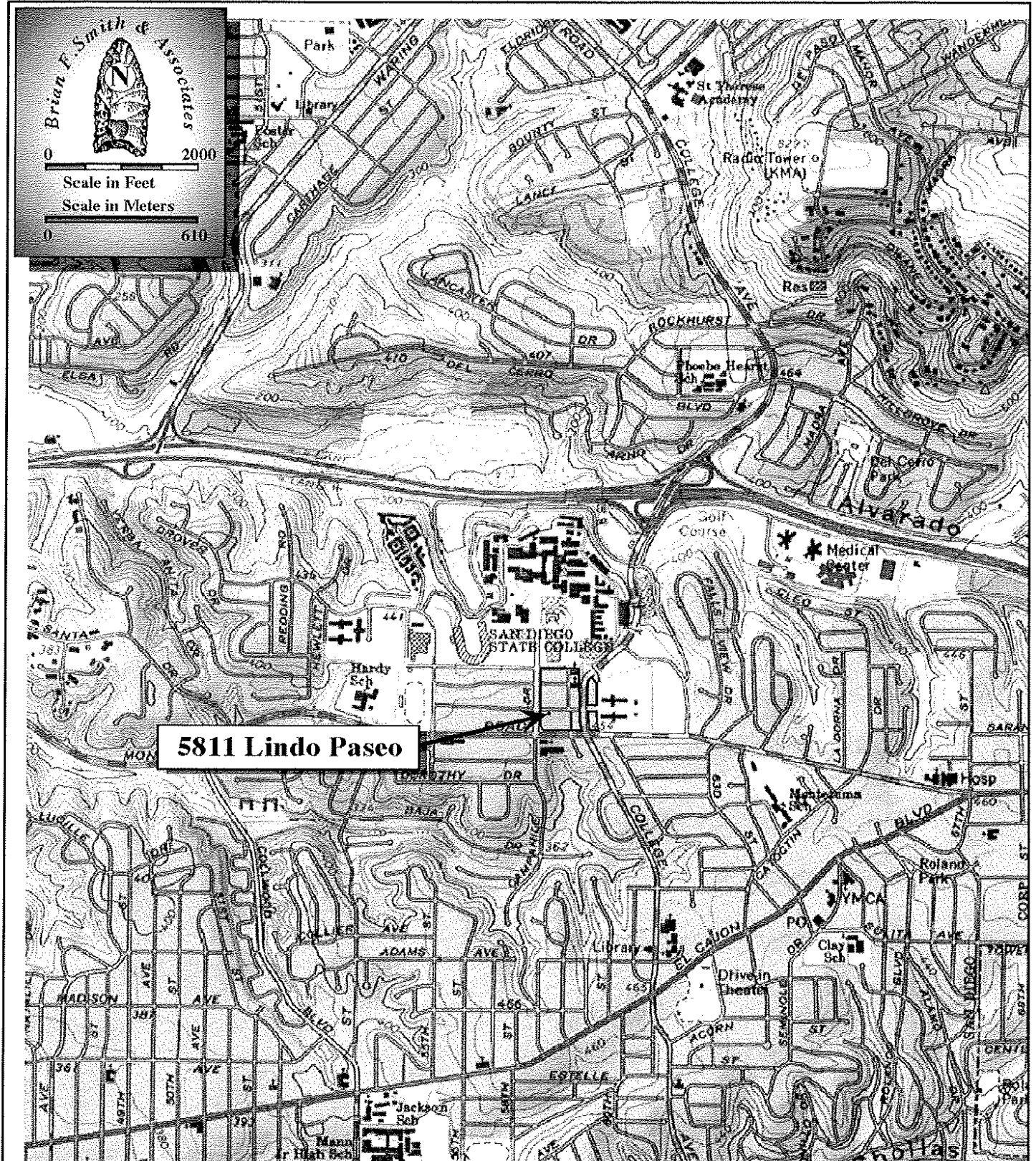
Larry Pierson/ Robert Hernandez

\*Date: January 27, 2004



NOTE: Include bar scale and north arrow.







**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 6050 El Cajon Boulevard

B1. Historic Name: Aztec Motel

B2. Common Name: Aztec Budget Inn

B3. Original Use: Commercial/Residential B4. Present Use: Commercial/Residential

\*B5. Architectural Style: Modern

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

The motel building was constructed in ca. 1945; the apartment building was built in 1968.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking areas

B9a. Architect: Unknown b. Builder: Scott King/Myron C. Lyon

\*B10. Significance: Theme Modern Architecture Area San Diego Period of Significance 1945-Present Property Type Commercial/Residential Applicable Criteria C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The property was owned by a variety of owners prior to 1945. In 1945, the motel building was constructed by contractor Scott King for owners Scott King and Arthur McKee. The motel building was used as a motel from that time until 2005. The building was known as the Aztec Motel and later, the Aztec Budget Inn. The building was owned by various owners over the decades, including A. Leaman Davis (1945); Carl Engelhart (1945-1954); R.H. Hadley (1954); G.V. Larson (1954); Paul Timm (1956-1958); Paul Johnson (1958); Myron C. Lyon (1958-2001); Aztec Inn L.P. (2001-2005); Walgreen Company (2005); Interra-Vision LLC (2006-2006). The apartment building on the property was constructed in 1968 by owner Myron C. Lyon. As San Diego State University expanded, more residential space for college students was necessary. The building was constructed to fulfill that need and provide an investment opportunity for the owners.

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References: (partial list)

City of San Diego, Building Department Permits.

McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.

Assessor's Building Records

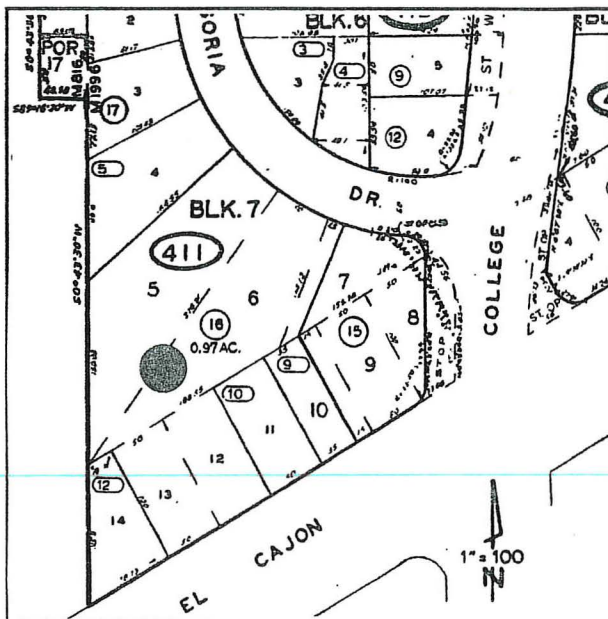
*San Diego City and County Directories*.

B13. Remarks:

\*B14. Evaluator: K. A. Crawford

Date of Evaluation: July 2006

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # P - 37 - 027607  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 6050 El Cajon Boulevard

P1. Other Identifier: Aztec Budget Inn

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Loma Date 1975 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 6050 El Cajon Boulevard City San Diego Zip 92115

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

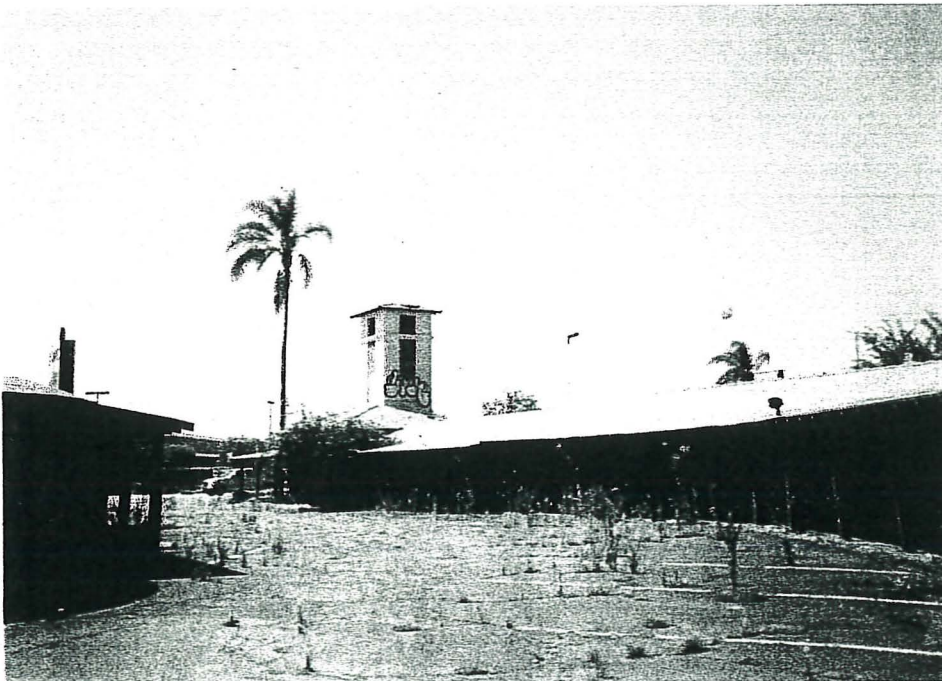
APN: 467-411-16, Lots 5-7, Lots 12-13, Block 7, Tract 1996

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

The property contains two structures - a 44 unit motel complex and a ten unit apartment building. The motel is an asymmetrical, U-shaped, Modern style, one-story motel complex. The building is constructed in one long structure that wraps around the parking area in the center of the complex. The building has a concrete foundation, painted brick walls, and a side gable roof with asphalt shingles and a Spanish tile spine along the roof ridge. The roof extends out over the entrance areas to the rooms and is supported by square wood posts. The doors and windows are boarded over so no determination of window or roof styles was possible. The doors are single doors. Air conditioning units were present on the front facades of each of the rooms; many have been removed. An apartment unit was created at the southeast corner of the complex, joining the east and west sides of the motel units. This section has a brick chimney. A motel sign is present at the front of the property. A two-story tower structure was added to the building on the southwest corner of the structure. The motel complex is in very poor condition and is surrounded by a chain link fence.

The apartment building is a two-story, rectangular shaped, asymmetrical, Modern style, ten unit apartment complex. The building has a concrete foundation, stucco exterior, and a roof with Spanish tile. The building has a centered entrance with an arch at the front, providing access to the recessed front doors. The first floor area is used for parking for the residents; the second floor is for the living units. The building has "Modern" style decorative screens along the front facade on the second floor. The doors and windows are boarded over so no style could be determined. The building is in poor condition and the property is surrounded by a chain link fence.

P3b. Resource Attributes: (List attributes and codes) HP 6: 1-3 Story Commercial Property/HP 3: Multiple Family Property



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

P5b. Description of Photo: (View, date, accession #) View North/July 2006

\*P6. Date Constructed/Age and Sources:  
☒ Historic  
☐ Prehistoric ☐ Both  
ca. 1945/1968 Per Residential Building Record

\*P7. Owner and Address:  
Mario Turner  
AMCAL Multi-Housing Inc.  
2082 Michelson Dr., Ste. 100  
Irvine, CA 92612

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke  
Lia, 427 C Street, Suite 416,  
San Diego, California 92101

\*P9. Date Recorded: July 23 2006

\*P10. Type of Survey: (Describe)  
Intensive

other sources, or enter "none".) Historic Assessment of the Aztec Budget Inn Located at 6050 El Cajon Boulevard, San Diego, California 92115

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record  
☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # P-37 027710  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 6050 El Cajon Boulevard

P1. Other Identifier: Aztec Budget Inn

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma La Mesa Date 1975 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 6050 El Cajon Boulevard City San Diego Zip 92115

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

APN: 467-411-16, Lots 5-7, Lots 12-13, Block 7, Tract 1996

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

The property contains two structures - a 44 unit motel complex and a ten unit apartment building. The motel is an asymmetrical, U-shaped, Modern style, one-story motel complex. The building is constructed in one long structure that wraps around the parking area in the center of the complex. The building has a concrete foundation, painted brick walls, and a side gable roof with asphalt shingles and a Spanish tile spine along the roof ridge. The roof extends out over the entrance areas to the rooms and is supported by square wood posts. The doors and windows are boarded over so no determination of window or roof styles was possible. The doors are single doors. Air conditioning units were present on the front facades of each of the rooms; many have been removed. An apartment unit was created at the southeast corner of the complex, joining the east and west sides of the motel units. This section has a brick chimney. A motel sign is present at the front of the property. A two-story tower structure was added to the building on the southwest corner of the structure. The motel complex is in very poor condition and is surrounded by a chain link fence.

The apartment building is a two-story, rectangular shaped, asymmetrical, Modern style, ten unit apartment complex. The building has a concrete foundation, stucco exterior, and a roof with Spanish tile. The building has a centered entrance with an arch at the front, providing access to the recessed front doors. The first floor area is used for parking for the residents; the second floor is for the living units. The building has "Modern" style decorative screens along the front facade on the second floor. The doors and windows are boarded over so no style could be determined. The building is in poor condition and the property is surrounded by a chain link fence.

P3b. Resource Attributes: (List attributes and codes) HP 6: 1-3 Story Commercial Property/HP 3: Multiple Family Property



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

P5b. Description of Photo: (View, date, accession #) View North/July 2006

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
ca. 1945/1968 Per Residential Building Record

\*P7. Owner and Address:

Mario Turner  
AMCAL Multi-Housing Inc.  
2082 Michelson Dr., Ste. 100  
Irvine, CA 92612

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke  
Lia, 427 C Street, Suite 416,  
San Diego, California 92101

\*P9. Date Recorded: July 23 2006

\*P10. Type of Survey: (Describe)

Intensive

P11. Report Citation (Cite survey report and

other sources, or enter "none".) Historic Assessment of the Aztec Budget Inn Located at 6050 El Cajon Boulevard, San Diego, California 92115

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record  
☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):



P37-027710

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 6050 El Cajon Boulevard

B1. Historic Name: Aztec Motel

B2. Common Name: Aztec Budget Inn

B3. Original Use: Commercial/Residential

B4. Present Use: Commercial/Residential

\*B5. Architectural Style: Modern

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

The motel building was constructed in ca. 1945; the apartment building was built in 1968.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features: Parking areas

B9a. Architect: Unknown b. Builder: Scott King/Myron C. Lyon

\*B10. Significance: Theme Modern Architecture Area San Diego Period of Significance 1945-Present Property Type Commercial/Residential Applicable Criteria C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The property was owned by a variety of owners prior to 1945. In 1945, the motel building was constructed by contractor Scott King for owners Scott King and Arthur McKee. The motel building was used as a motel from that time until 2005. The building was known as the Aztec Motel and later, the Aztec Budget Inn. The building was owned by various owners over the decades, including A. Leaman Davis (1945); Carl Engelhart (1945-1954); R.H. Hadley (1954); G.V. Larson (1954); Paul Timm (1956-1958); Paul Johnson (1958); Myron C. Lyon (1958-2001); Aztec Inn L.P. (2001-2005); Walgreen Company (2005); Interra-Vision LLC (2006-2006). The apartment building on the property was constructed in 1968 by owner Myron C. Lyon. As San Diego State University expanded, more residential space for college students was necessary. The building was constructed to fulfill that need and provide an investment opportunity for the owners.

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References: (partial list)

City of San Diego, Building Department Permits.  
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.

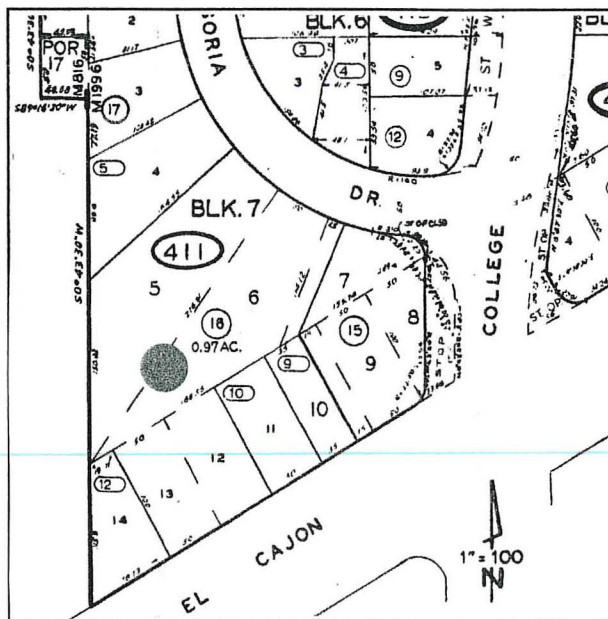
Assessor's Building Records  
*San Diego City and County Directories*.

B13. Remarks:

\*B14. Evaluator: K. A. Crawford

Date of Evaluation: July 2006

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # **P-37-028223**  
HRI #  
Trinomial **OA-SDI-18326**  
NRHP Status Code **7**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #: Temp 2

**P1. Other Identifier:** SDSU 2007 Master Plan Revision

**\*P2. Location:** ☒ Not for Publication ☐ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County:** San Diego

**\*b. USGS 7.5' Quad:** *La Mesa*, California **Date:** 1996 T 16S

**R 2W Unsectioned S.B. B.M.**

c. Address: Adobe Falls North Campus

City: San Diego

Zip:

d. UTM: Zone: 11 ; 493117mE/ 3627067mN (G.P.S.)

e. Other Locational Data:

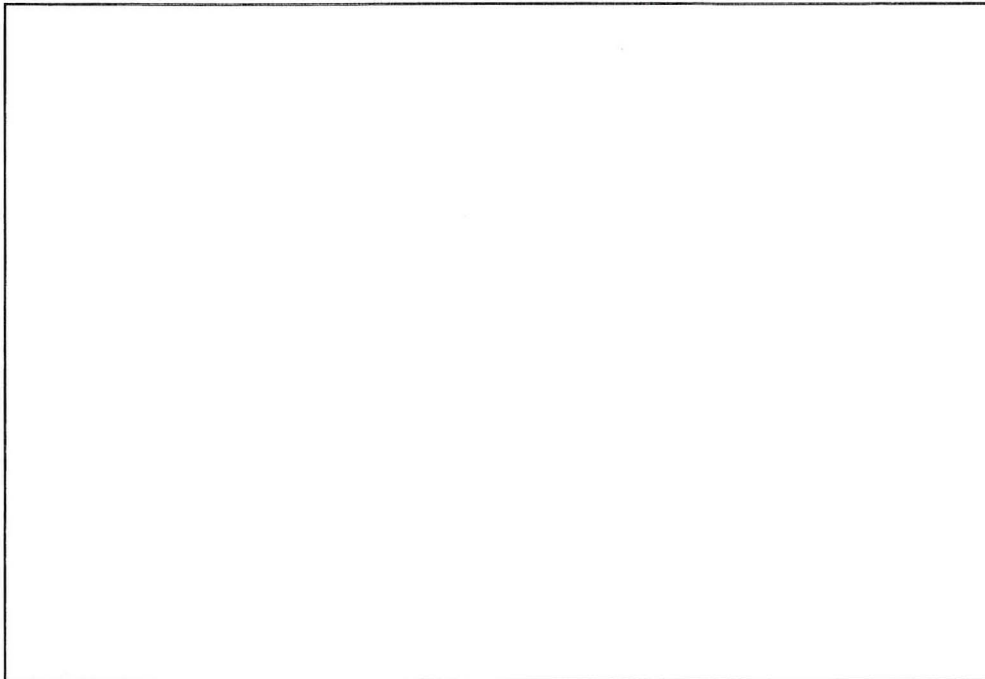
The SDSU 2007 Master Plan Adobe Falls North Campus Project is located north of Highway 8 and west of College Avenue. Site Temp 2 is a prehistoric bedrock milling site located on the south side of Alvarado Creek some 890' (271 M) downstream of Adobe Falls. Elevation at the site is 202' (62m).

**\*P3a. Description:**

Site Temp 2 consists of a single bedrock milling feature, identified as BMF-A. The bedrock feature at Site Temp 2 contained a total of five grinding surfaces, all slicks. The entire surface of the site was thoroughly inspected for surface artifacts; only four artifact locations were identified. The potential for subsurface cultural deposits at Site Temp 2 was investigated by excavating nine STPs and one TU. Only a minimal subsurface component was identified in association with the bedrock milling feature at Site Temp 2.

**\*P3b. Resource Attributes:** AP4 Bedrock milling feature

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



**P5b. Description of Photo:** N/A

**\*P6. Date Constructed/Age and Sources:** ☐ Historic

☒ Prehistoric ☐ Both

**\*P7. Owner and Address:**

SDSU Foundation

**\*P8. Recorded by:**

Larry J. Pierson

Brian F. Smith & Assoc.

14010 Poway Rd, Suite A

Poway, CA 92064

**\*P9. Date Recorded:**

March 6, 2007

**\*P10. Survey Type:** Pedestrian  
survey and test

**\*P11. Report Citation:** Pierson,  
Larry (2007) *An Archaeological/  
Historical Study for the SDSU 2007*

*Campus Master Plan Revision*

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



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**ARCHAEOLOGICAL SITE RECORD**

Primary # **P-37-028223**  
Trinomial **CA-SDI-18326**

Page 2 of 6

\*Resource Name or #: Temp 2

\*A1. Dimensions: a. Length: 200 feet ( E/W ) × b. Width: 80 feet ( N/S )

Method of Measurement: ☐ Paced ☐ Taped ☐ Visual estimate ☒ Other: GPS

Method of Determination (Check any that apply.): ☒ Artifacts ☒ Features ☐ Soil ☐ Vegetation ☐ Topography  
☐ Cut bank ☐ Animal burrow ☒ Excavation ☐ Property boundary ☐ Other (Explain):

Reliability of Determination: ☒ High ☐ Medium ☐ Low Explain: Site was tested.

Limitations (Check any that apply): ☐ Restricted access ☐ Paved/built over ☐ Site limits incompletely defined  
☒ Disturbances ☐ Vegetation ☐ Other (Explain):

A2. Depth: ☒ None ☐ Unknown Method of Determination: Excavation of nine shovel test pits and one test unit.

\*A3. Human Remains: ☐ Present ☒ Absent ☐ Possible ☐ Unknown (Explain):

**\*A4. Features**

A single bedrock milling feature was identified at the site, identified as BMF-A. The bedrock feature at Site Temp 2 contained a total of five grinding surfaces, all slicks. Slicks identified at Site Temp 2 range in length from 17 to 27 centimeters. The surfaces of the bedrock outcrops were extremely weathered; therefore, the edges of the grinding surfaces were often difficult to identify. No subsurface component was identified in association with the bedrock milling feature at Site Temp 2.

\*A5. Cultural Constituents (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):

The entire surface of the site was thoroughly inspected for surface artifacts; only 4 artifact locations were identified. The potential for subsurface cultural deposits at Site Temp 2 was investigated by excavating nine STPs and one TU. Shovel test pits were positioned in areas containing sufficient soil in close proximity to the bedrock milling feature, in order to test for the presence of subsurface expression at the site. The STPs were negative for recovery and only three LPW were recovered from the 0-50 cm TU at Site Temp 2.

\*A6. Were Specimens Collected? ☐ No ☒ Yes

\*A7. Site Condition: ☐ Good ☐ Fair ☒ Poor: previous grading for pipelines, access roads, and freeway construction.

\*A8. Nearest Water: Seasonal drainage adjacent to the site.

\*A9. Elevation: 202 feet (62m) above mean sea level

**A10. Environmental Setting:** Vegetation at the site consists of riparian species and palm trees along the creek, and native inland sage scrub on the slopes of the hills north of the creek. The majority of the area surrounding the site has been completely disturbed by the construction of Interstate 8, a major water pipeline from Lake Murray, and a sewage pipeline.

**A11. Historical Information:**

\*A12. Age: ☒ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☐ 1880-1914 ☐ 1914-1945  
☐ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:

A13. Interpretations (Discuss data potential, function[s], ethnic affiliation, and other interpretations):

The investigation of Site Temp 2 revealed few surface artifacts and a very sparse cultural deposit at the site. The single bedrock milling feature present at the site indicates that site activities were focused on floral food processing. Site Temp 2 exhibits no intact subsurface cultural deposits, and no potential for buried hearth features. The site exhibits no unique elements and no additional research potential.

**A14. Remarks:**

**A15. References (Documents, informants, maps, and other references):** Pierson, Larry (2005, 2007) "An Archaeological/ Historical Study for the SDSU 2005 Campus Master Plan Revision," and "An Archaeological/ Historical Study for the SDSU 2007 Campus Master Plan Revision."

**A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.):** None

**Original Media/Negatives Kept at:** Brian F. Smith and Associates

\*A17. Form Prepared by: Larry J. Pierson

**Date:** March 6, 2007

**Affiliation and Address:** Brian F. Smith and Associates. 14010 Poway Road, Suite A, Poway, CA 92064

Primary # P-37-028223  
Trinomial CA-SOI-18324

Page 3 of 6

**Resource Name or #** (Assigned by Recorder): Temp 2

**Form Prepared by:** Larry J. Pierson

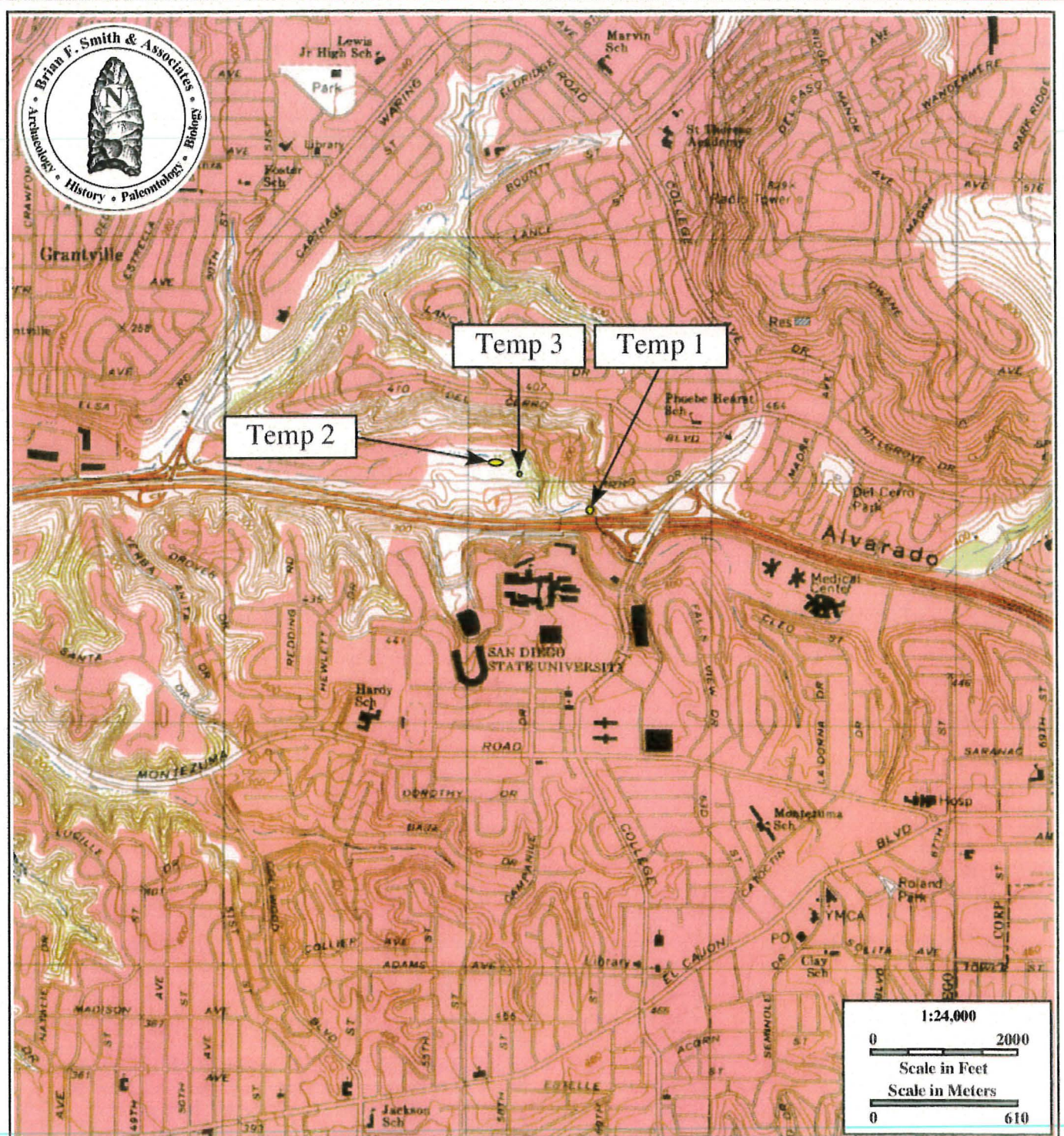
**Date:** March 6, 2007

Feature	Outcrop Dimensions (m) and Orientation			Bedrock Type and Condition	
A	150cm	x 70cm	x Height	30cm	Granitic, weathered
		x	x Height		
		x	x Height		
		x	x Height		
		x	x Height		

[illegible]

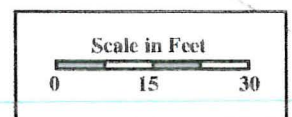
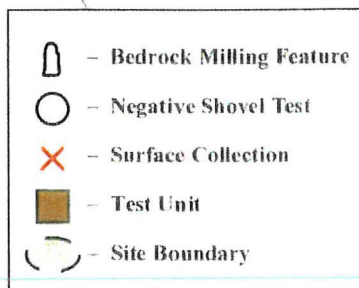
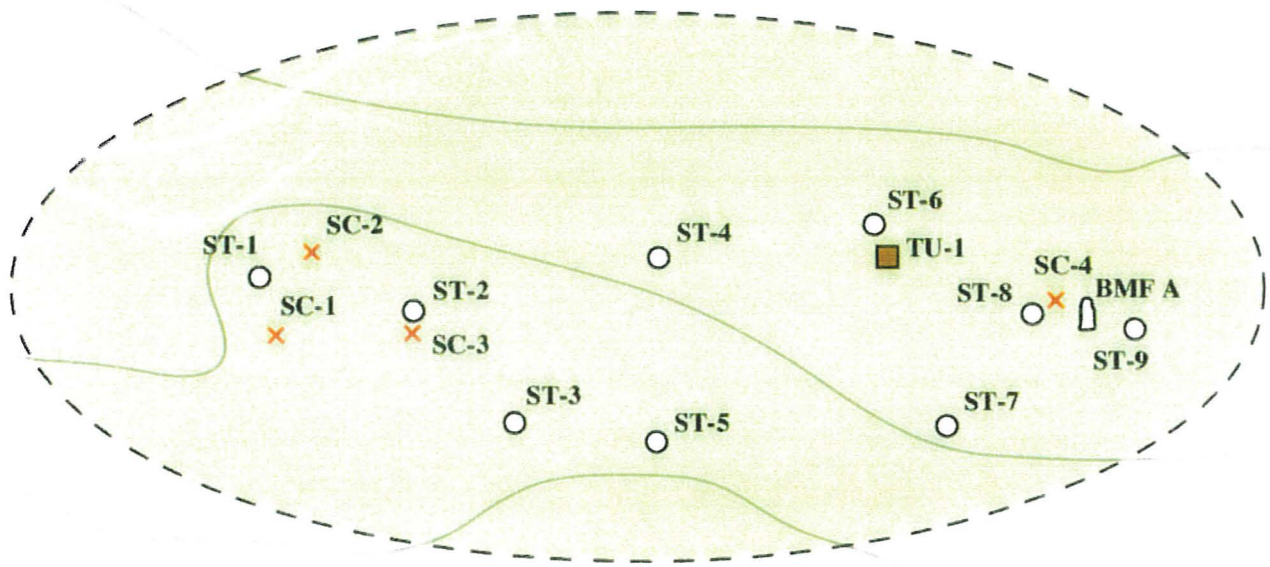
Type Key:		Contents Key:	
CO Conical mortar	PM Possible mortar	S Filled with soil	R Contains rock
OM Oval mortar	MS Milling slick	L Filled with leaves	P Contains pestle
SM Saucer mortar	BM Basin milling feature	U Unexcavated	M Contains mano
Other:		Other:	





**Site Location Map**  
The 2007 SDSU Master Plan Project  
USGS La Mesa Quadrangle (7.5 minute series)





**Site Map**  
**Site Temp 2**  
The 2007 SDSU Master Plan Project

Temp 2

SDI Number	Project Name	Catalog #	Provenience Type	Provenience Number	Datum	Azimuth Range Feet	Depth	Material Class	Material Type	Quantity	Weight (g)	Artifact Class	Artifact Type	Portion Of Artifact	Portion Elaborate	Measurement 1	Measurement 2	Measurement 3
Temp 2	SDSU Master Plan	1	Surface	1				Lithic	Granite	1	1007	Groundstone Tools	Mano(s)	whole	bi/pol/peck/light/FC	13.2	9.9	4.9
Temp 2	SDSU Master Plan	2	Surface	1				Lithic	Quartzite	1	229.2	Precision Tools	Core Tool(s)	fragment(s)		10.5	9.2	2.3
Temp 2	SDSU Master Plan	3	Surface	2				Lithic	Quartzite	1		Lithic Production Waste	Core(s)	fragment(s)				
Temp 2	SDSU Master Plan	4	Surface	3				Lithic	Medium-grained	1		Lithic Production Waste	Flake(s)					
Temp 2	SDSU Master Plan	5	Surface	4				Lithic	Granite	1	570	Groundstone Tools	Mano(s)	fragment(s)	50- 75%/bi/pol/peck/FC/burn/med wear	10.2	7.9	5.6
Temp 2	SDSU Master Plan	6	Surface	4				Lithic	Quartzite	4		Lithic Production Waste	Flake(s)					
Temp 2	SDSU Master Plan	7	Shovel Test	1			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	8	Shovel Test	1			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	9	Shovel Test	1			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	10	Shovel Test	1			30-40	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	11	Shovel Test	2			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	12	Shovel Test	2			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	13	Shovel Test	2			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	14	Shovel Test	3			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	15	Shovel Test	3			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	16	Shovel Test	3			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	17	Shovel Test	4			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	18	Shovel Test	4			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	19	Shovel Test	4			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	20	Shovel Test	4			30-40	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	21	Shovel Test	5			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	22	Shovel Test	5			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	23	Shovel Test	5			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	24	Shovel Test	6			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	25	Shovel Test	6			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	26	Shovel Test	6			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	27	Shovel Test	6			30-40	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	28	Shovel Test	7			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	29	Shovel Test	7			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	30	Shovel Test	7			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	31	Shovel Test	7			30-40	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	32	Shovel Test	8			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	33	Shovel Test	8			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	34	Shovel Test	8			20-25	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	35	Shovel Test	9			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	36	Shovel Test	9			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	37	Shovel Test	9			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	38	Test Unit	1			0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	39	Test Unit	1			10-20	Lithic	Medium-grained	1		Lithic Production Waste	Flake(s)					
Temp 2	SDSU Master Plan	40	Test Unit	1			10-20	Lithic	Quartzite	1		Lithic Production Waste	Flake(s)					
Temp 2	SDSU Master Plan	41	Test Unit	1			20-30	Lithic	Medium-grained	1		Lithic Production Waste	Flake(s)					
Temp 2	SDSU Master Plan	42	Test Unit	1			30-40	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 2	SDSU Master Plan	43	Test Unit	1			40-50	No Recovery	No Recovery			No Recovery	No Recovery					

P-37-028223  
0A-SDI-18326



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # **P-37-028224**  
HRI #  
Trinomial **CA-8DI-18327**  
NRHP Status Code **7**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #: Temp 3

**P1. Other Identifier:** SDSU 2007 Master Plan Revision

**\*P2. Location:** ☒ Not for Publication ☐ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County:** San Diego

**\*b. USGS 7.5' Quad:** *La Mesa, California* **Date:** 1996 T 16S

**R 2W Unsectioned S.B. B.M.**

c. Address: Adobe Falls North Campus

City: San Diego

Zip:

d. UTM: Zone: 11 ;493210mE/ 3627024mN (G.P.S.)

e. Other Locational Data:

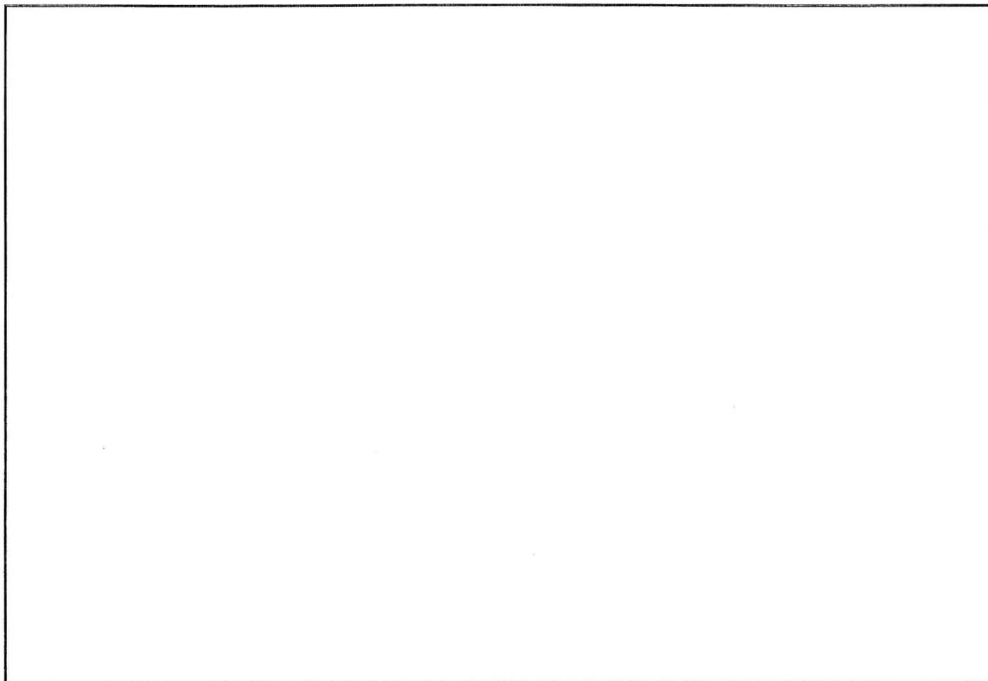
The SDSU 2007 Master Plan Adobe Falls North Campus Project is located north of Highway 8 and west of College Avenue. Site Temp 2 is a prehistoric bedrock milling site located on the south side of Alvarado Creek some 440' (134 M) downstream of Adobe Falls. Elevation at the site is 207' (63m).

**\*P3a. Description:**

Site Temp 3 consists of a single bedrock milling feature, identified as BMF-A. The bedrock feature at Site Temp 3 contained a total of nine grinding surfaces, all slicks. The entire surface of the site was thoroughly inspected for surface artifacts; no artifact locations were identified. The potential for subsurface cultural deposits at Site Temp 3 was investigated by excavating three STPs and one TU. Only a minimal subsurface component was identified in association with the bedrock milling feature at Site Temp 3.

**\*P3b. Resource Attributes:** AP4 Bedrock milling feature

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



P5b. Description of Photo: N/A

**\*P6. Date Constructed/Age and Sources:** ☐ Historic  
☒ Prehistoric ☐ Both

**\*P7. Owner and Address:**  
SDSU Foundation

**\*P8. Recorded by:**  
Larry J. Pierson  
Brian F. Smith & Assoc.  
14010 Poway Rd, Suite A  
Poway, CA 92064

**\*P9. Date Recorded:**  
March 6, 2007

**\*P10. Survey Type:** Pedestrian  
survey and test

**\*P11. Report Citation:** Pierson,  
Larry (2007) *An Archaeological/  
Historical Study for the SDSU 2007*

*Campus Master Plan Revision*

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

DPR 523A (1/95)

\*Required information

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**ARCHAEOLOGICAL SITE RECORD**

Primary # **P-37-028224**  
Trinomial **CA-SDI-18327**

Page 2 of 6

\*Resource Name or #: Temp 3

\*A1. Dimensions: a. Length: 65 feet ( E/W ) × b. Width: 65 feet ( N/S )

Method of Measurement: ☐ Paced ☐ Taped ☐ Visual estimate ☒ Other: GPS

Method of Determination (Check any that apply.): ☐ Artifacts ☒ Features ☐ Soil ☐ Vegetation ☐ Topography  
☐ Cut bank ☐ Animal burrow ☒ Excavation ☐ Property boundary ☐ Other (Explain):

Reliability of Determination: ☒ High ☐ Medium ☐ Low Explain: Site was tested.

Limitations (Check any that apply): ☐ Restricted access ☐ Paved/built over ☐ Site limits incompletely defined  
☒ Disturbances ☐ Vegetation ☐ Other (Explain):

A2. Depth: ☒ None ☐ Unknown Method of Determination: Excavation of three shovel test pits and one test unit.

\*A3. Human Remains: ☐ Present ☒ Absent ☐ Possible ☐ Unknown (Explain):

**\*A4. Features**

A single bedrock milling feature was identified at the site, identified as BMF-A. The bedrock feature at Site Temp 3 contained a total of nine grinding surfaces, all slicks. Slicks identified at Site Temp 3 range in length from 16 to 26 centimeters. The surfaces of the bedrock outcrops were extremely weathered; therefore, the edges of the grinding surfaces were often difficult to identify. No subsurface component was identified in association with the bedrock milling feature at Site Temp 3.

**\*A5. Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):

The entire surface of the site was thoroughly inspected for surface artifacts; no artifact locations were identified. The potential for subsurface cultural deposits at Site Temp 2 was investigated by excavating three STPs and one TU. Shovel test pits were positioned in areas containing sufficient soil in close proximity to the bedrock milling feature, in order to test for the presence of subsurface expression at the site. The STPs were negative for recovery and only two LPW were recovered from the 0-50 cm TU at Site Temp 3.

\*A6. Were Specimens Collected? ☐ No ☒ Yes

\*A7. Site Condition: ☐ Good ☐ Fair ☒ Poor: previous grading for pipelines, access roads, and freeway construction.

\*A8. Nearest Water: Seasonal drainage adjacent to the site.

\*A9. Elevation: approximately 207 feet (63m) above mean sea level

**A10. Environmental Setting:** Vegetation at the site consists of riparian species and palm trees along the creek, and native inland sage scrub on the slopes of the hills north of the creek. The majority of the area surrounding the site has been completely disturbed by the construction of Interstate 8, a major water pipeline from Lake Murray, and a sewage pipeline.

**A11. Historical Information:**

\*A12. Age: ☒ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☐ 1880-1914 ☐ 1914-1945  
☐ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:

**A13. Interpretations** (Discuss data potential, function[s], ethnic affiliation, and other interpretations):

The investigation of Site Temp 3 revealed no surface artifacts and a very sparse cultural deposit at the site. The single bedrock milling feature present at the site indicates that site activities were focused on floral food processing. Site Temp 3 exhibits no intact subsurface cultural deposits, and no potential for buried hearth features. The site exhibits no unique elements and no additional research potential.

**A14. Remarks:**

**A15. References (Documents, informants, maps, and other references):** Pierson, Larry (2005, 2007) "An Archaeological/ Historical Study for the SDSU 2005 Campus Master Plan Revision," and "An Archaeological/ Historical Study for the SDSU 2007 Campus Master Plan Revision."

**A16. Photographs** (List subjects, direction of view, and accession numbers or attach a Photograph Record.): None

**Original Media/Negatives Kept at:** Brian F. Smith and Associates

\*A17. Form Prepared by: Larry J. Pierson

**Date:** March 6, 2007

**Affiliation and Address:** Brian F. Smith and Associates. 14010 Poway Road, Suite A, Poway, CA 92064







State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

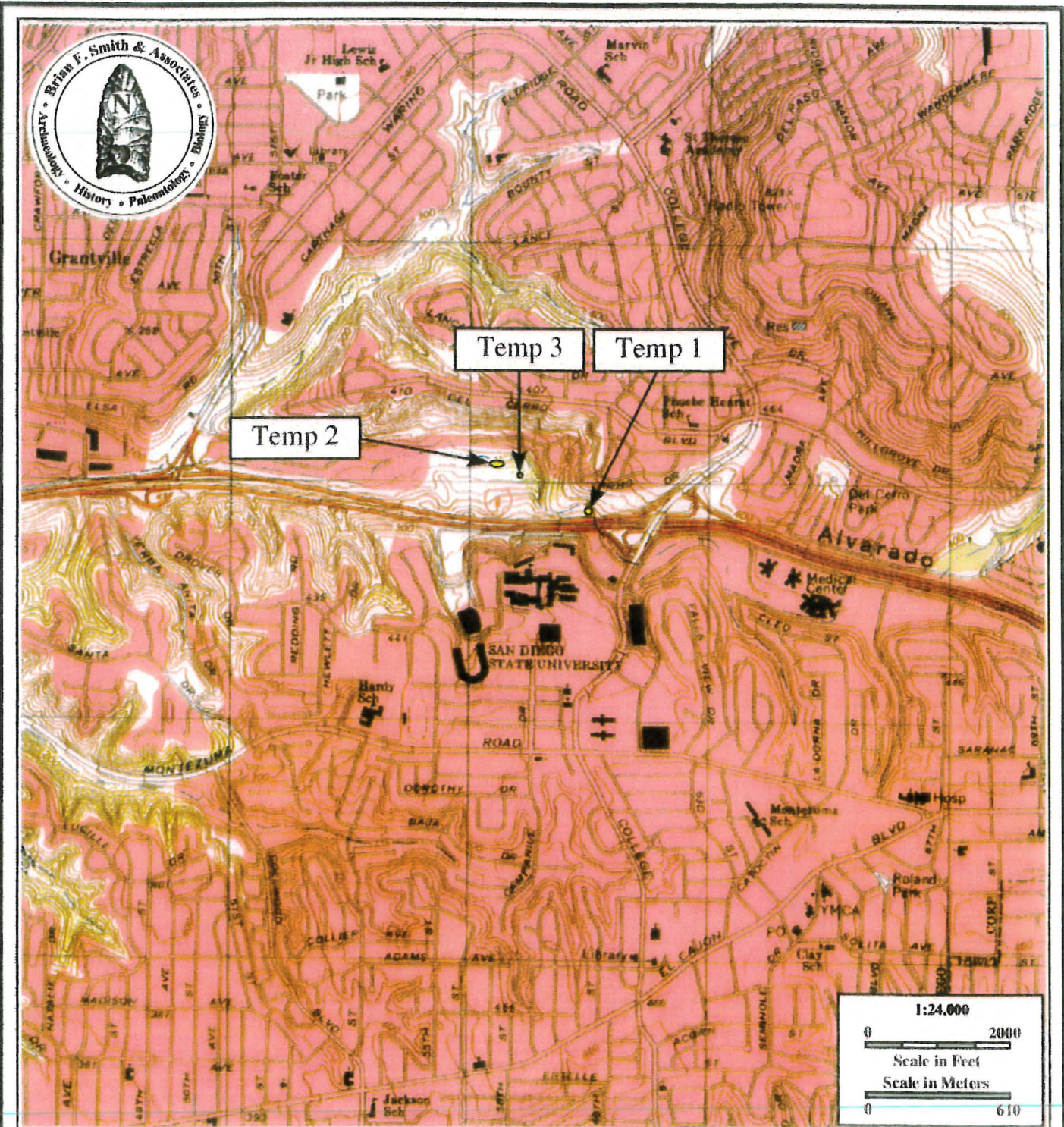
Primary # P-37-028224  
HRI#  
Trinomial CA-SDI-18327

Page 4 of 6

\*Resource Name or #:

\*Map Name: La Mesa Quadrangle

\*Scale: 1:24,000 \*Date of Map: 1996

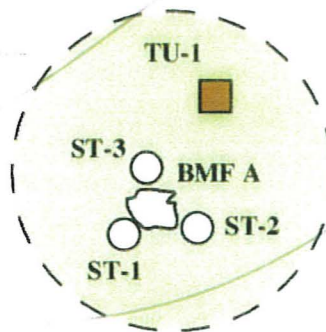


**Site Location Map**  
The 2007 SDSU Master Plan Project  
USGS La Mesa Quadrangle (7.5 minute series)





Datum A



-  - Bedrock Milling Feature
-  - Negative Shovel Test
-  - Test Unit
-  - Site Boundary

Scale in Feet  
0 5 10 15 20

**Site Map**  
**Site Temp 3**  
The 2007 SDSU Master Plan Project



Temp 3

SDI Number	Project Name	Catalog #	Provenience Type	Provenience Number	Datum	Azimuth Range Feet	Depth (cm)	Material Class	Material Type	Quantity	Weight (g)	Artifact Class	Artifact Type	Portion Of Artifact	Portion Elaborate	Measurement 1	Measurement 2	Measurement 3
Temp 3	SDSU Master Plan	1	Shovel Test	1	A	142/24'	0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	2	Shovel Test	1			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	3	Shovel Test	1			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	4	Shovel Test	2	A	129/29'	0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	5	Shovel Test	2			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	6	Shovel Test	2			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	7	Shovel Test	3	A	125/21'	0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	8	Shovel Test	3			10-20	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	9	Shovel Test	3			20-30	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	10	Test Unit	1	A	97/7'	0-10	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	11	Test Unit	1			10-20	Lithic	Medium-grained Metavolcanic	1		Lithic Production Waste	Flake(s)					
Temp 3	SDSU Master Plan	12	Test Unit	1			20-30	Lithic	Quartzite	1	14.7	Expedient Tools	Utilized Flake(s)	fragment(s)		5.3	3.2	0.6
Temp 3	SDSU Master Plan	13	Test Unit	1			30-40	No Recovery	No Recovery			No Recovery	No Recovery					
Temp 3	SDSU Master Plan	14	Test Unit	1			40-50	No Recovery	No Recovery			No Recovery	No Recovery					

P-37-028224  
A-SDI-18327

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: P-37-029023  
HRI #: \_\_\_\_\_  
Trinomial: CA-S01-18589  
NRHP Status Code: \_\_\_\_\_

Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Page 1 of 4

Resource Name or #: (Assigned by recorder): CN-S-1

P1. Other Identifier:

P2. Location: ☒ Not for Publication ☐ Unrestricted

a. County: Imperial

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: La Mesa Date: 1967 (Photorevised 1975) T16 S; R2W; Unsectioned Mission Lands; S.B.B.M.

c. Address: 5553 Toyon Road City: San Diego Zip: 92108

d. UTM: Zone 11; NAD 27; 491659mE/ 3626417mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The 1.52-acre project area is located in the College Area Community in the eastern portion of the City of San Diego. The project area is south of Interstate 8 and west of San Diego State University. It is located at 5553 Toyon Road on the upper slope of a canyon. The site is located near the northwest corner of the property in relatively dense brush.

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The site consists of a can and bottle scatter with more than 50 items. The site measures approximately 10 m north/south by 5 m east/west. It appears to represent a roadside dump without subsurface deposits. Artifacts include 1 clear glass salt shaker with "#4" on the bottom, 1 clear drinking glass with no mark, 1 Coke bottle, 1 Squirt bottle, 1 Canada Dry water bottle, 1 wine bottle, 2 liquor bottles, and 6 beer bottles, 1 chrome car part, 1 television tube, 5 cone top cans, 30 sanitary cans with church key openings (beer-size) and 4 other sanitary cans.

P3b. Resource Attributes (List attributes and codes): AH4. Trash Scatter

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

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

P5b. Description of Photo (View, date, accession #):

P6. Age and Sources: ☒ Historic ☐ Prehistoric  
☐ Both

P7. Owner and Address:

Steve Connor  
351 Park Place Ranch  
CA 92025

P8. Recorded by (Name, affiliation, and address):

Andrew Pignuolo  
Laguna Mountain Environmental, Inc.  
7969 Engineer Road, Suite 208  
San Diego, CA 92111

P9. Date Recorded: 5 November 2007

P10. Survey Type (Describe):

Intensive Pedestrian Survey

P11. Report Citation (Cite survey report and other sources, or enter "none"):

Andrew Pignuolo

2007 Cultural Resource Survey For The Conner Residence Located At 5553 Toyon Road, City of San Diego, California

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

LOCATION MAP

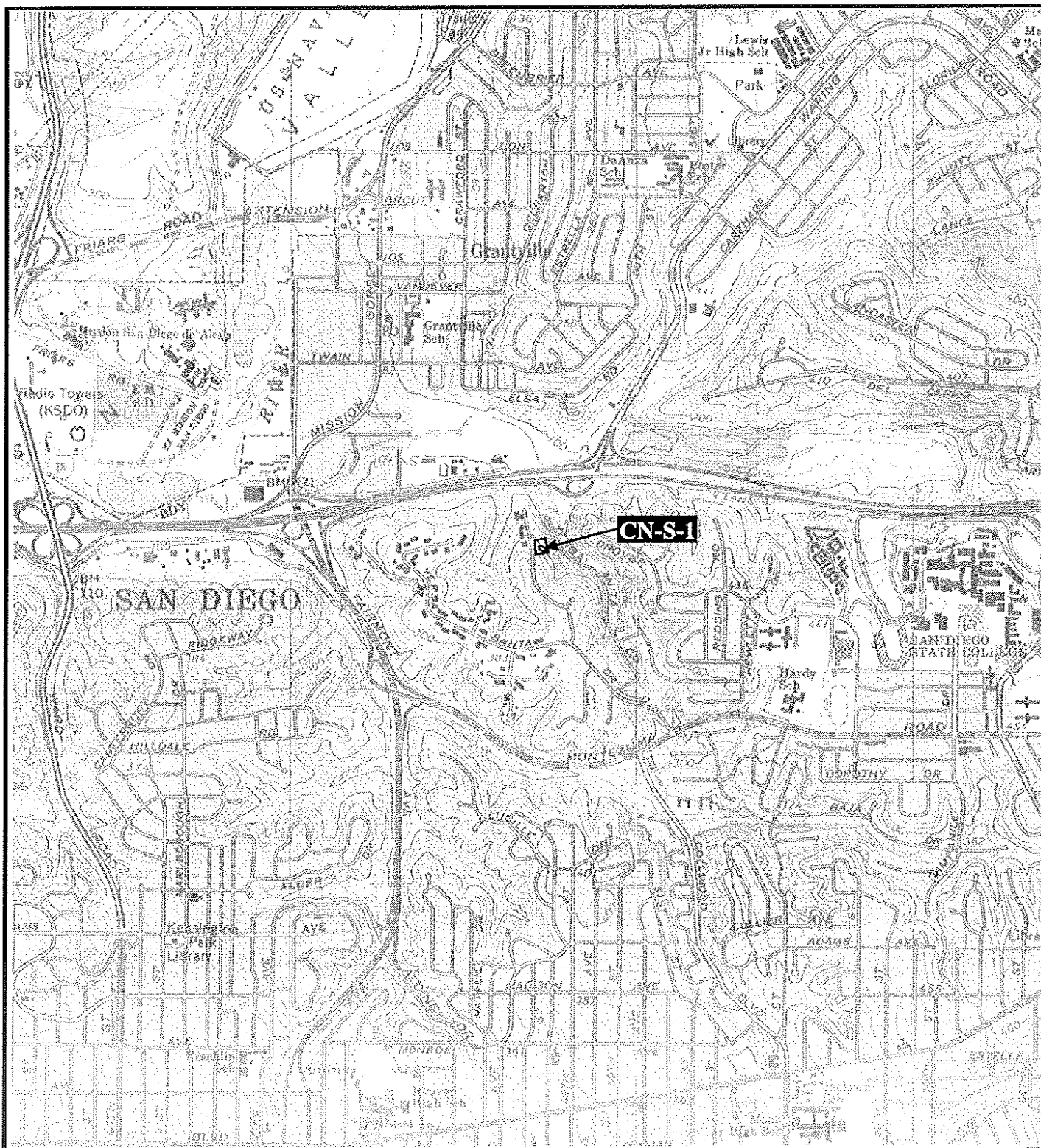
Page 2 of 4

Resource Name or #: (Assigned by Recorder) CN-S-1

Map Name: USGS Quad Map (La Mesa)

Scale: 1:24,000

Date of Map: 1967 (Photorevised 1975)



Page 3 of 4

Resource Name or #: (Assigned by recorder): CN-S-1

- A1. **Dimensions:** a. Length: 10m N/S x b. Width: 5m E/W  
**Method of Measurement:** ☐ Paced ☐ Taped ☒ Visual estimate ☐ Other:  
**Method of Determination** (check any that apply.): ☒ Artifacts ☐ Features ☐ Soil ☐ Vegetation ☐ Topography ☐ Cut bank  
☐ Animal burrow ☐ Excavation ☐ Property boundary ☐ Other (Explain):  
**Reliability of Determination:** ☐ High ☒ Medium ☐ Low Explain: Good visibility of surface artifacts  
**Limitations** (check any that apply): ☐ Restricted access ☐ Paved/built over ☐ Site limits incompletely defined  
☒ Disturbances ☐ Vegetation ☐ Other (Explain):
- A2. **Depth:** ☐ None ☒ Unknown **Method of Determination:** Subsurface deposits are unlikely.
- A3. **Human Remains:** ☐ Present ☐ Absent ☐ Possible ☒ Unknown (Explain): None observed on surface.
- A4. **Features** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.): None.
- A5. **Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.): Artifacts include 1 clear glass salt shaker with "#4" on the bottom, 1 clear drinking glass with no mark, 1 Coke bottle, 1 Squirt bottle, 1 Canada Dry water bottle, 1 wine bottle, 2 liquor bottles, and 6+ beer bottles, 1 chrome car part, 1 television tube, 5 cone top cans, 30 sanitary cans with church key openings (beer-size) and 4 other sanitary cans. Time diagnostic items included a brown beer bottle with an "I" in a pentagon with "68" to the left, "52" to the right and "2" and "1 way" at the bottom along with "no deposit no return." Another brown beer bottle has with an "I" in a pentagon with "20" to the left, "51" to the right and "4A" and "Duraglas" "1 way" at the bottom along with "no deposit no return." One additional brown glass and three clear glass beer bottles also showed Owens Illinois maker's marks with "52" in the date position. Other maker's marks included two brown glass beer bottles with an "MG" and a "52" in the date position. A green Squirt bottle with a Owens Illinois maker's mark showed "52" in the date position. Another brown beer bottle has a Foster-Forbes Glass Company mark with the number "52" to the right, suggesting a date.
- A6. **Were Specimens Collected?** ☒ No ☐ Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- A7. **Site Condition:** ☒ Good ☐ Fair ☐ Poor (Describe disturbances.): The site retains good integrity probably due to its location in the brush.
- A8. **Nearest Water** (Type, distance, and direction.): The closest fresh water source in the area was a small unnamed seasonal drainage located east of the project area. This seasonal drainage feeds into Alvarado Creek to the north which is a more perennial source of water.
- A9. **Elevation:** 268 ft above mean sea level
- A10. **Environmental Setting** (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): The project area is located on a small finger ridge of a larger ridge between Alvarado Canyon and an unnamed canyon to the south. Elevations range between 325 to 205 feet above mean sea level (AMSL). The area is a suburban mix of houses and open space canyons. Drought deciduous coastal sage scrub vegetation of the region is present along with some small open areas of native grass.
- A11. **Historical Information:** N/A
- A12. **Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☐ 1880-1914 ☐ 1914-1945 ☒ Post 1945 ☐ Undetermined  
(Describe position in regional prehistoric chronology or factual historic dates if known):
- A13. **Interpretations** (Discuss data potential, function(s), ethnic affiliation, and other interpretations): None
- A14. **Remarks:** The overall deposit suggests a deposition in 1952 with some items showing minor curation, and is likely associated with illegal dumping.
- A15. **References** (Documents, informants, maps, and other references): None
- A16. **Photographs** (List subjects, direction of view, and accession numbers or attach a Photograph Record.):  
Original Media/Negatives Kept at: Laguna Mountain Environmental, Inc.
- A17. **Form Prepared by:** Natalie Brodie **Date:** 19 December 2007  
**Affiliation and Address:** Laguna Mountain Environmental, Inc.; 7969 Engineer Road, Suite 208; San Diego, CA 92111

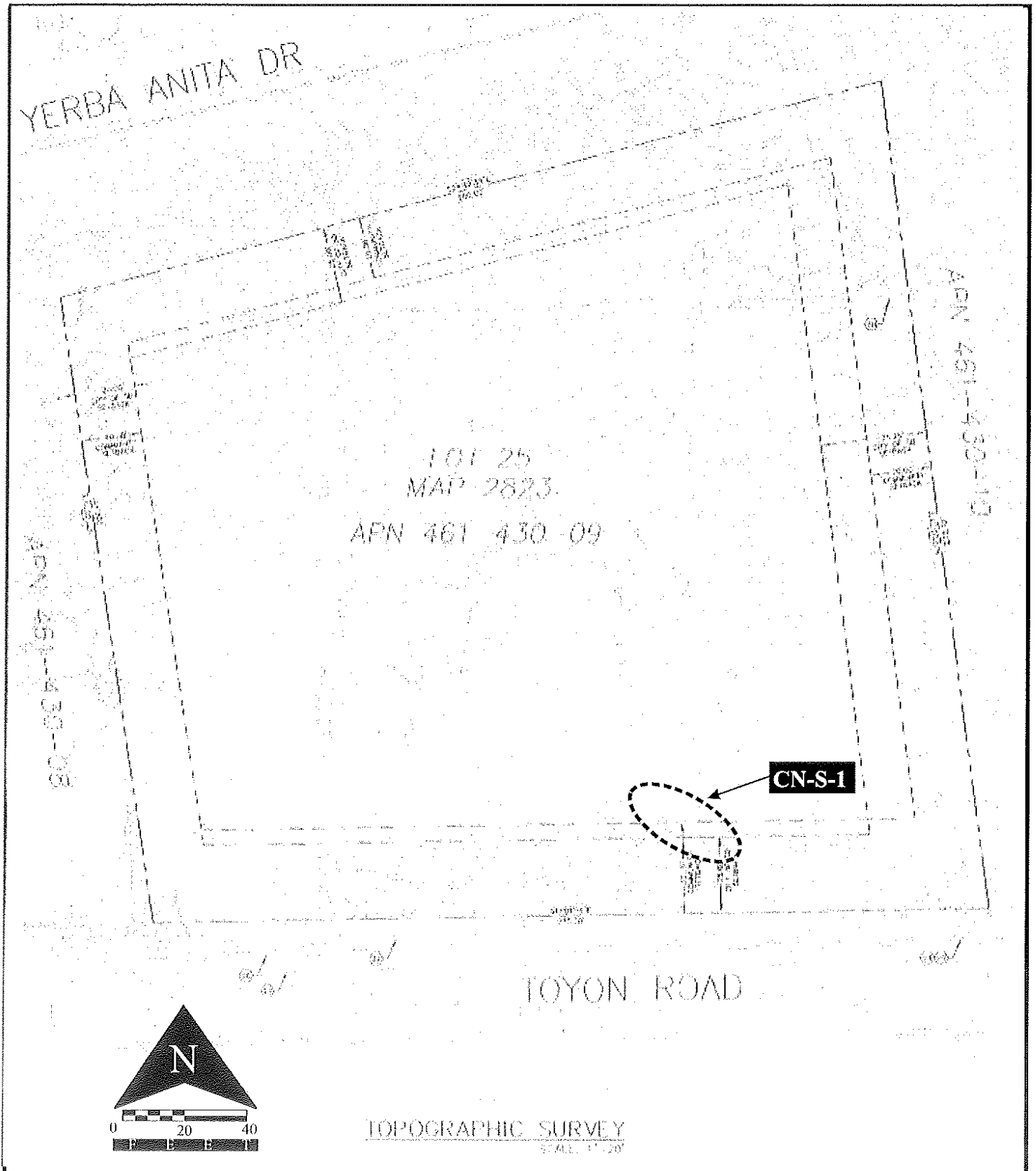
SKETCH MAP

Page 4 of 4

Resource Name or #: (Assigned by recorder): CN-S-1

Drawn By: A. Pignolo

Date: 5 November 2007





**PRIMARY RECORD**

Primary # P-37-032674  
HR #: CA-SDI-20702  
Trinomial: \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_

Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Page 1 of 3

**Resource Name or #:** TAL-I-1

P1. Other Identifier:

P2. **Location:** ☒ Not for Publication ☐ Unrestricted **a. County:** San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. **USGS 7.5' Quad:** La Mesa Date: 1994 T 16 S; R 2 W; Unsectioned; S.B.B.M.  
c. Address: southwest of 4828 Lila Drive  
d. UTM: Zone 11 ; NAD83; 491558 m E/ 3625514 m N  
e. Other Locational Data: The deposit was uncovered in the street southwest of 4828 Lila Drive near the intersection with Lorraine Drive, in the Talmadge area of San Diego, southwest of San Diego State University, at approximately 400 ft. elev.

P3a. **Description:** This resource consists of an isolated trash deposit encountered near the corner of Lila Dr. and Lorraine Dr.. The deposit was located just southwest of a storm drain between 4905 Lorraine Dr. and 4828 Lila Dr. (approximately across the sidewalk from the SW corner of 4828 Lila property), in the main line utility trench. The deposit consists of bottle glass fragments and concrete in disturbed fill soil. The collected artifacts represent 2 Coca-cola bottles (base marked 'SAN DIEGO, CALIF.'), 1 7-Up bottle, 2 amber (brown) liquor bottles, 1 blue bottle (probably medicinal), and pieces of a leather shoe. Concrete chunks were not retained. The artifacts were contained within the trench; the deposit did not appear to extend into the sidewalks. The liquor bottle base has a 1943 manufacture date code and the Coke bottles would have been made between 1937 and 1951. The neighborhood was developed in the late 1940s; the trash could be the result of illicit dumping prior to development or was transported in with fill-dirt during construction of the storm drain in 1949.

P3b. **Resource Attributes:** AH4. Trash Scatter

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

P5a. Photograph or Drawing: None

P5b. Description of Photo:

P6. **Age and Sources**

☒ Historic ☐ Prehistoric ☐ Both

P7. **Owner and Address:**

City of San Diego ROW

P8. **Recorded by:**

N. Brodie  
Laguna Mountain Environmental, Inc.  
7969 Engineer Road, Suite 208  
San Diego, CA 92111

P9. **Date Recorded:** January 26, 2007

P10. **Survey Type:** Construction Monitoring

P11. **Report Citation:**

2009 Pignuolo, Andrew R. and Natalie J. Brodie. *Cultural Resource Monitoring Report for the Block 3FF Talmadge Utility Undergrounding Project, City of San Diego, California.*

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



LOCATION MAP

Primary #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_ P-37-032674  
CA-SDI-20702

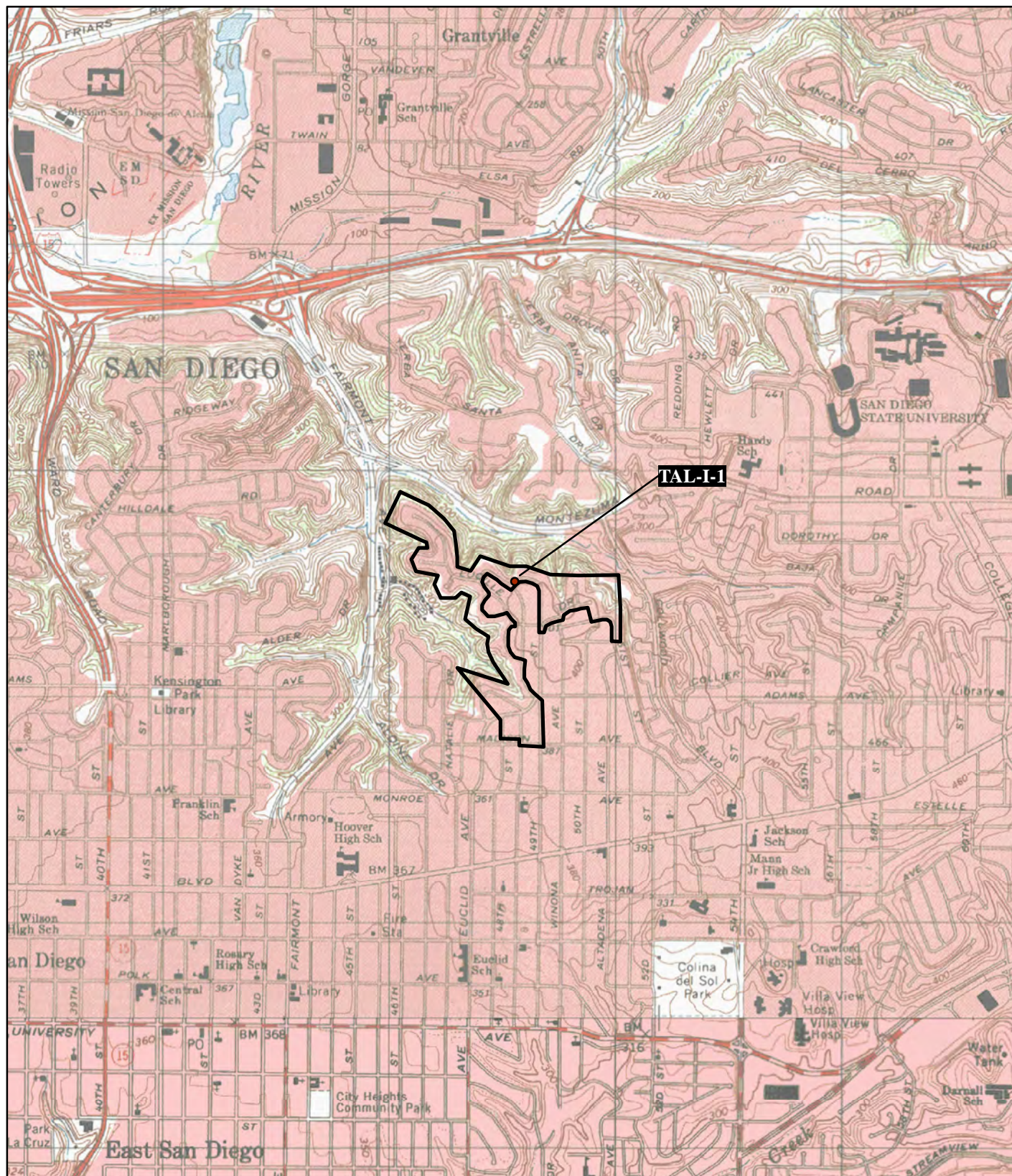
Page 2 of 3

Resource Name or #: TAL-I-1

Map Name: USGS 7.5' La Mesa Quadrangle

Scale: 1:24,000

Date of Map: 1994





Page 3 of 3

Resource Name or #: TAL-I-1

**A1. Dimensions:** a. Length: <1 foot x b. Width: <1 foot

**Method of Measurement:** ☐ Paced ☐ Taped ☒ Visual estimate ☒ Other: dimension limits of trenching tool

**Method of Determination** (Check any that apply.): ☒ Artifacts ☐ Features ☐ Soil ☐ Vegetation ☐ Topography  
☐ Cut bank ☐ Animal burrow ☒ Excavation ☐ Property boundary ☒ Other (Explain): Trench excavation

**Reliability of Determination:** ☒ High ☐ Medium ☐ Low Explain: Observed in trench

**Limitations** (Check any that apply): ☐ Restricted access ☐ Paved/built over ☒ Site limits incompletely defined  
☐ Disturbances ☐ Vegetation ☒ Other (Explain): Trench width

A2. Depth: unknown ☐ None ☐ Unknown Method of Determination: found in spoils

**A3. Human Remains:** ☐ Present ☒ Absent ☐ Possible ☐ Unknown (Explain):

**A4. Features:** n/a

**A5. Cultural Constituents:** Collected items represent 2 aqua Hobbie skirt type embossed Coca-cola bottles, 1 Kelly green 7-Up bottle, 2 amber (brown) liquor bottles, 1 blue bottle (probably medicinal, like Milk of Magnesia), and pieces of a mans leather shoe. Both of the D-105529 type Coke bottles have base marks of an arched "SAN DIEGO" over straight across (in center) "CALIF." The slightly lighter tinted bottle has CALIF misspelled as CAILF however.

The leather shoe pieces seem to have a blue tint. The non-ferrous eyelets are very fragile and most have desintegrated. The shoe measures approximately 3.5" across the vamp ("ball" of foot area), indicating a mans size. The eyestay ("lacing strip") has 8 lace holes. The sole portion is missing; the layers appear to have been connected with rivet type fasteners (not nails).

**A6. Were Specimens Collected?** ☐ No ☒ Yes Temporarily curated at Laguna Mountain Environmental, Inc.

**A7. Site Condition:** ☐ Good ☒ Fair ☐ Poor (Describe disturbances.): material may be fill for storm drain construction

**A8. Nearest Water:** n/a for historic site

**A9. Elevation:** 400 ft.

A10. Environmental Setting: Urban residential.

A11. Historical Information: The cylinder liquor bottle has an Owens-Illinois Glass Co. **1943** date code. The Coke bottles have city name base markings used between 1937 & 1951 (Lockhart & Miller 2007:102). The ACL type of label on the 7-Up bottle was used between 1939 & 1963 (Lockhart 2005:21).

**A12. Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☐ 1880-1914 ☒ 1914-1945  
☐ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:

A13. Interpretations: The deposit appears to represent a single discard episode of refuse prior to the 1944, or possibly the result of importing fill soil for storm drain construction.

A14. Remarks: 4828 Lila Dr. was built in 1947; other houses in the neighborhood were built in 1949-1951.

A15. References: Lockhart, Bill. 2005. The Other Site of the Story: A Look at the Back of Seven-Up Bottles. *Soda Fizz* 3(1)20-24. Lockhart, Bill, and Michael R. Miller, 2007. *The Bottles, Marks, and History of the Southwestern Coca-Cola Bottling Co., New Mexico and Arizona, 1917-1947*. Lulu Publishing.

A16. Photographs: none

**A17. Form Prepared by:** C. Serr

**Date:** June 22, 2012

**Affiliation and Address:** Laguna Mountain Environmental, Inc. 7969 Engineer Road, Suite 208 San Diego, CA 92111

State of California  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # P-37-035445  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

**NRHP Status Code** \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 12 \*Resource Name or #: T-Mobile West LLC SD06026A/SDSU Physical Plant

\*P1. Other Identifier: San Diego State University Physical Plant

\*P2: Location: Not for publication Unrestricted ☒ a. County: San Diego

And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Point Loma \*Date: 1975 T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 5300 Montezuma Road City: San Diego Zip: 92115

d. UTM: (Give more than one large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

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

APN: 462-930-19

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

The subject property is a multistory, multilevel, asymmetrical, irregular shaped, Modern style, physical plant building located on the campus of San Diego State University. The building has a concrete foundation, stucco and concrete exterior and a flat roof with multiple levels. The building steps down the hillside on a sloping lot. The building has multiple single metal doors leading to various departments. Many of the doors have small windows. Windows vary in size, shape and placement around the facades and include metal framed, fixed pane and casement style windows. A parking lot is present on the main level of the building. The building is in good condition with no major exterior alterations noted.

\*P3b. Resource Attributes: (List attributes and codes) HP 15: Educational Building



P4. Resources Present: Building X Structure Object Site District Element of District

P5b. Description of Photo: (View, date Accessions #) View NE/11/20/2013

\*P6. Date Constructed/Age and Source Historic X Prehistoric Both c. 1962/San Diego State University's Records

\*P7. Address: San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

\*P8: Recorded by: (Name, Affiliation, Address) K.A. Crawford, Crawford Historic Services, P.O. Box 634, La Mesa, CA

\*P9. Date Recorded: 11/20/2013

\*P10. Type of Survey: (Describe) Intensive \*P11: Report Citation (Cite Survey Report and other sources, or enter "None".) None

\*Attachments: None Location Map Sketch Map Continuation Sheet ☒ Building, Structure and Object Record ☒ Archaeological Record District Record Liner Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
RESIDENCE, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI# P-37-035445  
\*NRHP Status Code

\*Page 2 of 12 \*Resource Name or # (Assigned by Recorder): T-Mobile West LLC SD06026A/SDSU  
Physical Plant

**B1. Historic Name:** San Diego State University Physical Plant

**B2. Common Name:** San Diego State University Physical Plant

**B3. Original Use:** Educational/Physical Plant

**B4. Present Use:** Educational/Physical Plant

**\*B5. Architectural Style:** Modern

**\*B6. Construction History:** (Construction Date, alterations and dates of alterations)

The subject building was constructed in approximately 1962. No major alterations to the building were noted.

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

**\*B8. Related Features:** San Diego State University campus

**B9a. Architect:** Unknown **b. Builder:** Unknown

**\*B10. Significance:** Development of San Diego State University and Modern Architecture **Area:** San Diego **Period of Significance:** 1962-Present **Property Type:** Educational/Industrial **Applicable Criteria:** A and C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located on the campus of San Diego State University. The University is the oldest educational institution in San Diego. Founded in 1897 as the San Diego Normal school, the original school was located in the downtown San Diego area. The school's original mission was to train local women to be elementary school teachers. In 1923, the school's name was changed to San Diego State Teacher's College. By the 1930s, the school had outgrown its original campus in University Heights and a decision was made to move the school to an undeveloped mesa on the eastern edge of the city. The school changed its name again in 1935 when it expanded its offerings beyond teacher training and became San Diego State College. The school continued to grow with new buildings and facilities built each decade until the present time. The campus continues to evolve as new buildings are constructed and older ones renovated or removed. The university became part of the California State University system in 1970 and the name was changed to San Diego State University (SDSU). The subject building was built as the Physical Plant in 1962. The building continues to operate in this capacity to the present time. No major alterations were noted and the university records do not indicate that the building is on the National Register of Historic Places. Several buildings, including the original sports stadium, are on the Register, but this building is not considered to be a contributing structure at this time.

**B11. Additional Resource Attributes:** (List attributes and codes) None

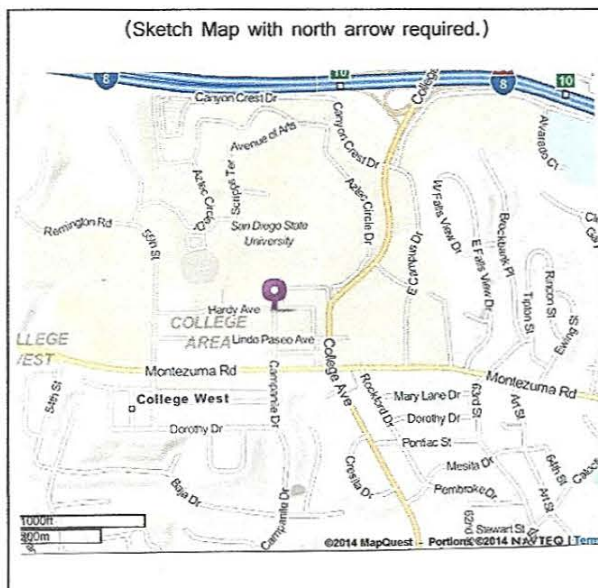
**\*B12. References:** McAlester and McAlester, A Guide to American Houses, 1991; Historicaerials.com; County of San Diego Assessor's Records; City of San Diego Building Department Records; San Diego State University Records

**B13. Remarks:** None

**\*B14. Evaluators:** K.A. Crawford

**\*Date of Evaluation:** 11/20/2013

(This space reserved for  
official comments.)





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU

**Physical Plant**

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation X Update

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(Continued from page 2)

***Integrity Statement***

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c. 1962 Modern style industrial building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the campus area surrounding the structure has changed. The design, materials and workmanship have basically remained the same. The integrity level is good and the condition of the building is good.

**National Register of Historic Places Eligibility Evaluation**

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the San Diego area which began in the 1850s and continues to the present time. There is no significant trend or event associated with the property. **Therefore, the property does not appear to meet the criteria for significance under Criterion A: Event.**

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.**

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Modern architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. **Therefore, the property does not appear to meet the criteria for significance under Criterion C: Architecture as a good example of Modern style architecture.**

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.**

**In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local San Diego Register eligibility.**

State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

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T-Mobile West LLC SD06026A/SDSU Physical Plant  
San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115  
View Southeast  
November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 6 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View East

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 6 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View North

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 7 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View East

November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 8 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View East

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 9 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View North

November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 10 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU  
Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

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T-Mobile West LLC SD06026A/SDSU Physical Plant  
San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115  
View West  
November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 11 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU

Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View West

November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035445

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 11 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU

Physical Plant

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06026A/SDSU Physical Plant

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115

View West

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 12 of 12 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06026A/SDSU

**Physical Plant**

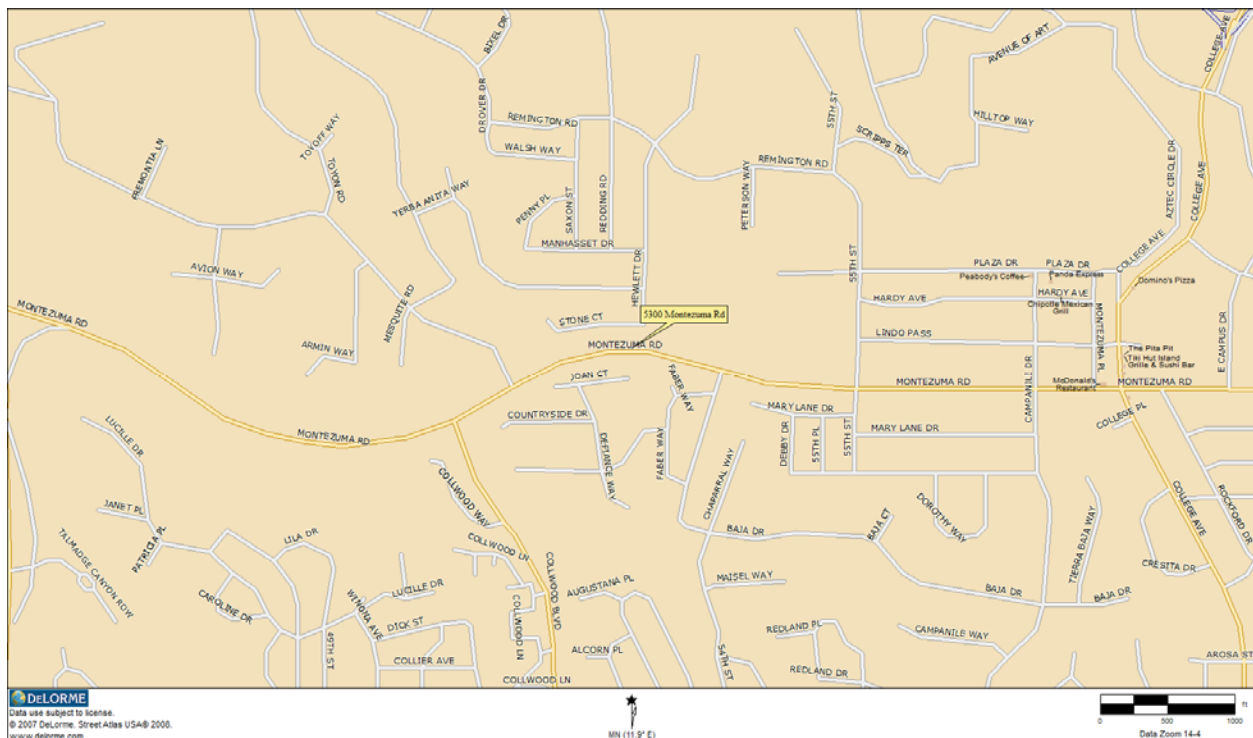
\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation X Update

**T-Mobile West LLC SD06026A/SDSU Physical Plant**

San Diego State University Physical Plant, 5300 Montezuma Road, San Diego, CA 92115



State of California  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # P-37-035449  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

**NRHP Status Code** \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 11 \*Resource Name or #: T-Mobile West LLC SD06417A/SDSU Recital Hall

\*P1. Other Identifier: San Diego State University Smith Recital Hall

\*P2: Location: Not for publication Unrestricted ☒ a. County: San Diego

And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Point Loma \*Date: 1975 T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 5300 Montezuma Road City: San Diego Zip: 92115

d. UTM: (Give more than one large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

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

APN: 462-230-19

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

The subject property is a two-story with basement, rectangular shaped, Modern style, education building located on the campus of San Diego State University. The building has a concrete foundation, concrete block exterior and a flat roof. The building includes arched detailing with vertical columns dividing the facades into even spaces. The columns rise to the roofline, creating arched openings. The second floor has an open balcony around all four sides. The east façade contains a wide set of concrete steps leading to the ground floor of the building. The building contains classrooms with single metal doors. Open metal staircases are present at various points around the building to provide second floor access. The building is in good condition with no major alterations noted.

\*P3b. Resource Attributes: (List attributes and codes) HP 15: Educational Building



P4. Resources Present: Building X Structure Object Site District Element of District

P5b. Description of Photo: (View, date Accessions #) View E/11/20/2013

\*P6. Date Constructed/Age and Source Historic X Prehistoric Both c. 1969/San Diego County Assessor's Records

\*P7. Address: San Diego State University, 5300 Montezuma Road, San Diego, CA

\*P8: Recorded by: (Name, Affiliation, Address) K.A. Crawford, Crawford Historic Services, P.O. Box 634, La Mesa, CA

\*P9. Date Recorded: 11/20/2013

\*P10. Type of Survey: (Describe) Intensive \*P11: Report Citation (Cite Survey Report and other sources, or enter "None".) None

\*Attachments: None Location Map Sketch Map **Continuation Sheet X Building, Structure and Object Record X** Archaeological Record District Record Liner Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
RESIDENCE, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI# P-37-035449  
\*NRHP Status Code

\*Page 2 of 11 \*Resource Name or # (Assigned by Recorder): T-Mobile West LLC SD06417A/SDSU Recital Hall

**B1. Historic Name:** San Diego State University, Smith Recital Hall

**B2. Common Name:** San Diego State University, Smith Recital Hall

**B3. Original Use:** Educational/recital Hall

**B4. Present Use:** Educational/Recital Hall

**\*B5. Architectural Style:** Modern

**\*B6. Construction History:** (Construction Date, alterations and dates of alterations)

The subject building was constructed in approximately 1969. No major alterations to the building were noted.

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

**\*B8. Related Features:** San Diego State University campus

**B9a. Architect:** Unknown **b. Builder:** Unknown

**\*B10. Significance:** Development of San Diego State University and Modern Architecture **Area:** San Diego **Period of Significance:** 1969-Present **Property Type:** Educational **Applicable Criteria:** A and C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located on the campus of San Diego State University. The University is the oldest educational institution in San Diego. Founded in 1897 as the San Diego Normal school, the original school was located in the downtown San Diego area. The school's original mission was to train local women to be elementary school teachers. In 1923, the school's name was changed to San Diego State Teacher's College. By the 1930s, the school had outgrown its original campus in University Heights and a decision was made to move the school to an undeveloped mesa on the eastern edge of the city. The school changed its name again in 1935 when it expanded its offerings beyond teacher training and became San Diego State College. The school continued to grow with new buildings and facilities built each decade until the present time. The campus continues to evolve as new buildings are constructed and older ones renovated or removed. The university became part of the California State University system in 1970 and the name was changed to San Diego State University (SDSU). The subject building was built as the Smith Recital Hall in 1967 and includes multiple classrooms, rehearsal halls, and a small performing space. The building has remained in essentially original condition with no major exterior alterations. The building has undergone general tenant improvements over the decades to maintain the building. The building continues to be used for educational and performing purposes.

**B11. Additional Resource Attributes:** (List attributes and codes) None

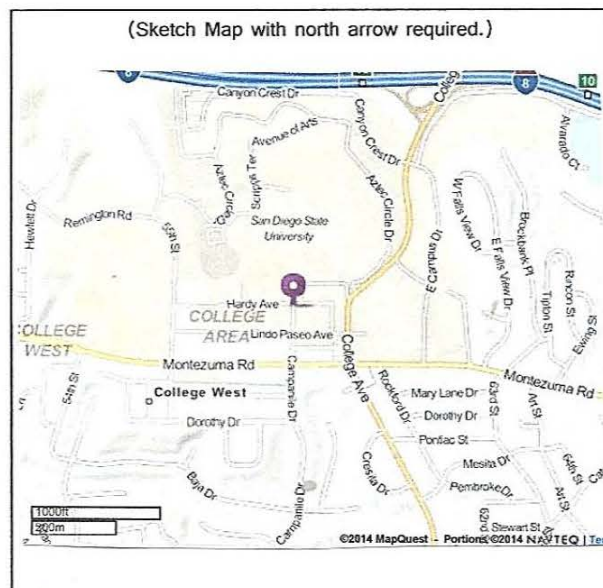
**\*B12. References:** McAlester and McAlester, A Guide to American Houses, 1991; Historicaerials.com; County of San Diego Assessor's Records; City of San Diego Building Department Records.

**B13. Remarks:** None

**\*B14. Evaluators:** K.A. Crawford

**\*Date of Evaluation:** 11/20/2013

(This space reserved for  
official comments.)



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU  
Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation X Update

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(Continued from page 2)

***Integrity Statement***

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c. 1969 Modern style educational building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the campus area surrounding the structure has changed. The design, materials and workmanship have basically remained the same. The integrity level is good and the condition of the building is good.

**National Register of Historic Places Eligibility Evaluation**

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the San Diego area which began in the 1850s and continues to the present time. There is no significant trend or event associated with the property. **Therefore, the property does not appear to meet the criteria for significance under Criterion A: Event.**

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.**

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Modern architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. **Therefore, the property does not appear to meet the criteria for significance under Criterion C: Architecture as a good example of Modern style architecture.**

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.**

**In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local San Diego Register eligibility.**

State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View East

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View South

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 6 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View West

November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 7 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View West

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 8 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View West

November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 9 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View West

November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 10 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU Recital Hall

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115

View East

November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

P-37-035449

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 11 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06417A/SDSU

Recital Hall

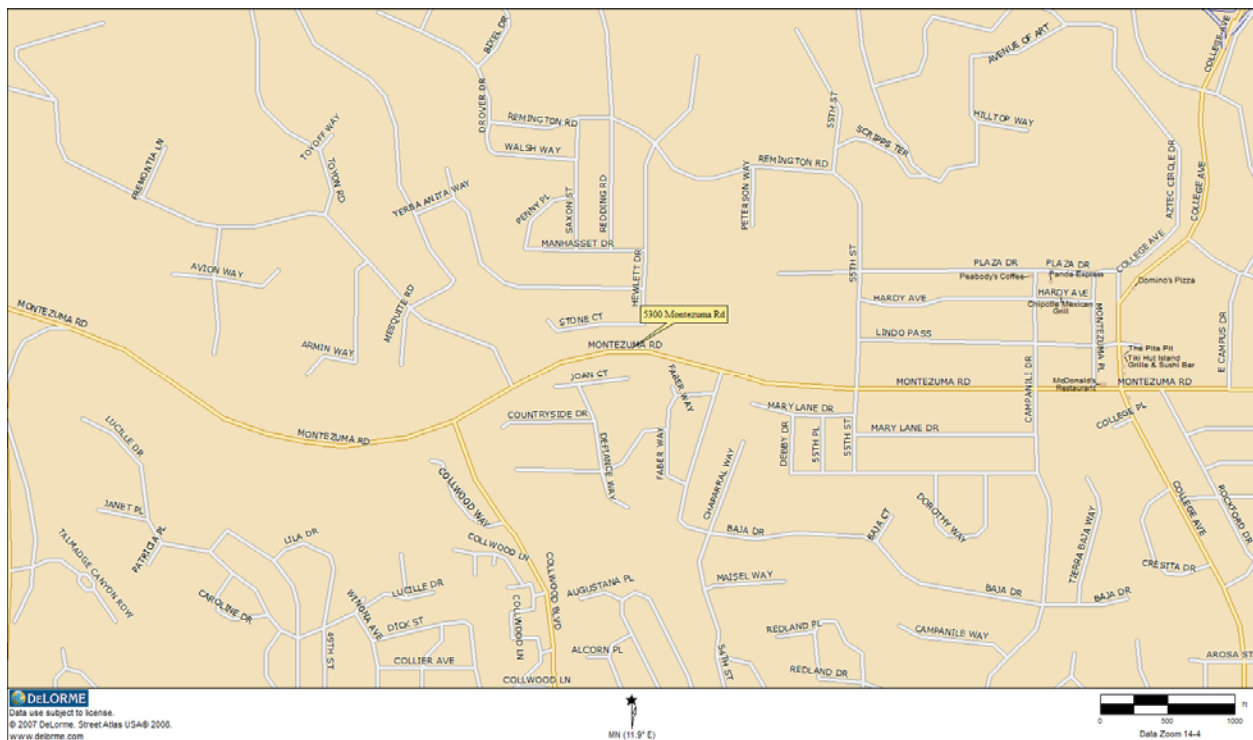
\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation X Update

T-Mobile West LLC SD06417A/SDSU Recital Hall

Smith Recital Hall, San Diego State University, 5300 Montezuma Road, San Diego, CA 92115



State of California  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 11 \*Resource Name or #: T-Mobile West LLC SD06702A/SD702 Alliance for Africa

\*P1. Other Identifier: Alliance for African Assistance

\*P2: Location: Not for publication Unrestricted ☒ a. County: San Diego

And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Point Loma \*Date: 1975 T; R; ¼ of ¼ of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 5952 El Cajon Boulevard City: San Diego Zip: 92115

d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

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

APN: 566-602-3200

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

The building is a two-story, asymmetrical, rectangular shaped, Modern style, commercial office building located on a main commercial artery in the East San Diego area of the City of San Diego. The building has a concrete foundation, stucco exterior, and a flat roof with penthouse. The building has an entrance located at the junction of the south and west walls and includes metal and glass doors. Above the tower is a circular detail, providing a contrast to the strong horizontal and vertical lines. The south façade contains metal framed, fixed pane, full height windows on the two floors. The west façade contains includes narrow, vertical window section sections with fixed pane windows. The north and east facades are blank facades. Signage is present on the building. The building has been altered with door and window changes. The building is in good condition. .

\*P3b. Resource Attributes: (List attributes and codes) HP 6: 1-3 Story Commercial Building



P4. Resources Present: Building X Structure  
Object Site District Element of District

P5b. Description of Photo: (View, date  
Accessions #) View N/11/20/2013

\*P6. Date Constructed/Age and Source Historic  
X Prehistoric Both c. 1940/San Diego County  
Assessor's Records

\*P7. Address: Alliance for African Assistance,  
5952 El Cajon Boulevard, San Diego, CA 92115

\*P8: Recorded by: (Name, Affiliation, Address)  
K.A. Crawford, Crawford Historic Services, P.O.  
Box 634, La Mesa, CA

\*P9. Date Recorded: 11/20/2013

\*P10. Type of Survey: (Describe) Intensive \*P11: Report Citation (Cite Survey Report and other  
sources, or enter "None".) None \*Attachments: None Location Map Sketch Map Continuation  
Sheet X Building, Structure and Object Record X Archaeological Record District Record Liner  
Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record  
Other (List):



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
RESIDENCE, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
\*NRHP Status Code \_\_\_\_\_

\*Page 1 of 11 \*Resource Name or # (Assigned by Recorder): T-Mobile West LLC SD06702A/SD702 Alliance for Africa

**B1. Historic Name:** None

**B2. Common Name:** Alliance for African Assistance

**B3. Original Use:** Commercial/Office

**B4. Present Use:** Commercial/Office

**\*B5. Architectural Style:** Modern

**\*B6. Construction History:** (Construction Date, alterations, and dates of alterations)

The subject building was constructed in approximately 1940. The south and west facades have undergone alterations to the doors and windows. The interior has undergone various changes to accommodate new occupants and general tenant improvements.

**\*B7. Move?** ☒ **No** Yes Unknown Date: Original Location

**\*B8. Related Features:** Parking Lot

**B9a. Architect:** Unknown **b. Builder:** Unknown

**\*B10. Significance:** Development of San Diego and Modern Architecture **Area:** East San Diego **Period of Significance:** 19-Present **Property Type:** Commercial **Applicable Criteria:** A and C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1911, Oscar Cotton, a major developer of Pacific Beach, purchased 6,000 lots in the east San Diego area, including some in the City Heights section. One year later, the City of East San Diego was incorporated and by this time, the surrounding population had reach over 5,000 people, all of whom required jobs, goods, services and reliable transportation. The newly formed City of East San Diego began to build infrastructure elements such as city offices and fire stations. A Carnegie Library was built near the subject property area. Difficulties with supporting city services such as water and sewer systems led to a move in 1924 to annexation and the East San Diego area was annexed to the city of San Diego. Normal Heights and Kensington were added to the city in 1925. The subject property was built in approximately 1940 as part of the overall general commercial expansion and development of the El Cajon Boulevard area. The building has been used as a commercial office property since its construction with a variety of tenants. It is currently occupied by the Alliance for African ASSISTANCE. The group was formed in 1989 by Walter Lam, a refugee from Africa. The subject property was chosen to be accessible to the rapidly growing African population in the East San Diego area. The group provides financial assistance, counseling, social, cultural and educational support and assistance with the resettlement process. The group has operating at this location for over twenty years.

**B11. Additional Resources Attributes:** (List attributes and codes) None

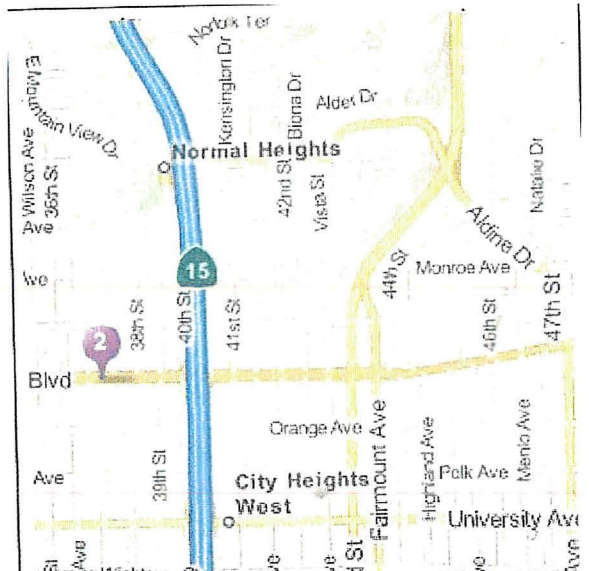
**\*B12. References:** McAlester and McAlester, A Guide to American Houses, 1991; Historicaerials.com; County of San Diego Assessor's Records; City of San Diego Building Department Records.

**B13. Remarks:** None

**\*B14. Evaluations:** K.A. Crawford

**\*Date of Evaluation:** 11/20/2013

(This space reserved for official comments)





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702

Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation X Update

(Continued from page 2)

***Integrity Statement***

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c.1940 Modern style commercial building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the urban area surrounding the structure has changed. The design, materials and workmanship have been altered by door and window changes. The integrity level is fair and the condition of the building is good.

**National Register of Historic Places Eligibility Evaluation**

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the East San Diego area which began in the 1910s and continues to the present time. There is no significant trend or event associated with the property. **Therefore, the property does not appear to meet the criteria for significance under Criterion A: Event.**

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.**

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Modern architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. **Therefore, the property does not appear to meet the criteria for significance under Criterion C: Architecture as a good example of Modern style architecture.**

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.**

**In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local San Diego Register eligibility.**

State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702

Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View Northeast  
November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702

Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View North  
November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 6 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702  
Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View North  
November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702 Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

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T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View Northwest  
November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702

Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

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T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View South  
November 20, 2013





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 9 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702 Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

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T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View Southeast  
November 20, 2013



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 10 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702 Alliance for Africa

\*Recorded by K.A. Crawford/Crawford Historic Services  
Continuation ☒ Update

Date November 20, 2013

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T-Mobile West LLC SD06702A/SD702 Alliance for Africa  
Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115  
View East  
November 20, 2013





State of California – The Resource Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 11 of 11 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SD06702A/SD702

Alliance for Africa

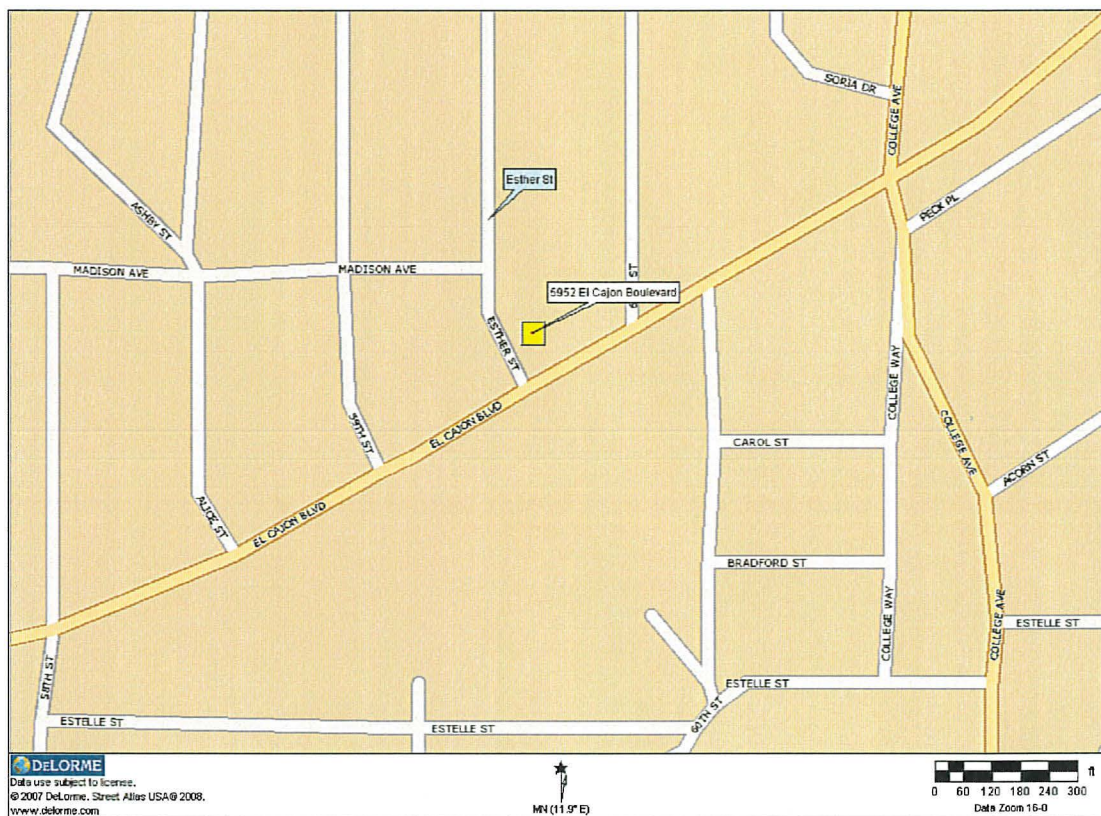
\*Recorded by K.A. Crawford/Crawford Historic Services

Date November 20, 2013

Continuation ☒ Update

T-Mobile West LLC SD06702A/SD702 Alliance for Africa

Alliance for African Assistance, 5952 El Cajon Boulevard, San Diego, CA 92115



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # P-37-035594  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 12 \*Resource Name or #: Martin & Enid Gleich/Henry Hester & Ronald K Davis House APN: 461-600-04

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 5120 Norris Road

City: San Diego

Zip: 92115

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: This property is located in the U.S.G.S. quadrangle San Diego as a portion of Lot 4 of the Alvarado Terrace Subdivision Map #3509. The Subdivision Map #3509 was approved by the Union Title Insurance and Trust Company on June 20, 1956, by the San Diego Planning Commission on September 19, 1956 and by the County of San Diego on September 25, 1956. The house at 5120 Norris Road is in an area generally known today as Alvarado Estates, near San Diego State University.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The 1957 Martin & Enid Gleich/Henry Hester & Ronald K. Davis House is an excellent example of a Post & Beam/Organic Geometric Modernism house. The 5,345 square feet, six bedroom, five and one-half bathroom Modernism house sits on nearly a full acre of property and is a custom and highly individual module design and creatively sited taking full advantage of the lot shape and size. Organic features also include the emphasis on rectilinear geometry, asymmetrical facades and angular shapes. The house features courtyards and a central interior courtyard. The Gleich/Hester& Davis house is a wood frame house with vertical siding and desert fieldstone and on a concrete slab.

It includes many character-defining features of a mid-century Modernism house, including indoor/outdoor spaces with the swimming pool as a focal point; free-flowing floor plan; post and beam construction, expansive use of glass throughout the perimeter facing the interior courtyard and the backyard, most of which are floor-to-ceiling with sliding glass doors permitting a blurring of the indoors and outdoors. Other character-defining features include a flat roof, horizontal massing, wide overhanging eaves and exposed wood beams, privacy toward the street and large portico carport.

\*P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo: (View, date, accession #) West elevation, November 23, 2013

P5a. Photo or Drawing (Photo required for building structures and objects)



\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

\*P7. Owner and Address:

Julie Dunne  
5120 Norris Road  
San Diego CA 92115

\*P8. Recorded by: (Name, affiliation, and address)

Allen Hazard and Janet O'Dea  
1824 Sunset Blvd.  
San Diego CA 92103

\*P9. Date Recorded: January 20, 2014

\*P10. Survey Type: (Describe) Intensive.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments: ☐ NONE ☐ Location Map

☐ Sketch Map ☒ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District

Record ☐ Rock Art Record

Record ☐ Linear Feature Record ☐ Milling Station  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 12

\*NRHP Status Code

\*Resource Name: Martin & Enid Gleich/Henry Hester & Ronald K Davis House

B1. Historic Name: Martin & Enid Gleich/Henry Hester & Ronald K Davis House

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Post & Beam/Organic Geometric Modernism

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

Martin L. Gleich and Enid P. Gleich are listed as the owners of Lot 4 of Alvarado Terrace on December 5, 1956; they bought the empty lot from Union Title Insurance and Trust Company. The water record lists February 19, 1957 as the date of water connection. The sewer record reflects March 15, 1957 as the date of sewer connection. The building permit application is dated February 27, 1957. The dating of the house includes its national feature in the September 29, 1958 Life Magazine, while the Life Magazine article does not mention its age (year built) and despite the fact that a notice of completion could not be found, the built date would appear to be sometime in 1957. The 1956 Sanborn Map did not include Alvarado Terrace (Alvarado Estates) as only a small handful of houses had been built by then. Therefore, this designation nomination opines 1957 as the most likely date of record for construction. A review of building permits lists an application for a building permit on February 27, 1957 signed by architect Ronald K. Davis.. The application for the swimming pool is dated February 27, 1957 with recommend Approval by the City Planning Commission on March 12, 1957 (May 14 through October 18, 1957 stages). The electrical permit is dated August 29, 1957. Additional permits after initial construction include permits for plumbing on October 1, 1962; a permit for the original (1957) architects Henry H. Hester & Robert E. Jones to add a "game room and extend bedroom" to the rear of the property on October 19, 1962; a permit for electrical work on November 15, 1962; a permit for plumbing (repipe) on November 29, 1965; a permit for plumbing (water heater) on March 26, 1968; an electrical permit for fireplace repair on March 27, 1968; a permit for a fence on June 19, 1969 and a permit for a service upgrade to 400 AMP on July 12, 1994. Some window were being repaired and replaced in-kind during photographing the house in November, 2013.

\*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

\*B8. Related Features: Storage

B9a. Architect: Henry H. Hester and Ronald K. Davis (Hester & Davis) b. Builder:

\*B10. Significance: Theme: Residential Architecture

Area: Alvarado Estates

Period of Significance: 1957

Property Type: Single-family dwelling

Applicable Criteria: C, D

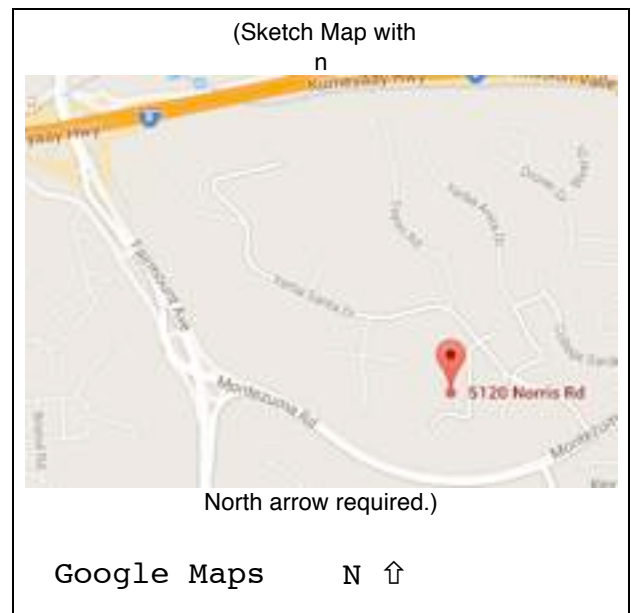
The house at 5120 Norris Road merits historical designation under Criteria C and D, Architecture for its integrity as a Post and Beam/Organic Geometric Modernism design and for its association with mid-century Master Architect, Henry H. Hester.

The 1957 Martin & Enid Gleich/Henry Hester & Ronald K. Davis House is an excellent example of the Post and Beam/Organic Geometric Modernism style. The house at 5120 Norris Road retains its architectural integrity in location, design, setting, materials, workmanship and feeling. See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Allen Hazard and Janet O'Dea

\*Date of Evaluation: January 20, 2014



(This space reserved for official comments.)

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

Primary #  
HRI#

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

### P3 a. Description (continued):

The house is mostly hidden from the street view with its most stunning views from inside the private courtyards. This layout was site specific and is a character-defining feature of Organic Architecture. It is laid out like the letter F on its side. Each elevation has multiple angles.

The roof is flat, copper and features three horizontal redwood bands as a cornice. The roofline also features wide overhanging eaves with exposed wood beams. These character-defining features emphasize horizontal massing. The siding is formed from vertical redwood bands. The interior U-shaped courtyard surrounding an original pool is dominated by a continuous wall of floor-to-wall glass permitting natural light throughout the interior spaces and is a significant feature of the house though not visible from the street. The foundation is concrete slab.

A wide circular brick driveway leads off the street to the house and is defined by a low carport leading to a service entry door. Four thick wood posts on the west or house side and two wood posts and a heavy desert/fieldstone pier anchor the large carport. The flat-cantilevered roof line with three horizontal thick bands give further horizontal emphasis and create a dynamic and compressed spatial feeling at the informal/side entrance.

The formal entry is separated from the street by a front yard perimeter redwood fence with alternating narrow bands of vertical redwood and one thicker band of wood capped by a two-by-four. A low-slung parabolic exterior desert stone wall is adjacent to the fence. Nine rows of brick steps lead along a curved path to the private, hidden, front metal door. The chimney is painted round sheet metal. Bushes line either side of the curved brick walkway. On the other side of the front entry path is a private area just off the dining room, which is defined by a series of five pergola post & beams. Two large, floor-to-ceiling siding glass doors leading into the formal dining room define a brick patio beside the main entry.

The informal or southern side entry from the carport leads through the redwood fence into an interior courtyard on a red brick walkway. Tongue and groove redwood boards forming a post & beam pergola cover the walkway. The exterior of the south side of the house features sliding glass doors and vertical redwood siding. There is a series of rectangular forms, which follow 90-degree turns. Following the side entry into the laundry room, there is a 90-degree turn onto a small red brick patio outside the kitchen, which is accessible through sliding glass doors. The south side of the house has a small siding glass window then a bank of windows. Following another 90-degree turn, the west side of the house features two narrow vertical windows, sliding glass doors, and two large siding windows interspersed with vertical redwood siding. There follows an opening toward the interior courtyard and a guest addition on the northwest corner of the house. On the north side of the house, outside the rear, guest cottage are utilities. On the north side of the house, outside the living room, is a rock wall made of desert stone.

The original swimming pool and a large outdoor dining area define the large interior courtyard and is the focal point for all of the rooms that surround it. The surface is tile and a series of red brick patio areas. The house is somewhat transparent because large floor-to-ceiling sliding glass doors that define the living room and broad overhanging eaves with exposed beams.

Vertical redwood siding continues around the interior courtyard, there is large sliding glass doors opening to the interior dining room area, outside is another dining area, defined by another red brick patio. The materials intersperse sliding doors with redwood and desert stone. A large floor-to-ceiling plate window is outside the interior hallway then an additional vertical redwood siding and another pair of sliding glass doors and another floor-to-ceiling plate glass window follows. A small wall of desert stones is featured on the western wall of the interior courtyard. A guest cottage lies at the northern side of the courtyard; it also is entered through glass siding doors.

The west side of the house features a pergola, supported by two posts, over another red brick patio and entry toward the open spaces that are mostly grass, which leads down into a canyon with a series of cobblestone pathways. The western exterior of the home is vertical siding and three large glass plate windows followed by two glass doors to a rear bedroom, a 90 degree turn and a western exterior wall of vertical wood.

The Post & Beam Modernism style interior is not part of the designation nomination, however it does reinforce the attention to detail and exemplifies the high standards of craftsmanship by the Master Architect, Henry H. Hester and architect Ronald K. Davis. This interior was featured in Life Magazine on September 29, 1958 it included several photographs and a brief story. The interior also features a massive parabolic desert stone fireplace, which extends outdoors, a dramatic low ceiling, original red brick floors, redwood ceiling with exposed redwood beams, copper trim, beam and floor-to-ceiling sliding glass doors in the living room, which was photographed by famous Modernism photographer Julius Shulman.

*See Continuation Sheet*



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 4 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

**B. 10. Significance (continued)**

**Criterion C – 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.**

SIGNIFICANCE STATEMENT FOR CRITERIA C – The Martin & Enid Gleich/Henry Hester & Ronald K. Davis House embodies the distinctive characteristics of the Post & Beam/Organic Geometric Modernism style by its use and adaptation of style, period and method of construction. The house reflects the mid-century Modernism movement. The house is significant for illustrating the Post & Beam/Organic Geometric Modernism architecture style features. The house retains its original and superb massing, spatial relationships, proportion, pattern of floor-to-ceiling glass doors and windows, its vertical wood siding. The Post & Beam Modernism character-defining-features such horizontal massing, the use of natural items such as redwood, glass, desert stonework, overhanging eaves, exposed beams all contribute to the significance of this house. The carport is dramatic and provides the street view of the house with its massive exposed redwood beams and Post & Beam construction. The posts being both redwood and a massive desert stone pier reflect the highly individual mid-century design of a highly individual custom house.

The house is also significant for illustrating the Organic Geometric Modernism style. A main defining character defining feature of Organic Geometric Modernism is the site-specific design, which Hester and Davis executed masterfully here. The house is sited to take advantage of the site and interior courtyards for privacy. The entire design is based upon a difficult, odd-shaped lot, Hester and Davis was able to make maximal use of the lot by turning the attention inward. They did this by first designing a wall around the street view and opening the interior views onto a series of interior courtyards, decks and a pool.

Organic Geometric designs are rare in San Diego. The blending of both Post & Beam and Organic Geometric Modernism is very unique and is another reason it is significant. Besides its siting, the horizontally orientated house grounds the house to the site, further tying it to the Organic Geometric style. The expansive cantilevered roofline, especially over the living room onto the central courtyard is characteristic of the Organic style as is the use of natural building materials such as glass, desert stone and wood. The floor-to-ceiling use of glass is a design feature of Post & Beam and the Organic Geometric Modernism styles. The glass is used to minimize the separation between the interior and the exterior. Organic features also include the emphasis on rectilinear geometry, asymmetrical facades and angular shapes, such as the parabolic desert stone main entry.

Harriet Wimmer and Joseph Yamada designed the original gardens. Yamada believed that screens, benches, decks and fences provided both utility and richness to the site. The house is significant because it retains much of Yamada's hardscape features, such as the main entry fence, the pool deck, bench and screens. Most of the original plantings are gone, except for a few Asian pine trees. Harriett B. Wimmer (1900-1980) operated from Lloyd Ruocco's Design Center in Hillcrest and was one of the first licensed landscape architects in California. She first opened her office in 1950, she later hired Joseph Yamada (b. 1930), a graduate of UC Berkeley, and they became partners in 1960. They worked together at the UCSD campus, Sea World, earning several important design awards-accolades. Yamada was also one of San Diego's leading midcentury landscape architects, also working out of Ruocco's Design Center. He worked with local Modernist architects Ruocco, Delawie, Mosher, Drew, Deems, Lewis and others. Yamada is credited as creating beautifully detailed redwood screens, such as the one at 5120 Norris Road.

The house is also significant because it was featured in *Life Magazine* (September 29, 1958); it was featured along with a handful of American residential designs that were significant for their vision and leading style of a new type of architecture, Modernism. The house belongs to a specific time and place, post-war optimism of a new era. Julius Shulman (1910-2009) photographed this house. Shulman is the leading American architectural photographer, best known for his "Case Study House #22, Los Angeles, 1960. Pierre Koenig, Architect". Shulman photographed homes by Frank Lloyd Wright, Richard Neutra and other leading architects in the country.

The house is also significant because it retains a high degree of integrity. It displays a high degree of individualism. Its Post & Beam/Organic Geometric Modernism style is both rare and intact. It was a design by an important Master Modernism Architect, Henry Hester and Ronald K. Davis who met the challenge of creating a celebrated masterpiece on what was considered a difficult lot.

The Post & Beam Modernism style embodies the post-war Modernism movement that gained popularity after the Second World War. In a broader sense, the Modernism movement began at the turn of the 20<sup>th</sup> century with important changes seen in architecture and with the rapid technological advancements and modernization of society. Important architects following WW2 included Le Corbusier, Ludwig Mies van der Rohe, Walter Gropius, Frank Lloyd Wright and others. Louis Sullivan's famous and most misunderstood mantra, "form follows function" from the early 20<sup>th</sup> century was a dictum for the Modernism movement. Wright's Unity Temple (1905) and the Robie House (1909) were among the first examples of modern architecture in the United States. Walter Gropius, the founder of the German Bauhaus, claimed that Wright's 1911 Wasmuth Portfolio (100 Wright plates published in Germany) served as the Bible for European Modernism. The Deutscher Werkbund, a German association of architects and designers would pave the way for the Modernism movement in Germany following World War One, Peter Behrens was one of the Deutscher Werkbund's most famous artists, he trained Le Corbusier, Gropius and Mies van der Rohe in Europe.

*See Continuation Sheet*

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

### B. 10. Significance (continued)

Modernism is a complex movement. It has roots in other parallel movements, including Futurism, Art Deco, Streamline Moderne, and Expressionism, all of which rejected Nineteenth Century styles. All were searching for a new post-WW1 and later post-WW2 aesthetic in art, design and architecture. World War Two and its aftermath were also major factors in driving innovation in building technology and later, architectural designs. The lack of wartime supplies would encourage experiments with prefabricated building, including Quonset huts, the post-war enameled-steel Lustron House (1947-1950) and Buckminster Fuller's experimental aluminum Dymaxion House.

In 1932, the International Exhibition of Modern Architecture was held at the Museum of Modern Art in New York City. Philip Johnson and Henry-Russell Hitchcock brought together many different components in design and architecture that would later be called the International style. With the rise of Nazism in Germany, several key Modernism figures would flee to America, including Marcel Breuer, Walter Gropius and Mies van der Rohe. High style Modernism design would dominate commercial architecture but never residential homes, with few exceptions. Early residential examples in America include the Lovell House in Los Angeles by Richard Neutra in the 1920s, the Case Study Houses, commissioned between 1945 and 1966, some twenty homes that were built in the greater Los Angeles area by architects including Neutra, Charles and Ray Eames and others. Many of these designs employed a blurring the indoors with the outdoors. The Farnsworth House by Mies van der Rohe and the Glass House by Philip Johnson were classic examples of embracing "the box". While most viewed such houses as too cold and static for the average person, most Modernism architects viewed them as a necessary tenant of Modernism, uncluttered and pure Minimal designs.

As the International style took hold, other architects strayed from its purely functionalist forms, while retaining highly Modernist characteristics. Eero Saarinen, Alvar Aalto and Oscar Niemeyer were three of the most prolific architects and designers of this movement, which would influence contemporary Modernism. Le Corbusier once described buildings as "machines for living", but people were not machines and it was suggested that people would not want to live in such impersonal buildings and homes. During the middle of the Twentieth Century, some architects began experimenting in organic forms that were more human and accessible. Mid-century Modernism or organic architecture became popular due to its democratic and playful nature. Frank Lloyd Wright coined the term, organic architecture. Organic architecture meant that materials, motifs and basic ordering principles that continue to repeat themselves throughout the house were some of its tenants. The best-known example is Wright's 1936 Fallingwater in rural Pennsylvania.

San Diego's Modernism would begin with Irving Gill. Gill borrowed from the Arts and Crafts movement and the Prairie School styles. He was also influenced by his stay with Louis Sullivan's Adler and Sullivan firm in Chicago between 1891 and 1893. During this time, he would work side-by-side with Sullivan's leading draftsman, Frank Lloyd Wright. The earliest Modern designs in San Diego were Prairie School homes by Irving Gill and William S. Hebbard along Seventh Avenue. They include the Alice Lee Residence (1905), the Katherine Teats Cottage (1905), the Alice Lee Cottage (1905), the Cossitt Residence (1906) as well as the demolished Hamilton Residence (1908).

In the 1916, *The Craftsman*, Gill would describe architecture as straight lines, simple cubes and sheer plain walls unadorned by cornices, overhangs or anything but a simple vine growing along its structure. Gill would emphasize simplicity and the importance of indoor-outdoor living. Gill's influence and use of reinforced concrete and stark geometry is also seen in Lillian Rice's clean lines of her Rancho Santa Fe homes (while she was employed by Richard Requa and Henry Jackson). Her residential designs would stress the blending of house and garden. Many of Gill and Rice's design philosophies would carry forward in the indoor-outdoor living concepts by local post-war Modernists. Following his employment with Gill, Requa and Frank Mead would pursue "Southern California Architecture", the design of buildings and homes where "...landscaping and the terrain would be compatible and compliment each other". Requa would utilize Gill's concepts on the 1935 California Pacific International Exposition, stressing stucco exteriors, tiled roofs, Moorish arches and unique chimney designs. Wright's son, John Lloyd Wright first worked in San Diego for Harrison Albright (Workingman's Hotel, also called the Golden West Hotel, 1913), John Lloyd Wright returned to San Diego following WW2 and designed several noteworthy Mid-Century homes in Del Mar. These houses were mostly reflective of his father's Prairie School style, but with a local Modernist sensibility. Another key local Modernist designer was Rudolf Schindler who experimented in low-cost housing. After Schindler worked with Frank Lloyd Wright on the Hollyhock House in Los Angeles he built the Pueblo Ribera Courts (1923) in La Jolla. He sought to redesign the California modern home and create communal indoor-outdoor living.

The post-war Case Study House Program is credited as being the most influential on the development of San Diego Modernism. The use of contemporary style meant "...each architect might wish to change his idea or a part of his idea when time for actual building arrives". The contemporary style became popular locally as a result of the Case Study Homes, such features as indoor-outdoor living spaces with large patios; open, free-flowing floor plans; liberal use of glass; simple, economical structure and materials; low maintenance materials and landscape.

See Continuation Sheet

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

### B. 10. Significance (continued)

Three Case Study Homes were completed in San Diego, known as the Case Study Triad Houses. Killingsworth, Brady and Smith in La Jolla completed these Post and Beam homes in 1959. Post and Beam was a highly individualized method of construction where structural framing consists of load bearing beams supported by columns rather than solid bearing wall, allowing for expansive use of glass along the perimeter of the building. Architects also used the natural slopes and landscape as well as the orientation of the structures to provide views and indoor-outdoor living opportunities while maintaining a certain level of privacy. Post and Beam houses are characteristically rectilinear with open floor plans that are grid-like in layout and based on a consistent module or beam length. The roofs are usually flat, with wide overhangs; they are also usually custom designed and involve high degrees of individualism. In San Diego, the majority of Post and Beam Modernism homes are found in Mission Hills, La Jolla, Point Loma, Del Cerro, Mt. Helix and Alvarado Estates.

Post and Beam Modernism is an important branch of Modernism architecture, however other Modernism styles have also been identified; including suburbia tract homes that included mostly Minimal Traditional affordable homes for the returning WW2 veterans in new neighborhoods locally such as Rolando, College area, Clairemont, Allied Gardens, Oak Park, Del Cerro, Lake Murray, San Carlos, University City and other communities. In 1958, the Tract Ranch style was also a dominant residential post-war style that traces its origins to Cliff May's haciendas. *Sunset Magazine's Western Ranch Homes by Cliff May* was essential toward the birth and growth of this popular genre. Other important sub-styles of local Modernism include Streamline Moderne, Futurist-Googie, Tiki-Polynesian, Custom Ranch, Contemporary, Brutalism, Organic Geometric, Organic Free-Form as well as Post and Beam (c. 1950-1970).

Lloyd Ruocco is regarded as the father of post-war Modernism, his designs mostly featured organic materials in their natural forms, and his later designs became less complex and were based more on the Los Angeles Case Study Homes. Ruocco worked in the offices of Requa and William Templeton Johnson following his graduation from U.C. Berkeley, he also worked under Rice on the master plan of Rancho Santa Fe. Ruocco's early designs (1937-1952) were mostly exposed redwood siding with flat roofs. Other important San Diego Modernists include Homer Delawie who was a proponent of the Post & Beam branch of Modernism, Cliff May, William Cody, Loch Crane, Craig Ellwood, Frank Hope, James Hubbell, Frederick Liebhardt, Paul McKim, C.J. Paderewski, Herb Turner, Richard Wheeler and many other talented architects.

In addition to Lloyd Ruocco, Sim Bruce Richards (1908-1983) would represent some of San Diego's finest organic architecture. Richards was also an artist and a designer. Following graduation from U.C. Berkeley, Richards designed rugs, which led to further training, but this time at Frank Lloyd Wright's very non-traditional Taliesin fellowship program. Learning about the sensuality of wood and organic designs at Taliesin, Richards would return to San Diego and work at William Templeton Johnson's office. During the 1950s and 1960s, Richards would design simple wood homes for loving clients, sometimes working with artist James Hubbell and Rhoda Lopez. The influence of both Lloyd Ruocco and Sim Bruce Richards organic designs upon Henry Hester's and Ronald Davis's house at 5120 Norris Road is visually evident.

Organic Geometric (c. 1955-1975) is another important sub-style of Modernism, as stated above, its roots lie with Frank Lloyd Wright, who integrated structures into their surroundings, used local materials such as wood and stone and designed buildings that were respectful to their site. Like their Post and Beam Modern contemporaries, Organic Geometric architects also used glass to minimize the separation between interior and exterior and encourage indoor/outdoor living. Buildings were carefully sited to take advantage of views and other site features, often built on steep slopes and boasting large balconies. In terms of shape, architects designed these buildings with an emphasis on rectilinear geometry. Asymmetrical façades, unusual rooflines, and angular shapes characterize the designs.

Examples of Organic Geometric architecture are rare in San Diego. Residential buildings in the Organic Geometric style were built by architects such as Sim Bruce Richards, who worked under Frank Lloyd Wright, Lloyd Ruocco, and John August Reed, who was at one time an assistant to Lloyd Ruocco and later worked with Sim Bruce Richards. These architects used the principles of organic design within the structure of geometric forms as a means of emphasizing both the man-made and natural elements of the buildings. Organic Geometric architectural designs were built primarily in the La Jolla and Point Loma areas; however examples of this style are extant throughout the region and should be treated as significant resources.

The recognized exterior elements and characteristics associated with Post & Beam and Organic Geometric Modernism include:

Character-Defining Features of Post and Beam Modernism:

#### Primary

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow pitch roofs (with deep overhangs or no parapet)
- Floor-to-ceiling glass      *See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 7 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

**B. 10. Significance (continued)**

Secondary

- Repetitive façade geometry
- Minimal use or solid load bearing walls
- Absence of applied decoration
- Strong interior/ exterior connections
- Open interior floor plans
- Exterior finish materials usually include wood, steel, and glass

Character-Defining Features of Organic Geometric:

Primary

- Exposed structure and materials
- Square, diamond, polygon design motifs
- Natural materials (wood, stone, glass)

Secondary

- Sharp Angular massing
- Asymmetrical facades
- Complex roof forms
- Site specific design

The house at 5120 Norris Road clearly reflects the Post & Beam and Organic Geometric Modernism architectural aesthetic and time in which it was built.

The following is an analysis of how the Martin & Enid Gleich/ Henry Hester and Ronald K. Davis House meets the U.S Secretary of the Interior, National Parks Service criteria for integrity.

1. Location. The 1956 Sanborn Fire Maps did not include Alvarado Terrace, as there were too few homes in the immediate area to warrant such mapping at the time. However, based on the 1959 City Directory and the September 29, 1958 Life Magazine, which shows footprint and relationship of the house to the driveway it can be concluded that the house has not been moved from its original location and thus has excellent location.

2. Design. The house is an excellent example of post-war, Post & Beam/Organic Geometric Modernism architectural style. It has many character-defining features of a Post & Beam Modernism house, including a flat roof; little to no applied decoration; post and beam construction allowing the use of expansive floor-to-ceiling glass windows and sliding glass windows; horizontal massing; the use of natural materials, including desert stonework, wood and glass; large overhanging eaves, which emphasize the horizontal elements; a strong interior/ exterior feel; a site specific design and an asymmetrical design. The Organic Geometric characteristics are primarily rooted in its unique and creative siting. The house is integrated into the oddly shaped lot and surroundings. The horizontally orientated house grounds the house to the site, further tying it to the Organic Geometric style. The expansive cantilevered roofline, especially over the living room onto the central courtyard characterize the Organic style as does the use of natural building materials such as glass, desert stone and wood. The floor-to-ceiling use of glass is both a feature of the Post & Beam as well as the Organic Geometric Modernism styles. The glass is used to minimize the separation between the interior and the exterior. Organic features also include the emphasis on rectilinear geometry, asymmetrical facades and angular shapes, such as the parabolic desert stone main entry. Overall, the shape, bulk, scale and design of the house appears to have excellent integrity.

3. Setting. The house in Alvarado Estates remains situ. Alvarado Estates is a post-war suburban neighborhood that features contemporary, custom and Modernism homes, several Modernism architects designed excellent examples of Post & Beam Modernism homes, including Lloyd Ruocco (4727 Avion Way, 1970); Richard Neutra (Bond Residence, 4449 Yerba Santa, 1960; Byrum Residence, 5460 Toyon Road, 19590; Cliff May (4777 Avion Way, 1964); Sim Bruce Richards (1955); John Mortenson, Rex Lotery, William See, Louis Bodmer, Donald Goldman, Leonard Veitzer and Richard Wheeler Jr. The houses surrounding 5120 Norris Road are reflective of post-war high-end custom home building and provide excellent setting.

4. Materials. The house has a copper roof, vertical redwood siding and floor-to-ceiling glass and glass siding doors. The house has its original character-defining-feature carport, which consists of exposed redwood beams, cantilevered flat roof and a heavy natural desert stone pier. A parabolic desert stone wall with a copper roof defines the formal entry. The foundation is concrete slab. Overall, the materials aspect of the integrity is excellent.

*See Continuation Sheet*



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 8 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

**B. 10. Significance (continued)**

5. Workmanship. The house was designed and built by Master Architect Henry H. Hester and important Modernism architect, Ronald K. Davis; it reflects excellent craftsmanship of a Post & Beam/Organic Geometric Modernism house during the Modernism Mid-century era. The house's interior also features a massive parabolic desert stone fireplace, which extends outdoors, original red brick floors, redwood ceiling with exposed redwood beams, copper beam and floor-to-ceiling sliding glass doors in the living room, which was photographed by famous Modernism photographer Julius Shulman. Overall, the workmanship aspect is excellent.

6. Feeling. The overall feeling of the neighborhood is that of a post-war, 1950s through 1980s neighborhood, with large lots of high-end, custom homes. The house at 5120 Norris Road is one of the earliest homes built in the immediate neighborhood. The historical senses and feel of a person walking down the street would be nearly the same as the 1960s or 1970s. The 1957 Post & Beam/Organic Geometric Modernism house has excellent integrity; therefore, the feeling aspect is excellent.

7. Association. While Martin L. Gleich was the founder of American Housing Guild, company that is responsible for large housing tracts in Serra Mesa, Mission Village, Clairemont, Grossmont and other local post-war communities. Gleich also founded Guild Mortgage Company, providing residential mortgages to homebuyers in American Housing Guild's new home developments. During the 1960s, Robert Jones partnered with Master Architect Henry H. Hester on a number of distinguished projects, including the American Housing Guild Subdivision House (1961); later Jones & Hester sold designs to American Housing Guilds. These homes mostly featured flat or low-hipped roofs, post & beam construction, floor-to-ceiling glass and other Modernism features, several of the American Guild Housing homes were photographed by master Modernism photographer Julius Shulman. The association of Gleich with American Guild Housing and Mortgage Company and Modernism in San Diego is significant, however, Gleich currently is not on the official list of San Diego Historical Persons. It is hoped that he will be added to the City of San Diego's list of important persons with this designation. Architect Henry H. Hester is listed on the City of San Diego's HRB List of Master Architects.

Ronald K. Davis, an important Modernism architect is also credited with designing the house, while not on the HRB List of Master Architects; Davis is listed in the San Diego Modernism Historic Context Statement developed by the City of San Diego. The house is also associated with important mid-century landscape architects Harriett Wimmer and Joseph Yamada. Harriett B. Wimmer (1900-1980) operated from Lloyd Ruocco's Design Center in Hillcrest and was one of the first licensed landscape architects in California, she first opened her office in 1950, she later hired Joseph (b. 1930), a graduate of UC Berkeley (1922), and they became partners in 1960. They worked together designing parts of the UCSD campus, Sea World, Scripps Institution of Oceanography, the Copley Estate, Seaport Village and Embarcadero Marina Park and countless other commercial and residential gardens, earning several important design awards-accolades. Therefore, the house has excellent association.

The house at 5120 Norris Road clearly reflects the Post & Beam and Organic Geometric Modernism architectural aesthetic and time in which it was built. It also meets Standards of criteria defined by the U.S. Secretary of the Interior, National Parks Service.

**B. 10. Significance**

*Criteria D – Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman?*

SIGNIFICANCE STATEMENT FOR CRITERIA D – The Martin & Enid Gleich/Henry H. & Ronald K. Davis House is an excellent example of the work of midcentury Master Architect Henry H. Hester and important Modernism architect Ronald K. Davis. The house is one of Hester's finest residential designs and in fact, would be the first residential design by Hester to be historically designated. The only Hester designated structure in the City of San Diego is the Sixth Avenue Salomon Apartments (3200 6th Avenue, 1959, Hester & Davis, HRB #801), which was built two years after the Gleich/Hester & Davis House. The house is also significant for being an early Hester design. His first house (1955) is just two years before this house. This house is likely among Hester's third to fifth design. This house received national attention when it was covered in the September 29, 1958 edition of *Life Magazine*, a leading magazine of the 1950s.

The article states that the house was built for \$150,000.00 for the Gleich family. Henry Hester is identified as the architect. Hester built a "...practical, if luxurious answer to an everyday problem, how to make the best of a poor site". The house also "...had to meet their demand for sunny, outdoor living". The article stated that it was highly unusual for a "...high wall" to be facing the street, but Hester created a very private house with no windows facing the street, Hester created "...several lush courts, which enclose a swimming pool, an outdoor dining area, a terrace, verdant gardens. House walls facing the courts are nearly all glass". Hester designed a highly original, highly personal home for a wealthy client, which also beautiful and sited uniquely. The Hester design incorporated landscaping and the interiors in a Modern classic, the house has been described as one of San Diego's finest Modernism residential designs. The house received an Award of Excellence by the local branch of the AIA in 1960.

See Continuation Sheet

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 9 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

**B. 10. Significance (continued)**

While not on the City of San Diego's List of Master Landscape Architects, the house is also significant for its association with Harriet Wimmer and Joseph Yamada. The City of San Diego's Modernism Historic Context Statement lists both Wimmer and Yamada on their list of significant Landscape Architects. Wimmer was the first female licensed landscape architect in San Diego, she worked out of Lloyd Ruocco's Design Center in Hillcrest and was responsible for landscaping at UCSD, Sea World, Scripps Institution of Oceanography, the Copley Estate, Seaport Village and Embarcadero Marina Park and countless other commercial and residential gardens.

Joseph Yamada was also one of San Diego's leading midcentury landscape architects, also working out of Ruocco's Design Center. He worked with local Modernist architects Ruocco, Delawie, Mosher, Drew, Deems, Lewis and others. Wimmer and Yamada partnered on several important designs, including the landscaping at this house. Yamada is credited as creating beautifully detailed redwood screens, such as the one at 5120 Norris Road. Yamada believed that screens, benches, decks and fences provided both utility and richness to the site.

The house is more than a representative example of Master Architect Henry Hester; it is one of his finest designs. It retains nearly all of its physical features that illustrates the Post & Beam/Organic Geometric Modernism features in terms of massing, spatial relationships, proportion, pattern of floor-to-ceiling glass sliding doors and windows and texture of materials. Therefore, the house is significant for representing one of Hester's best designs and one of San Diego's best Post & Beam designs as well as a rare example of Organic Geometric Modernism designs. It is important and significant because it was prominently featured in a national magazine and because it is an early design by Henry Hester. Hester is one of San Diego's celebrated, artful and creative Modernism architects.

**Master Architect Henry Hartwell Hester**

Henry Hartwell Hester was born May 30, 1925 in Vinta, Oklahoma to Loraine Burgess Hester and Alfred Vernon Hester and was named after his two grandfathers. The 1898-1914 Index and Final Rolls of Citizens and Freedmen of the Cherokee Tribe listed Alfred as 1/32 Cherokee. Loraine was Cherokee. Alfred was born on June 4, 1900. His father worked as an agent for Pickwick Bus in Oklahoma. His mother, Lorraine was born about 1904 in Iowa.

According to the 1930 U.S. Census, the Hester's were lived in Miami City, Ottawa County, Oklahoma. Alfred's father was what was then called mixed blood. By 1935, Henry's parents had divorced. His father remarried and lived in Long Beach California. The 1940 U.S. Census shows Lorraine, age 33 years old, married to Perl A. Sparks, age 48 years old, with 14-year-old Henry resided at 3605 Wawona Drive, San Diego. Lorraine's profession was listed as a dental assistant. Perl has no listed profession. The 1940 U.S. Census showed Alfred Hester was remarried to Jennie L. Hester, age 39 years and lived in Chelsea, Rogers County, Oklahoma. Alfred died in October 1976.

Henry Hester attended Roosevelt Junior High and Brown Military Academy in San Diego until World War II broke out. Hester served three years in the US Coast Guard and then attended USC. According Hal Sadler, "I knew him at USC and he was a talent even then," in the San Diego Union Tribune, Sadler said. "He was recognized by a group of USC people who came to San Diego as one of the early stand outs in design."

In 1947, the same day he graduated from USC's School of Architecture, he moved to La Jolla. He designed two homes for himself (also photographed by Julius Shulman) in addition to a wide array of residential and commercial commissions, Hester had the good fortune of a small personal inheritance that allowed him to pick the clients and projects he felt strongly about. Through the years, Hester would join in partnership with Frederick Liebhardt (ca. 1957), Ronald K. Davis (ca. 1958-60 as Hester & Davis), William F. Cody (ca. 1958-1960 as Cody & Hester), fellow USC-grad Robert E. Jones (ca. 1960-67 as Hester & Jones and Hester, Jones & Associates), with Fred Livingstone (as Hester & Livingstone) as well as Roger Zucchat and David Lorimer. According to his obituary, Hester worked alongside Lloyd Ruocco in some capacity. Projects, while mainly focused in the San Diego area, stretched to Denver, Albuquerque, Florida and throughout California.

Over the years he was published in over 30 architectural magazines and three hard cover books noting his status as a significant local architect. The City of San Diego Historic Resources Board and the San Diego Modern Historic Context Statement list Henry H. Hester as a Master Architect.

*See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 10 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

**B. 10. Significance (continued)**

His local and national AIA awards are numerous across a wide range of projects. One of Hester's most famous San Diego designs occurred in 1958 when Col. Irving Salmon, an industrialist, diplomat and philanthropist, commissioned Hester to design a luxury apartment building with 30 spacious units and a posh penthouse at 3200 Sixth Avenue across the street from Balboa Park. The one-to-three bedroom units were showcased in a 1960 edition of San Diego Magazine. Hester was selected over John Lloyd Wright to design the apartment building, Hester created an airy and free-flowing atmosphere with floor-to-ceiling doors and windows that took advantage of its Balboa Park views. The Salomon Apartments were marketed as *San Diego's Most Distinguished Place to Live*. Ironically, the only Charles and Henry Greene design in San Diego, (1912 Kew House) was demolished for the development of these apartments.

The Colonel Irving Salomon/Henry Hester Apartments are historically designated as landmark #801. The 2005 historic report for the Salomon Apartments states:

*"Renowned architect Henry H. Hester was selected to design the building. Well ahead of his time, Hester's design style was characterized by a keen sensitivity to environmental color and light as well as the importance of a visual-indoor-outdoor connection. He brought stunning views of Balboa Park and a patio garden inside with floor-to-ceiling windows and full-height doors. Refined attention to detail throughout was paramount."*

The apartments also won an Award of Merit AIA San Diego award in 1960 and in 2006 an Orchid Award for Historic Preservation San Diego. The City of San Diego HRB lists other Hester notable Works as the Butler Realty/Professional Building (1625 Rosecrans Street, Hester & Davis) and the Mr. and Mrs. John A. Detchone Residence (4284 Ibis Street, Mission Hills).

Hester had an important connection with Julius Shulman (1910-2009), the famous American architectural photographer best known for his mid-century photography of buildings and homes by Pierre Koenig (Case Study House #22, Los Angeles), Frank Lloyd Wright, Richard Neutra, Charles Eames and other significant architects. Shulman photographed several important San Diego County mid-century homes by Hester, including the 1958 Salomon Apartment building, Butler Realty, Edwards Residence (Escondido), Hill Residence, Horizon Home (University City), Jerome Residence (La Jolla), Jones Residence, Mueller Residence, Mueller Tuckett Office (Point Loma) and including the subject house, 1957 Martin Gleich Residence.

In 1986, Hester designed a \$6 million Coast Walk residence on a cul-de-sac with views of La Jolla Cove. Julius Shulman made a comment about Henry Hester's timing as a design professional. Shulman stated, "(Hester's designs peaked during) a good period of architecture when San Diego was just beginning to express itself in favor of modernism... In the early years, the International Style was not accepted... Hester and others warmed up the work quite a bit and edited it in a way that clients would accept."

Henry Hester raced Formula One cars nationally, rode motorcycles in Mexico and held a multi-engine pilot's license throughout his career. He sailed with the Coronado Yacht Club and Isla Del Sol Yacht Club (in St. Petersburg, FL), In addition to his interest in windsurfing, water skiing and dominoes. Hester was a devoted golfer at La Jolla Country Club, Fairbanks Ranch Country Club, and Indian Ridge Country Club (in Palm Desert).

The September 1983 *San Diego Magazines* review of San Diego's architectural firms included a very brief description of his firm: *"In the last seven years Hester has limited his practice to custom residential projects. A solid contemporary architect ...His designs run a broad gamut, from designing houses with limited budgets to designing houses with no budgets at all. He also incorporates landscaping and interior work into his practice."*

In May 2006, Dwell Magazine profiled Henry Hester regarding the restoration of the Salomon Apartments on 6th Avenue. Refusing to be aligned with the renovation, he felt the alteration of the project was significant enough that it was no longer his work.

Hester died in November 2006 at his home in Palm Desert at the age of 81. He was survived by his wife of 38 years, Nancy (Hester's first marriage was to Piretta) along with daughters Loraine Dyson, Heather Duckett, son Henry Hester Jr.

*See Continuation Sheet*

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

Primary #  
HRI#

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 11 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

### B. 10. Significance (continued)

#### Partnerships:

- Hester & Davis
- Cody & Hester
- Hester & Jones
- Hester, Jones & Associates
- Hester & Livingstone

#### Henry H. Hester, A Partial List of Projects:

- Private Residence, 6632 Via Manona, La Jolla (1955)
- Carl Mueller Residence, 3515 Carleton Street Point Loma (1956).
- Henry Hester Residence #1, 1630 Mimulus Way La Jolla (1956) (Hester), Featured in *Architectural Record*, August 1962
- **Martin L. & Enid Gleich Residence 5120 Norris Road, College Area (1957) (Hester & Davis), Award of Excellence AIA (1960) (Landscape by Wimmer & Yamada)**
- Cornelius Residence, 10385 Bonnie Lane, (1958).
- Givler Residence, 329 Catarina Drive, Borrego Springs (1958) (Hester & Davis)
- Richard Silverman Residence, 4021 Miller, Mission Hills (1958) (Cody & Hester)
- Lyn Schwartz Residence, 5483 Drover, College Area (1959) (Hester & Davis)
- Salomon Apartments, 3200 6th Avenue, Bankers Hill (1959) (Hester & Davis)
- Casey, McClenahan & Christensen, northeast corner of 1st and Laurel Street (1961) (Hester & Davis)
- Gerald W. Jerome Town House, 7930 Prospect Place, La Jolla (1961) (Hester, Jones & Associates)
- American Housing Guild Subdivision House, (1961).
- Jonathan Edwards Residence, (1962).
- Del Mar Residence (1962) (Hester, Jones and Associates) - San Diego AIA Award of Merit (1963)
- El Patio Building, Ivanhoe Avenue, La Jolla (1962) (Hester & Davis)
- Robert E. Jones Residence, 2041 Balboa Avenue, Pacific Beach (1962) (Hester & Jones)
- Palmer Hughes Office Building, 7863 Herschel Avenue, La Jolla (1962) (Hester, Jones & Associates)
- Borrego Springs Park, Borrego Springs Resort, Tilting T and Borrego Valley Road (1963)
- Henry Hester Residence #2, Torrey Pines Road, La Jolla (1964)
- Herbert Solomon Residence, 6827 Elaine Way, Del Cerro (1964)
- Pearson Ford, Fairmount and El Cajon Blvd. (c. 1966)
- PSA Building (1968) (Hester & Livingston)
- Horizon Home Contest Winner, 2608 Angel Avenue, University City
- Private Residence, 1595 Coast Walk, La Jolla
- Mr. & Mrs. John A. Detchone Residence, 4284 Ibis Street, Mission Hills (Hester) (Landscape by Yamada)
- Horizon Home Contest Winner, 2608 Angell Avenue, University City

The Martin & Enid Gleich/Henry Hester & Ronald K Davis House is a notable work of Henry Hester's and is one of his finest residential designs. It would in fact, be the first residential design by Hester to be historically designated and meets the standards for this recognition.

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

*See Continuation Sheet*



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 12 of 12

\*NRHP Status Code

\*Resource Name or # Martin & Enid Gleich/Henry Hester & Ronald K Davis House

### \*B12. References:

#### Books

Fame or Fortune: Giants of the Housing Industry Revealed, by Ned Eichler (online), publisher, iUniverse, Incorporated. 2005.

San Diego City Directories, City and County, San Diego. San Diego Architecture, Dirk Sutro, 2002.  
Virginia and Lee McAlester, A Field Guide to American Homes.

#### Maps

Goggle Maps  
1921, 1956 Sandborn Fire Maps, California Room, San Diego Public Library  
USGS Historic Topo: LaJolla: 1930, reprinted 1941, Scale 1: 62500  
City of San Diego 800 scale maps  
Site Plan, Johnson & Johnson Architecture

#### Photos and Photo Archives

Present Day Photos: Allen Hazard  
San Diego History Center Photograph Collection

#### Interviews

Todd Pitman, Modernist landscape architect, via email. November, 2013.

#### Historic Reports

2005 Historic Nomination of the Salomon Apartments 1958, 3200 Sixth Avenue San Diego CA 92103, submitted to the City of San Diego in November 2005. Kathleen Crawford, M.A..

#### Government Documents

County of San Diego, Assessor, Mapping Division archive records, deeds and miscellaneous records.  
Residential Building Records, County of San Diego  
Water and Sewer Records: Permits application records - City of San Diego  
U.S. Census Records, 1890, 1900, 1910, 1920, 1930, 1940  
Subdivision Map

#### Newspapers and Magazines

Architectural Record, August 1962, Henry Hester La Jolla house  
A Guide to Modern San Diego, the Pre-War Roots of Local Mid-Century Modernism, by Keith York, Save Our Heritage Organisation Reflections Magazine, 2004, Vol. 35, Issue 3.  
Life Magazine, September 29, 1958.

#### Newspapers and magazines

The Journal of San Diego History, "Harriett Wimmer, A Pioneer San Diego Woman Landscape Architect", by Carol Greentree. Summer 1988, Volume 34, No. 3.  
San Diego Union-Tribune, November 4, 1996, Henry Hester Obituary  
San Diego Union-Tribune, October 8, 2011, Martin Gleich Obituary  
Sim Bruce Richards, A Legacy in Wood, by Keith York, Save Our Heritage Organisation Reflections Magazine, Volume 38, No. 2.

#### Websites

Ancestry.com  
Alvarado Estates.org (Alvarado Estates Community Association)  
City of San Diego Historic Resources Board, Register of Designated Resources  
City of San Diego Planning Department, Biographies of Established Masters  
Index and Final Rolls of Citizens and Freedmen of the Cherokee Tribe, 1898-1914.  
OHP.parks.ca/gov – San Diego Modernism Context Statement submitted to the State of California Office of Historic Preservation, October 17, 2007.  
Modernism San Diego website - www.modernsandiego.com  
Murray Lampert Construction, American Housing Guild of San Diego Martin Gleich  
Save Our Heritage Organisation (SOHO), sohosandiego.org.  
Much Like Their Buildings  
San Diego Union-Tribune, Ronald K. Davis obituary, September 26, 2010.  
San Diego Union-Tribune, Martin Gleich obituary, Oct. 7, 2011.  
(San Diego's post-war architects). Reflections online, 2006. Volume 37, Issue 4.  
Enid Gleich: A Truly Unique Treasure. By Chris Tratnyek, Sketches Editor. Sketches,  
San Diego Audubon, June 2013. Volume 64. Number 10.  
Wikipedia, Julius Schulman.  
Wikipedia, Modernism.  
Wikipedia, Organic Architecture

#### Miscellaneous

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Save Our Heritage Organisation SOHO San Diego  
Modernism Weekend, October 22-24, 2004. Henry Hester, Salomon Apartments Saturday Evening Penthouse Party announcement.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # P-37-035655  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of \*Resource Name or George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 5330 LeBarron Rd. City: San Diego Zip: 92115

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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

Elevation: This property is located in the U.S.G.S. quadrangle San Diego as a portion of Lot 106 of Alvarado Unit #3, Map 5185, which was filed on May 22, 1963. The house at 5330 LeBarron Road is in an area generally known today as Alvarado Estates, near San Diego State University.

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

The 1968 George and Iris Goodman/Rex Lotery House is an excellent example of an Organic Geometric Modernism design with Prairie School and Usonian influences. The house is 4,860 square feet with four bedroom and five bathrooms. It is a custom, highly individualistic and creatively site specific design, taking full advantage of a large one acre size pie-shaped corner lot shape. The house layout is in a modified Prairie School cruciform design with four wings off the central mass. Organic Geometric features include the emphasis on right-angle geometry and angular corners, use of natural materials and horizontal massing. The house features many character-defining features of a mid-century Modernism house including free-flowing floor plans and expansive use of glass throughout most of the perimeter. The mahogany doors and smooth stucco walls and floor to ceiling glass alternate with each to allow for privacy and permits a blurring of the indoors to the outdoors. *See Continuation Sheet*

\*P3b. **Resource Attributes:** (List attributes and codes)

\*P4. **Resources Present:**

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) May 28, 2015

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



\*P6. **Date Constructed/Age and Sources:** July, 29 1968

☒ Historic ☐ Prehistoric ☐ Both

\*P7. **Owner and Address:**

L. Michael and Megan Costa  
5330 Le Barron Road  
San Diego CA 92115

\*P8. **Recorded by:** (Name, affiliation, and address)

Allen Hazard and Janet O'Dea  
1824 Sunset Blvd.  
San Diego CA 92103

\*P9. **Date Recorded:** July 18, 2015

\*P10. **Survey Type:** (Describe) Intensive.

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

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

DPR 523A (1/95)

\*Required information

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

B1. Historic Name: George and Iris Goodman/Rex Lotery House

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Organic Geometric Modernism

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

George J. Goodman and Iris B. Goodman purchased Lot 106 of Alvarado Unit #3 for \$24,500 on September 28, 1965 from the Eason Enterprises, Inc. The principal of that firm, local developer Fred S. Eason, owned the now historically designated house at 4777 Avion Way (built by master architect Cliff May in 1964). Easton bought the lot from the Title Insurance and Trust Company on May 18, 1960 and for a time used it as an air strip.

After searching southern California for the “warm contemporary” style that they wanted, the Goodmans commissioned the well-known Los Angeles based Modernism architect Rex Lotery to build their house. The first design was rejected. Lotery’s next design thrilled the Goodmans and the final draft blueprints were signed off on October 28, 1966. The building permit is dated March 9, 1967; Lotery is listed as the architect and the Los Angeles based Parr Construction Company, the builder. A series of the permits includes: a water meter connection dated April 13, 1967; an electrical permit on April 3, 1967; a plumbing permit on May 25, 1967; an electrical permit dated June 15, 1967; an electrical permit for October 11, 1967; a heating and air conditioning permit for January 8, 1968; a water/sewer connection order on April 10, 1968; and an electrical permit for July 22, 1968. The Notice of Completion was not found and the date of the the final approval July 29, 1968 on the electrical permit was used for dating purposes. The Sandborn Maps predate the development of Alvarado Estates #3 and this area was not mapped. The pool on plans was never built.

\*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Rex Lotery b. Builder: Parr Construction Company

\*B10. Significance: Theme: Residential Architecture

Area: Alvarado Estates (Alvarado Unit #3)

Period of Significance: 1968 Property Type: Single-family residence Applicable Criteria: C, D

The house at 5330 Le Barron Road merits historical designation under Criteria C for its integrity as an Organic/Geometric Modernism design. Mid-century architect Rex Lotery designed it. Lotery, while not recognized as a master architect in San Diego, has been recognized as a master architect in Beverly Hills and Los Angeles, California.

The 1968 George and Iris Goodman/Rex Lotery House is an excellent example of the rare Organic Geometric Modernism style. It has Prairie School and Usonian influences. The remarkable house at 5330 Le Barron Road retains its architectural integrity in location, design, setting, materials, workmanship and feeling.

See Continuation Sheet



(This space reserved for official comments.)

B13. Remarks:

\*B14. Evaluator: Allen Hazard and Janet O'Dea

\*Date of Evaluation: July 18, 2015

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

P3 a. Description (continued):

The George and Iris Goodman/Rex Lotery House also refers to the Prairie School by its integration into the landscape. It rests on a concrete slab foundation and is made of wood frame construction.

At the street view, there is a wide 16 to 20 foot circular concrete driveway that flows along the corner lot, including an original handmade red brick, three foot U-shaped diving wall; mature trees, grass, pebble paths, low-water plants, ground cover plantings and an original handmade red brick address street marker. There is also a two-car carport and a matching red brick, U- shaped dividing wall separating the lawn and the brick and pebble concrete main entry path. Two steps lead to the entry with a single row of bricks lined up and separated by a pebble concrete paths for the walkway.

The house is a unique with numerous details, varied window styles for example. Fortunately, the owners were given house plans and so besides the below descriptions, elevations and other details are provided in the attachments of this report and show that the house was built according to its original design and today retains its integrity.

Original plans of the plan view show that the main axis of the house runs north to south with a secondary axis running east to west. The house is further broken up into units of smooth plaster, French glass doors, a post and beam bump out on the south side of the main entryway and a small cruciform wing, which connects to the main house by a series of five floor to ceiling glass panels separated by thick redwood vertical posts perpendicular to the two mahogany front doors that mark the entry. This wing includes the bedrooms and is defined by high smooth plaster walls for privacy and three foot clerestory windows for light.

A dramatic beveled parapet is a T-shaped, cantilever (that stretches six feet from the wall) made of redwood and sits just below the flat composite roofline. It seemingly floats above the walls. The cornice encircles the entire house and is made up of two-foot redwood horizontal fascia boards angled at 90-degrees and with the parapet create the feeling of horizontality and grounds the house to the site as if it is springing of the earth. This is a key principal of the Prairie School.

There are panels of floor-to-ceiling glass windows throughout the house, a feature of Organic Geometric Modernism and Post and Beam styles that minimize the separation between the interior and outdoors. The mahogany doors, French doors, stucco walls and floor-to-ceiling glass windows alternate with each other to allow varying degrees of exposure with interior privacy.

The front of the bedroom wing features a low smooth plaster wall, two large casement windows and mitered glass corner windows. Continuing toward the north side, a high plaster wall allows for greater privacy for the secondary bedrooms and bathrooms. Each room has three-foot clerestory windows forming a continuous band brightening each room.

The eastern elevation of the house has bands of small windows above a high smooth plaster wall. The southeastern elevation of the house features a large divided carport with a tile floor and gravel to mimic a Hollywood-style driveway using the gravel instead of grass. The Southside of the house has a small utility unit, which has a small jalousie window and solid wood service door.

The rear or western elevation has a band of three-foot tall clerestory windows, some of which are the jalousie type. There is also a door into the rear of the house. There are large sliding windows and a pair of French doors leading into the kitchen. A low cantilever roof extends over a patio area. A band of eight floor to ceiling glass windows and French doors defines the area outside the dining and living rooms. The bank of clerestory windows continues above the bank of windows on the rear elevation. *See Continuation Sheet*



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 4 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/ Rex Lotery House APN: 461-290-03-00

P3 a. Description (continued):

The rear elevation is further defined by floor to ceiling glass mitered edge windows. A wide red brick chimney rises from the ground to form a focal point, with three-foot tall clerestory windows on both sides of the chimney.

Another dominant feature of the western elevation is the original redwood and hand-made brick post and beam pergola over the patio with the three-foot high hand-made brick wall and wood bench. The patio is pebble concrete.

The northwest elevation reveals the living room extension with a high plaster wall and three foot clerestory windows above it. Continuing along the western elevation toward the north side of the house is a bedroom with floor to ceiling windows, a glass door and three-foot clerestory windows above it. The north elevation continues with the same pattern then introduces a large plate glass window adjacent to the sunken bathtub that is just inside.

Next along the north elevation is a bump out that features two hand-made brick piers with floor to ceiling glass windows in between and an exterior glass door, mitered glass window corners, a band of clerestory windows continues along the north side of the house. Four hand-made brick piers rest just outside this window to define the terrace. These piers do not connect to anything and are merely decorative and were part of the original blueprints just outside the master bedroom.

Continuing along the northeast elevation is a high plaster wall for privacy outside the master bedroom as well as the band of clerestory windows. At another right angle turn along the northeast elevation is a low plaster wall with a bank of six casement windows and clerestory windows. A small bump out outside the original playroom features two casement windows above a short plaster wall as well as mitered glass corner windows, followed by high plaster walls, clerestory windows, two exterior air conditioning units and exterior utility boxes.

The Organic Geometric Modernism style interior is not part of the designation nomination; however, it does reinforce the attention to detail and exemplifies the high standards of craftsmanship by the noted Modernism architect Rex Lotery. The interior also features a large sunken-carpeted living room with a prominent hand-made adobe style brick fireplace, an elevated small space with original Mexican tiles that served the first owners as a piano niche. The interior two-foot redwood crown molding mimics the exterior design as it is also angled at 90 degrees, and extends out into the room six-foot appearing to float above the living room. Philippine mahogany paneling is used on interior walls and built in closets and on the living room bar and floor to ceiling doors. Original Mexican tiles are found at the entry and four steps leading down to the sunken living room and up into the dining room.

One of the more curious features of this 1968 Modernism house is the cellar or bunker with its concrete coved ceiling. It is a 20-foot by 40-foot underground cellar on the northern side of the house. It is accessible through the kitchen/pantry area and predates the house. According to local history, in the 1930s, members of the Jehovah's Witnesses built a main house nearby (4825 Avion Way) along with a barn and corral. Apparently, the concrete shelter was too strong to be torn down and remains a relic from this earlier time with an interior stairway constructed by the Goodman's for access.

*See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 5 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

**Criterion C – 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.**

SIGNIFICANCE STATEMENT FOR CRITERIA C – The George and Iris Goodman/Rex Lotery House embodies the distinctive characteristics of the Organic Geometric Modernism style with strong Prairie School and Usonian influences by its design, its use and adaptation of style, setting, period and method of construction.

The house is significant for illustrating the Organic Geometric Modernism style. A main tenant of Organic Geometric Modernism is the site-specific design, which Rex Lotery did masterfully here. The house is integrated into the oddly shaped corner lot and surroundings (which were formerly part of a barren airfield). The horizontality of the design grounds it to the site, further tying it to the Organic Geometric style. The cruciform design has its main or longitudinal axis that runs parallel to Le Barron Road. Organic Geometric designs are rare in San Diego, the house at 5330 Le Barron Road is a stunning significant example of the narrow genre of Modernism and significant for that very reason alone.

The house is also significant for its integrity and as is exemplary of the mid-century Modernism movement and is significant for representing Organic Geometric Modernism architectural character defining features. The house retains its original and superb horizontal massing, spatial relationships, proportion, sharply angled corners, the use of natural materials such as mahogany, redwood, plaster, and glass bands or walls of windows that permit abundant light inside; a broad, flat roof with deep overhangs that give a reassuring sense of drama and shelter by its massive redwood beveled six foot parapet that creates a floating roofline. Covered carports instead of a garage, an open flow of rooms, ribbon clerestory windows providing a continuous band of light around the entire house. The juxtaposition of materials: plaster walls and floor to ceiling glass windows outside are among the main elements and expressions of Modernism architecture.

The George and Iris Goodman/Rex Lotery House is an excellent example of the continuum of early to mid-twentieth century architecture. Beginning with the Arts & Crafts movement and the Prairie School style evolving to Frank Lloyd Wright's pre-war and post-war Usonian revolutionary and highly individual style that was refocused using those Organic Geometric Modernism tenants of the mid-century Modernism movement. This house fuses a multiplicity of sources and styles without subscribing to a single aesthetic in a manner rarely seen in San Diego.

It reaches back to the Arts and Crafts movement that originated in England with John Ruskin, Charles Robert Ashbee, William Morris and others in the late nineteenth century. The movement spread to America without its socialism. Gustave Stickley, the Greene brothers in Pasadena, Bernard Maybeck, Irving Gill and others interpreted the Arts and Crafts movement in different ways, yet all subscribed to the rejection of the machine and other Victorian excesses in an attempt to bring about an American Democratic form of architecture and living.

The Prairie School was born among the principles of the Arts and Crafts movement, led by Frank Lloyd Wright and others primarily working in Chicago and other Midwest cities. The early Modern movement has its roots in the Prairie School with its emphasis on lack of decoration, free-flowing interior spaces and smooth clean lines. Wright's attempt to bring innovative designs to teachers and other middle-class Americans began in the 1930s with what he called his Usonian homes. One can nearly draw a straight line from the Arts and Crafts movement right through the early twentieth century Prairie School and the 1930s and 1940s Usonian homes through the post-war Modernism movement directly to the house at 5330 Le Barron Road. *See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 6 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

The Prairie School influences include its integration with the surrounding landscape, horizontal lines, flat roof with broad eaves, windows assembled in horizontal bands, solid construction, craftsmanship and restraint in the use of decoration with a free flowing or open interior. The Usonian influences include a carport, single-story, concrete slab foundation, flat roof, clerestory windows, natural materials including glass, plaster and wood; all are in common with the character defining features of 5330 Le Barron Road.

The strong Prairie School influences would appear to be in deference to Frank Lloyd Wright. An examination of the Rex Lotery Archives at the University of California, Santa Barbara (UCSB) reveals that Lotery collected articles on Wright: including a 1954 issue of House and Home Magazine featuring Wright, a 1956 Arizona Highways Magazine on Wright's Taliesin, a 1956 House and Home Magazine on Wright's design ideas, the January 1963 House Beautiful Magazine of Wright's Hanna House—a key Usonian design in the Bay Area, a 1960 House and Home Magazine featuring a portfolio of four Wright homes, and a May 1958 Architectural Record Magazine on Wright's Guggenheim memorial. Lotery's UCSB Archives also include boxes of over 200 slides of Frank Lloyd Wright designs. It would certainly appear that Wright's Organic designs were influential on Lotery's work, including the house at 5330 Le Baron Road. George Goodman believed that Lotery studied with Frank Lloyd Wright. The key distinction is that facts show that Lotery studied Wright's work, but did not study with Wright at Taliesin. Ray Kappe, an important Modernism architect and former partner of Lotery, stated in an email exchange that Lotery was "...an admirer of Frank Lloyd Wright's...the Goodman House looks very nice and is obviously Wright inspired".

The influence of Frank Lloyd Wright on the design at 5330 Le Barron Road can be traced to Wright's most famous design; the 1936 Lilane and Edgar Kaufmann Residence in Mill Run, Pennsylvania called Fallingwater. But are also reflective of several of Wright's early Usonian designs, including the Gordon House in Oregon, the Muirhead Farmhouse outside Chicago and the Afflick House in Bloomfield Hills, Michigan.

The horizontal nature of the structural forms, such as the appearance of floating floors over the stream at Wright's Fallingwater. In the case of the Goodman/Lotery house, the dramatic massive redwood parapet that floats above the clerestory windows is an interpretation of Wright's L plan Usonian cantilever. The overhang providing shelter while the clerestory windows emits light to all areas of the interior. Lotery has interpreted Wright's Usonian homes, including the Jacobs Residence (1936) with its floor-to-ceiling glass steeped parapet, the Hanna Residence (1936) with its horizontal and vertical massing, the Bernard Schwartz Residence (1939) with its second-story central massing, flat roof and clerestory windows. Lotery proves to be masterful at not simply identifying with Wright's design aesthetic, but skillfully applying Wrightian design principles into a highly individualistic interpretation of Wright's long career into this single house. Thus, creating a dramatic and beautiful house that is designed for its setting with natural materials for modern living. This is one of the finest examples of Organic Geometric Modernism houses in San Diego County and merits landmarking.

The massive redwood parapet is also reminiscent of Lotery's own residence in Brentwood (1962). Other Organic Modernism features include the use of natural building materials such as glass, plaster and wood. The floor-to-ceiling use of glass is both a feature of the Post & Beam architecture as well as the Organic Geometric Modernism styles. The glass is used to minimize the separation between the interior and the exterior. Organic features also include the emphasis on rectilinear geometry, asymmetrical facades and 90-degree right angles.

*See Continuation Sheet*

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

### B. 10. Significance (continued)

The Prairie School (1901-1915) was developed as an antidote to the excesses and eclecticism of Victorian styles. Considered to be the only true indigenous American style because it did not reflect or express the elements that were found in preceding historic styles. The relevance of a building to nature and the landscape, the visual expression of natural materials and the idea of abandoning small, boxy rooms in favor on more open, integrated interior spaces were all features of this new Democratic style of architecture.

The Prairie School was heavily influenced by the Transcendentalist philosophy of Ralph Waldo Emerson and the Idealistic Romantics, who believed that better homes would create better people. The Prairie School was primarily a residential architectural movement that began in Chicago and rapidly spread across the Midwest and later the rest of America, north-central Europe and Australia. Its origins date to the 1890s and Louis Sullivan and later Frank Lloyd Wright, William Drummond, George Grant Elmslie, Barry Byrne, William Gray Purcell, Marion Mahony, Walter Burley Griffin, Francis Sullivan, George Washington Maher, John S. Van Bergen and other architects. Its origins also lie in tandem with the ideals and design philosophies of the Arts and Crafts movement during the late nineteenth and early twentieth centuries. The Prairie School (the term Prairie School was coined by author H. Allen Brooks in the 1960s) and the Arts & Crafts movement both served as an alternative to the then-dominant Classical Revival influence, both new movements sharing a desire for simplicity and function.

Artisans, most of who worked in Wright's Oak Park Studio, included Richard Bock, Orlando Giannini (who later built and lived in San Diego), George Niedecken and Alfonso Iannelli (who also worked briefly in San Diego), also contributed to the artistic designs of the Prairie School. The intense wave of conservative mood that swept the country after the First World War, combined with the demise of the Arts and Crafts movement signaled a change in taste and away from the values of the Prairie School. Frank Lloyd Wright and others promoted the idea of "organic architecture"; the primary principles are that a structure should look as if it belongs on the site, as if it naturally grew there. Wright also considered the horizontal orientation of the Prairie School style to be a distinctly American design concept.

In 1918, Irving Pond wrote: *"The horizontal lines of the new expression appeal to disciples of this school as echoing the spirit of the prairies of the great Middle West; which, to them embodies the essence of democracy."* Author H. Allen Brooks describes this new architecture as reflecting the disposition of the single mass or composite massing, the shape of the low long hipped roof, the horizontal banding of windows, the emphatic belt course between the stories...the continuity of line, edge and surface, an inheritance from the earlier Shingle Style. The historical styles were rejected. The materials used were generally brick or wood or plaster. In the Prairie School early years, the appearance of the building was often typified by a low rectangular shape with asymmetrical, opposing features such as a forward projecting wings, laterally extending porch and an entrance opening.

Prairie School Characteristics included:

- Integration with the landscape
- 1 to 2 stories
- Projecting or cantilevered wings
- Ribbons or bands of windows, usually casement windows
- Clerestory windows
- Flat or slight hipped roof with wide overhanging eaves
- Use of natural materials, especially stone and wood
- Siding often stucco, stone or brick
- Stucco or smooth wall finish
- Geometric forms and horizontal lines
- Open interior spaces
- Restraint in the use of decoration
- Horizontal lines and elements to evoke and relate to the native prairie landscape

*See Continuation Sheet*



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 8 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

B. 10. Significance (continued)

San Diego's Modernism would also begin with Irving Gill. Gill borrowed from the Arts and Crafts movement and the Prairie School styles. In 1891, before arriving in San Diego, Gill joined the Adler and Sullivan firm in Chicago. He worked there until 1893, working side-by-side with Louis Sullivan's leading draftsman, a young Frank Lloyd Wright and was undoubtedly influenced by both Wright and Sullivan. Louis Sullivan's famous and most misunderstood mantra, "form follows function" from the early twentieth century was a dictum for the Modernism movement. Wright's Unity Temple (1905) and the Robie House (1919) were among the first examples of modern architecture in the United States. Walter Gropius, the founder of the German Bauhaus, claimed that Wright's 1911 Wasmuth Portfolio (100 Wright plates published in Germany) served as the Bible for European Modernism. The Deutscher Werkbund, a German association of architects and designers would pave the way for the Modernism movement in Germany following World War One, Peter Behrens was one of the Deutscher Werkbund's most famous artists, he trained Le Corbusier, Gropius and Mies van der Rohe in Europe.

In 1905, Irving Gill designed the first "San Diego Prairie School" houses along Seventh Avenue. The earliest Modern designs were Prairie School homes in San Diego were by Gill and William S. Hebbard along Seventh Avenue and include the Alice Lee Residence (1905), the Katherine Teats Cottage (1905), the Alice Lee Cottage (1905), the Cossitt Residence (1906) as well as the demolished Hamilton Residence (1908). One of the lasting legacies of early twentieth century Prairie School architecture is its influence upon the Modernism movement, including the Organic Geometric Modernism movement following World War Two. In 1916, The Craftsman, Gill would describe his brand of architecture with its straight lines, simple cubes and shear plain walls unadorned by cornices, overhangs or anything but a simple vine growing along its structure. Gill would emphasize simplicity and the importance of indoor-outdoor living. Gill's use of reinforced concrete and stark geometry is seen in Lilian Rice's clean lines of her Rancho Santa Fe homes (while employed by Richard Requa and Henry Jackson), her residential designs would stress the blending of house and garden. Many of Gill and Rice's design philosophies would carry forward in the indoor-outdoor living concepts by local post-war Modernists.

As the International style took hold, other architects strayed from its purely functionalist forms, while retaining highly Modernist characteristics. Eero Saarinen, Alvar Aalto and Oscar Niemeyer were three of the most prolific architects and designers of this movement, which would influence contemporary Modernism. Le Corbusier once described buildings as "machines for living", but people were not machines and it was suggested that people would not want to live in such impersonal buildings and homes. During the middle of the twentieth century, some architects began experimenting in organic forms that were more human and accessible. Mid-century Modernism or organic architecture became popular due to its democratic and playful nature. The term, "organic architecture" was coined by Frank Lloyd Wright. Materials, motifs and basic ordering principles that continue to repeat themselves throughout the house were some of its principles. The best-known example as referenced earlier is Wright's 1936 Fallingwater in rural Pennsylvania.

Usonian architecture grew out of Frank Lloyd Wright's earlier Prairie School homes. Both styles featured low roofs and open living spaces. Both styles made abundant use of brick, wood and other natural materials. Usonian houses are also described as a simplified version of Prairie School architecture. Following Wright's Prairie School period, he sought a new direction for his architecture. The four California blockhouses marked a fresh start. Like the Prairie School designs, they were multilevel. Wright designed his first Usonian house in 1935, moving toward single story homes for the middle class.

*See Continuation Sheet*

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 9 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

### B. 10. Significance (continued)

Typically, Wright's Usonian homes were smaller, one-story structures set on concrete slabs with piping for radiant heat. Open carports took the place of garages. First developed in the 1930s by Wright during the depths of the Great Depression, without attics, basements and little ornamentation. Some believe that Wright termed these small homes Usonia meaning the *United States of North America*. Wright sought to create a democratic, distinctly national architectural style that was affordable for the "common people" of America. Wright's Usonian architecture played an important role in the evolution of America's mid-century homes. Despite Wright's aspirations toward simplicity and economy, the Usonian houses often exceeded budgeted costs, became unique, custom homes for families of comfortable means. Among Wright's early and key Usonian houses were the Herbert Jacobs House (1936) in Madison WI, the Pope-Leighey House (1936), the Curtis Meyer House (1948) and later, the Zimmerman House (1950).

#### Usonian Characteristics:

- Low or flat roofs
- Open living spaces
- Brick, wood and other natural materials
- One-story
- Set on concrete slab
- Carport
- Organic – "out of the ground and into the light"
- Clerestory windows
- Asymmetrical fireplaces

Following his employment with Gill, Richard Requa and Frank Mead would pursue "*Southern California Architecture*", the design of buildings and homes where "...*landscaping and the terrain would be compatible and compliment each other.*" Requa would utilize Gill's concepts on the 1935 California Pacific International Exposition, stressing stucco exteriors, tiled roofs, Moorish arches and unique chimney designs. Wright's son, John Lloyd Wright first worked in San Diego for Harrison Albright (Workingman's Hotel, also called the Golden West Hotel, 1913). John Lloyd Wright returned to San Diego following WW2 and designed several noteworthy Mid-Century homes in Del Mar, most reflective of his father's Prairie School style, but with a nod to Modernism. Another key local Modernist design was Rudolf Schindler's experiment in low-cost housing, the Pueblo Ribera Courts (1923) in La Jolla, following Schindler's association with Frank Lloyd Wright's Hollyhock House in Los Angeles. He sought to redesign the California modern home and create communal indoor-outdoor living.

In 1932, the International Exhibition of Modern Architecture was held at the Museum of Modern Art in New York City. Philip Johnson and Henry-Russell Hitchcock brought together many different components in design and architecture that would later be called the International style. With the rise of Nazism in Germany, several key Modernism figures would flee to America, including Marcel Breuer, Walter Gropius and Mies van der Rohe. High style Modernism design would dominate in commercial architecture but never in residential homes, with few exceptions. Early residential examples in America include the Lovell House in Los Angeles by Richard Neutra in the 1920s and the Case Study Houses. Between 1945 and 1966, architects including Neutra, Charles and Ray Eames and others commissioned The Case Study Houses in the greater Los Angeles area. Many of these designs employed a blurring the indoors with the outdoors. The Farnsworth House by Mies van der Rohe and the Glass House by Philip Johnson were classic examples of embracing "the box". While most viewed such houses as too cold and static for the average person, most Modernism architects viewed them as a necessary tenant of Modernism, uncluttered and pure Minimal designs.

*See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 10 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

In a broader context, the Modernism movement began at the turn of the twentieth century with important changes seen in architecture and with the rapid technological advancements and modernization of society. The Modernism style embodies the post-war Modernism movement that gained popularity after the Second World War. Important architects following World War Two included Le Corbusier, Ludwig Mies van der Rohe, Walter Gropius, Frank Lloyd Wright and others.

Modernism is a complex movement, which has roots in other parallel movements, including Futurism, Art Deco, Streamline Moderne, Expressionism, and all a combination of the rejection of Nineteenth century styles. All were searching for a new post-World War One and later post-World War Two aesthetic in art, design and architecture. World War Two and its aftermath were also major factors in driving innovation in building technology and later, architectural designs. The lack of wartime supplies would encourage experiments with prefabricated building, including Quonset huts, the post-war enameled-steel Lustron House (1947-1950) and Buckminster Fuller's experimental aluminum Dymaxion House.

The post-war Case Study House Program is credited as likely being the most influential on the development of San Diego Modernism, the use of "contemporary" style meant "...each architect might wish to change his idea or a part of his idea when time for actual building arrives". The "contemporary" style became popular locally as a result of the Case Study Homes, such features as indoor-outdoor living spaces with large patios; open, free-flowing floor plans; liberal use of glass; simple, economical structure and materials; low maintenance materials and landscape.

Three Case Study Homes were completed in San Diego, known as the Case Study Triad Houses. Killingsworth, Brady and Smith in La Jolla completed these Post and Beam homes in 1959. Post and Beam was a highly individualized method of construction where structural framing consists of load bearing beams supported by columns rather than solid bearing wall, allowing for expansive use of glass along the perimeter of the building. Architects also used the natural slopes and landscape as well as the orientation of the structures to provide views and indoor-outdoor living opportunities while maintaining a certain level of privacy. Post and Beam houses are characteristically rectilinear with open floor plans that are grid-like in layout and based on a consistent module or beam length. The roofs are usually flat, open times with wide overhangs; they are also usually custom designed and involve high degrees of individualism. In San Diego, the majority of Post and Beam Modernism homes are found in Mission Hills, La Jolla, Point Loma, Del Cerro, Mt. Helix and Alvarado Estates.

Several different and distinct Modernism styles have also been identified in San Diego; including suburban tract homes that included mostly Minimal Traditional affordable homes for the returning World War Two veterans to new neighborhoods such as, Rolando, College area, Clairemont, Allied Gardens, Oak Park, Del Cerro, Lake Murray, San Carlos, University City and other communities. The Tract Ranch style was also a dominant residential post-war style that traces its origins to Cliff May's haciendas, Sunset Magazine's "Western Ranch Homes by Cliff May" in 1958 was essential toward the birth and growth of this popular genre. Other important sub-styles of local Modernism include Streamline Moderne, Futurist-Googie, Tiki-Polynesian, Custom Ranch, Contemporary, Brutalism, Organic Geometric, Organic Free-Form as well as Post and Beam (c. 1950-1970).

In San Diego, Lloyd Ruocco is regarded as the father of post-war Modernism. His designs mostly featured organic materials in their natural forms, and his later designs became less complex and were based more along the lines of the Los Angeles Case Study Homes. Ruocco worked in the offices of Requa and William Templeton Johnson following his graduation from U.C. Berkeley. He also worked under Rice on the master plan of Rancho Santa Fe. Ruocco's early designs (1937-1952) were mostly exposed redwood siding with flat roofs. Other important San Diego Modernists include Homer Delawie, a proponent of the Post & Beam branch of Modernism, Cliff May, William Cody, Loch Crane, Craig Ellwood, *See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 11 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

Frank Hope, James Hubbell, Frederick Liebhardt, Paul McKim, C.J. Paderewski, Herb Turner, Richard Wheeler and many other talented architects.

In addition to Lloyd Ruocco, Sim Bruce Richards (1908-1983) would represent some of San Diego's finest organic architecture. Richards was also an artist, a designer. Following graduation from U.C. Berkeley, Richards designed rugs, which led to further training, but this time at Frank Lloyd Wright's very non-traditional Taliesin fellowship program. Learning about the sensuality of wood and organic designs at Taliesin, Richards would return to San Diego and work at William Templeton Johnson's office. During the 1950s and 1960s, Richards would design simple wood homes for loving clients, sometimes working with artist James Hubbell and Rhoda Lopez.

Organic Geometric (c. 1955-1975) is another important sub-style of Modernism, as stated above, its roots lie with Frank Lloyd Wright, who integrated structures into their surroundings, used local materials such as wood and stone and designed buildings that were respectful to their site. Like their Post and Beam Modern contemporaries, Organic Geometric architects also used glass to minimize the separation between interior and exterior and encourage indoor/outdoor living. Buildings were carefully sited to take advantage of views and other site features, often built on steep slopes and boasting large balconies. In terms of shape, architects designed these buildings with an emphasis on rectilinear geometry, asymmetrical facades, unusual rooflines, and angular shapes.

Examples of Organic Geometric architecture are rare in San Diego. Residential buildings in the Organic Geometric style were built by architects such as Sim Bruce Richards, who worked under Frank Lloyd Wright, Lloyd Ruocco, and John August Reed, who was at one time an assistant to Lloyd Ruocco and later worked with Sim Bruce Richards. These architects used the principles of organic design within the structure of geometric forms as a means of emphasizing both the man-made and natural elements of the buildings. Organic Geometric architectural designs were built primarily in the La Jolla and Point Loma areas; however examples of this style are extant throughout the region and should be treated as significant resources. The modern Organic architecture movement has its origins in the Prairie School and later Frank Lloyd Wright's Usonian designs. The Goodmans worked with some of these masters with other building projects, but when it came to designing their home they ventured past San Diego to seek out an architect to create the "warm contemporary" Organic Geometric Modern design they desired and found Rex Lotery.

The City of San Diego recognized exterior elements and characteristics associated with Organic Geometric Modernism include:

**Character-Defining Features of Organic Geometric:**

**Primary**

- Exposed structure and materials
- Square, diamond, polygon design motifs
- Natural materials (wood, stone, glass)

**Secondary**

Sharp angular massing

- Asymmetrical facades
- Complex roof forms
- Site specific design

*See Continuation Sheet*



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 12 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

The house at 5330 Le Barron Road clearly reflects the Organic Geometric Modernism architectural aesthetic and time in which it was built. The house is significant because it retains a high degree of integrity, it displays a high degree of individualism, and its Organic Geometric Modernism style is both rare and intact. It is one of the best designs by a recognized Master Modernism Architect, Rex Lotery. While he is recognized as a master Modernism architect in Beverly Hills and Los Angeles, this is the only known Lotery design built in San Diego. Lotery's former partner, Ray Kappe, remembers a Lotery designed home though it has not been documented or located if it still exists.

The following is an analysis of the George and Iris Goodman/Rex Lotery House to demonstrate how it meets the Secretary of the Interior Standards for the Treatment of Historic Properties.

1. Location. The 1956 Sanborn Fire Maps did not include Alvarado Unit #3 as the house at 5330 Le Barron Road was built in 1967, completed in 1968. There is also no Sanborn Fire Maps of Alvarado Estates as there were too few homes in the area in 1956. Furthermore, the tiny Alvarado Unit #3 (Map 5185) dates to 1963, well after the latest Sanborn Fire Maps. However, based on the original 1966 blueprints, which shows the footprint and relationship of the house to the driveway it can be concluded that the house has not been moved from its original location and thus has excellent location.

2. Design. The house is an excellent example of post-war, Organic Geometric Modernism architectural style with Prairie School and Usonian influences. It has many character-defining features of a Modernism house: including a flat roof; little to no applied decoration; selected post and beam features; allowing use of expansive floor-to-ceiling glass windows; horizontal massing and large overhanging eaves. It is a strong integration of the interior and exterior spaces from a site specific, angular design based on a Prairie School modified cruciform plan. The Organic Geometric characteristics are rooted in its unique and creative siting; the house is integrated into a deep corner lot. The horizontality of the house grounds it to the site, further tying it to the Organic Geometric style. The expansive cantilevered roofline with a dramatic and massive T-shaped inverted thick beveled redwood parapet and cornice with a two foot thick redwood fascia board surrounding the house appears to float above a continuous band of three foot tall clerestory windows echoes the Organic Geometric style. The floor-to-ceiling use of glass is both a feature of the Post & Beam as well as the Organic Geometric Modernism styles. The glass is used to minimize the separation between the interior and the exterior spaces. The floor-to-ceiling glass windows, French doors are periodically alternated with high plaster walls that provide privacy. Organic features also include the emphasis on rectilinear geometry, right angle facades and angular shapes. Overall, the shape, bulk, scale and design of the house appears to have excellent integrity.

3. Setting. The house in Alvarado Unit #3 remains in situ. Alvarado Estates is a post-war suburban neighborhood that features contemporary, custom and Modernism homes, several Modernism architects designed excellent examples of Post & Beam Modernism homes, including historically designated Henry Hester and Ronald Davis (5120 Norris Road, 1958); Lloyd Ruocco (4727 Avion Way, 1970); Richard Neutra (Bond Residence, 4449 Yerba Santa, 1960); Byrum Residence, 5460 Toyon Road, 1959; the historically designated Cliff May House (4777 Avion Way, 1964); Sim Bruce Richards (1955); John Mortenson, William See, Louis Bodmer, Donald Goldman, Leonard Veitzer and Richard Wheeler Jr. The houses surrounding 5330 Le Barron Road are reflective of post-war high-end custom home building and provide an excellent setting.

*See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 13 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

4. Materials. The house maintains its original character-defining features, including composite and gravel flat roof, a dramatic cantilevered, beveled parapet and cornice that encircles the entire house and is made up of two-foot redwood horizontal fascia boards angled at 90-degrees and with the parapet create the feeling of horizontality and grounds the house to the site. Oregon redwood was hand selected by the project manager of Parr Construction then specially milled. Hand-made bricks and tiles were selected and imported by George and Iris Goodwin from a small factory in Northern Mexico. Other materials include smooth plaster walls and floor-to-ceiling glass windows, glass clerestory windows. The brickwork/pebble stone hardscape is also original. The house has a carport. The foundation is concrete slab. Overall, the materials aspect of the integrity is excellent.

5. Workmanship. The house was designed by noted Los Angeles Modernism architect Rex Lotery and built by Parr Construction. It reflects excellent craftsmanship of an Organic Geometric Modernism house during the Modernism Mid-century era with strong Prairie School and Usonian influences. The house's interior also features a carpeted sunken living room with a massive hand-made adobe brick fireplace, exposed inverted massive redwood beveled cornice resting upon the clerestory windows that provide ample interior light as well as the two foot thick angled redwood fascia board which wraps around the interior space, Philippine mahogany paneling, built-in bar and floor to ceiling doors with original hardware. A piano alcove is nestled above the living room with original Mexican floor tiles and floor-to-ceiling glass windows and French doors. Overall, the workmanship aspect is excellent.

6. Feeling. The overall feeling of the neighborhood is that of a post-war, 1950s through 1980s neighborhood, with large lots of custom homes. The historical senses and feel of a person walking down the street would be nearly the same as the 1960s when this house was built. The 1968 Organic Geometric Modernism house has excellent integrity. Therefore, the feeling aspect is excellent.

7. Association. George Goodman, M.D. and Iris Goodman commissioned the house from Modernism master architect Rex Lotery. They lived in the house from the time it was built in 1968 until they sold it in 2003. Louis Philip "Phil" Cohn (1927-2015) and Alice Cohn (1928-2013) were the second residents until and the current residents L. Michael and Megan Costa purchased it in 2015.

Architect Rex Lotery has been called one of Southern California's leading postwar modernists and is recognized as a Master Architect in the City of Beverly Hills and with the City of Los Angeles in the Survey LA, Los Angeles Historic Resources Survey of 2013. Noted Modernism photographer Julius Shulman photographed Lotery's Schacker House (Beverly Hills) in 1957 and the Kahn, Kappe and Lotery Hattenbach House (Los Angeles County) in 1975.

In the 1950s, Lotery served as a draftsman with Barienbrock and Murry. Then he embarked upon a private career from 1957 until 1968 when he became a partner with the architectural firm of Prin, Kahn, Kappe & Lotery, Architects & Planners. In 1978 that firm changed its name to Kappe, Lotery, Boccato Architects/Planners.

Lotery's notable projects included the Schacker House, the Spanner House (1968), the Lotery Houses in Brentwood and Santa Barbara, the Kritzer House, the Freedman House, the Trousedale Development Company Model House (once owned by Elvis Presley), and the Barclay Bank and Shops Building. Lotery died in 2007, his archives are housed at the University of California, Santa Barbara.

*See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 14 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

**B. 10. Significance (continued)**

Clearly, this work shows that Lotery is worthy as a master Modernism architect, well known in Beverly Hills, Los Angeles and Santa Barbara. However the home at 5330 Le Barron Road is a rare example, likely his only design in San Diego. While Lotery is not currently recognized as a master architect in the City of San Diego, we believe that the quality of this single house and after further investigation may elevate him to be placed on the City of San Diego's List of Master Architects.

The house at 5330 Le Barron is a significant resource and represents a Modernism masterpiece built in San Diego. It is one of Rex Lotery's finest; it retains all of its physical features that illustrate the Post & Beam/Organic Geometric Modernism house in terms of massing, spatial relationships, proportion, pattern of floor-to-ceiling glass windows and texture of materials. Therefore, the house is significant for representing one of Lotery's best designs and one of San Diego's most significant Organic/Geometric Modernism house designs within a fairly rare architectural genre. While this report is not seeking designation based on Criteria D, it is hoped that Rex Lotery will someday be recognized specifically for this work and nominated to the City of San Diego's List of Master Architects.

As the Goodman's, the Cohen's or Costas and architect Lotery are not on the City of San Diego's official list of important people or master architect, the house has good association.

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

**\*B12. References:**

**Books**

Architectural Guidebook to Los Angeles, Robert Winter.

The Frank Lloyd Wright Companion, by Professor William Allin Storer. The University of Chicago Press. 2993.

Frank Lloyd Wright's Usonian Houses, Designs for Moderate Cost One – Family Homes, by John Sergeant. Watson-Guptill Publications. New York. 1984.

In the Nature of Materials, The Buildings of Frank Lloyd Wright, 1884-1941, by Henry-Russell Hitchcock. Duell, Sloan and Pearce. New York. 1942.

The Prairie School, Frank Lloyd Wright and His Midwest Contemporaries. By H. Allen Brooks. W.W. Norton. New York. 1972.

San Diego City Directories, City and County, San Diego.

San Diego Architecture, Dirk Sutro, 2002.

Sunset Ideas for Remodeling your Home, Lane Books, 1958.

Virginia and Lee McAlester, A Field Guide to American Homes.

Usonia, New York, Building a Community with Frank Lloyd Wright, by Roland Reisley, Princeton Architectural Press New York. 2001.

**Maps**

Goggle Maps

1921, 1956 Sandborn Fire Maps, California Room, San Diego Public Library

USGS Historic Topo: LaMesa: 1904, reprinted 1941, Scale 1: 62500

City of San Diego 800 scale maps.

**Interviews**

George and Iris Goodman, July 5, 2015 at the Goodman Residence 5330 Le Barron Road.

Ray Kappe, via email on July 7, 2015

*See Continuation Sheet*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 15 of 15

\*NRHP Status Code

\*Resource Name: George and Iris Goodman/Rex Lotery House APN: 461-290-03-00

\*B12. References continued:

**Photos and Photo Archives**

San Diego History Center Photograph Collection

Rex Lotery Photos from the Internet:

Los Angeles Time article about the UCSB Lotery Archives, Feb. 10, 2010

UCSB Rex Lotery Archives

Curbed Los Angeles

Present Day Photos: Allen Hazard

**Historic Reports**

2014. Historic Nomination of the Martin and Enid Gleich/Henry Hester and Ronald K. David House, 5120 Norris Road San Diego CA 92115, by Allen Hazard and Janet O'Dea, submitted to the City of San Diego on January 24, 2014.

2015. Historic Nomination of the William Joel Butler House, 1225 Fort Stockton Drive San Diego CA 92103, by Allen Hazard and Janet O'Dea, submitted to the City of San Diego on June 1, 2015.

**Government Documents**

County of San Diego, Assessor, Mapping Division archive records, deeds and miscellaneous records.

Residential Building Records, County of San Diego

Water and Sewer Records: Permits application records - City of San Diego

U.S. Census Records, 1890, 1900, 1910, 1920, 1930, 1940

Subdivision Map

**Booklets, Newspapers and Magazines**

The History of Alvarado Estates and The Mystery of Young's Caves by Renee Heilbrunn.

San Diego Union Tribune, December 13, 2013 (Alice Cohen obi).

San Diego Union Tribune, January 24, 2015 (Philip Cohen obi).

**Websites**

Ancestry.com

Alvarado Estates.org (Alvarado Estates Community Association)

Architecture.about.com (Usonian houses)

City of San Diego Historic Resources Board, Register of Designated Resources.

Los Angeles Times, February 5, 2010 online (UC Santa Barbara receives Rex Lotery archives).

OAC, Online Archive of California (UCSB Archives, Rex Lotery; [www.oac.cdlib.org](http://www.oac.cdlib.org))

OHP.parks.ca/gov – San Diego Modernism Context Statement submitted to the State of California Office of Historic Preservation, October 17, 2007.

Prairie School Architecture.com

Prairie Mod website ([www.prairiemod.com](http://www.prairiemod.com))

Preservation.lacity.org – Survey LA, Los Angeles Historic Resources Report, November 2013.

Modernism San Diego [modernsandiego.com](http://modernsandiego.com)

Wikipedia, Modernism.

Wikipedia, Organic Architecture

**Miscellaneous**

L.B. Powers & Son Plumbing Co. Inc. Power Walks, Walking Tours, by Allen Hazard, 2010.



---

## **Appendix B**

### Confidential Cultural Resources Overview Map







SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle; Township 16S; Range 2W; Sections 15 and 22









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## **Appendix C**

### NAHC Sacred Lands File Search and Native American Outreach



## Sacred Lands File & Native American Contacts List Request

### Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

[nahe@nahe.ca.gov](mailto:nahe@nahe.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

**Project:** San Diego State University Evolve Student Housing Project (PN # 15464.12)

**County:** San Diego County

**USGS Quadrangle Name:** 7.5-Minute Series La Mesa Quadrangle

**Township:** 16S      **Range:** 2W      **Section(s):** 15, 22

**Company/Firm/Agency:** Dudek

**Street Address:** 605 Third Street

**City:** Encinitas      **Zip:** 92024

**Phone:** 760.479.4827

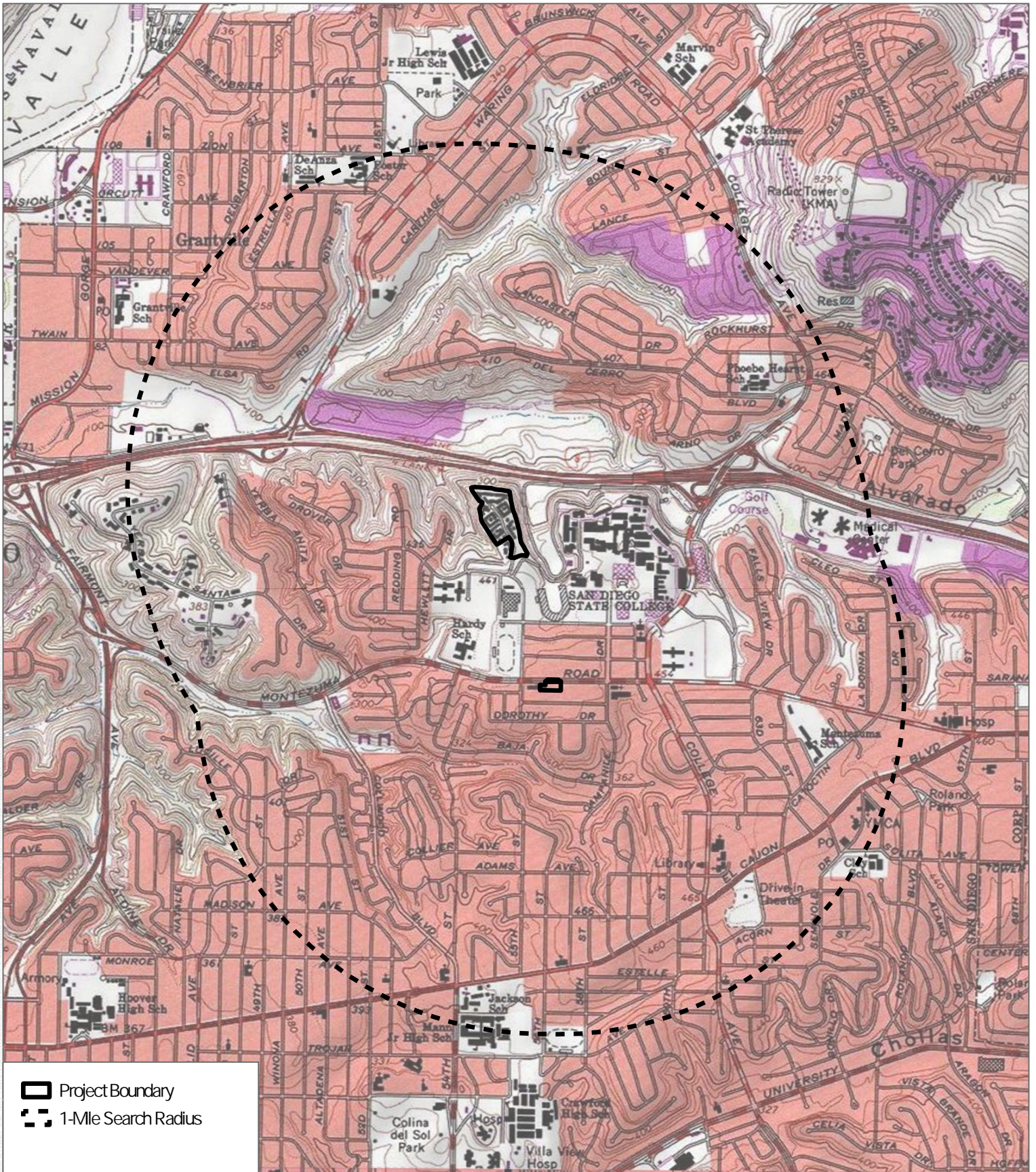
**Fax:** 760.632.0164

**Email:** mmurillo@dudek.com & mdecarlo@dudek.com

### Project Description:

The San Diego State University (SDSU) Evolve Student Housing Project intends redevelop two student housing complexes at two different locations, the Peninsula component and the University Towers East component, within SDSU's Main Campus to provide a total of 3,200 new residence hallbeds for freshman and upperclassmen.





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
 Township 16S; Range 2W; Sections 15, 22

**DUDEK** 1:24,000

0 1,000 2,000 Feet  
 0 250 500 Meters

Records Search

SDSU Evolve Student Housing Project





## NATIVE AMERICAN HERITAGE COMMISSION

August 27, 2024

Makayla Murillo  
DudekVia Email to: [mmurillo@dudek.com](mailto:mmurillo@dudek.com)CHAIRPERSON  
**Reginald Pagaling**  
ChumashVICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiSECRETARY  
**Sara Dutschke**  
MiwokPARLIAMENTARIAN  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayCOMMISSIONER  
**Laurena Bolden**  
SerranoCOMMISSIONER  
**Reid Milanovich**  
CahuillaCOMMISSIONER  
**Bennae Calac**  
Pauma-Yuima Band of  
Luiseño IndiansEXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, NisenanNAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710

## Re: San Diego State University Evolve Student Housing Project, San Diego County

Dear Ms. Murillo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*Pricilla Torres-Fuentes  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Native American Contact List  
San Diego County  
8/27/2024**

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
San Diego	Barona Group of the Capitan Grande	F	Art Bunce, Attorney		(760) 489-0329		buncelaw@aol.com	Diegueno	Imperial,San Diego	7/25/2023
	Campo Band of Diegueno Mission Indians	F	Marcus Cuero, Chairperson	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046		marcuscuero@campo-nsn.gov	Diegueno	Imperial,San Diego	5/15/2024
	Campo Band of Diegueno Mission Indians	F	Ben Dyche, Vice Chairperson	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046		bdyche@campo-nsn.gov	Diegueno	Imperial,San Diego	5/24/2024
	Campo Band of Diegueno Mission Indians	F	Daniel Tsosie, THPO	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 760-6480		dsosie@campo-nsn.gov	Diegueno	Imperial,San Diego	5/24/2024
	Ewilaapaayp Band of Kumeyaay Indians	F	Robert Pinto, Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 368-4382	(619) 445-9126	ceo@ebki-nsn.gov	Diegueno	Imperial,San Diego	
	Ewilaapaayp Band of Kumeyaay Indians	F	Michael Garcia, Vice Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 933-2200	(619) 445-9126	michaalg@leaningrock.net	Diegueno	Imperial,San Diego	
	Iipay Nation of Santa Ysabel	F	Clint Linton, Director of Cultural Resources	P.O. Box 507 Santa Ysabel, CA, 92070	(760) 803-5694		clint@redtailenvironmental.com	Diegueno	Imperial,San Diego	11/30/2023
	Inaja-Cosmit Band of Indians	F	Rebecca Osuna, Chairperson	2005 S. Escondido Blvd. Escondido, CA, 92025	(760) 737-7628	(760) 747-8568		Diegueno	Imperial,San Diego	
	Jamul Indian Village	F	Erica Pinto, Chairperson	P.O. Box 612 Jamul, CA, 91935	(619) 669-4785	(619) 669-4817	epinto@jiv-nsn.gov	Diegueno	Imperial,San Diego	
	Jamul Indian Village	F	Lisa Cumper, Tribal Historic Preservation Officer	P.O. Box 612 Jamul, CA, 91935	(619) 669-4855		lcumper@jiv-nsn.gov	Diegueno	Imperial,San Diego	9/5/2018
	La Posta Band of Diegueno Mission Indians	F	Gwendolyn Parada, Chairperson	8 Crestwood Road Boulevard, CA, 91905	(619) 478-2113	(619) 478-2125	LP13boots@aol.com	Diegueno	Imperial,San Diego	
	Manzanita Band of Kumeyaay Nation	F	Angela Elliott Santos, Chairperson	P.O. Box 1302 Boulevard, CA, 91905	(619) 766-4930	(619) 766-4957		Diegueno	Imperial,San Diego	
	Mesa Grande Band of Diegueno Mission Indians	F	Michael Linton, Chairperson	P.O. Box 270 Santa Ysabel, CA, 92070	(760) 782-3818	(760) 782-9092	mesagrandeband@msn.com	Diegueno	Imperial,San Diego	
	San Pasqual Band of Diegueno Mission Indians	F	Allen Lawson, Chairperson	P.O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	allenl@sanpasqualtribe.org	Diegueno	Imperial,San Diego	
	San Pasqual Band of Diegueno Mission Indians	F	John Flores, Environmental Coordinator	P.O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	johnf@sanpasqualtribe.org	Diegueno	Imperial,San Diego	8/16/2016
	Sycuan Band of the Kumeyaay Nation	F	Bernice Paipa, Cultural Resource Specialist	Sycuan Cultural Center: 910 Willow Glen Drive El Cajon, CA, 92019	(619) 445-6917		bpaipa2@sycuan-nsn.gov	Kumeyaay	Imperial,San Diego	8/7/2023
	Sycuan Band of the Kumeyaay Nation	F	Cody Martinez, Chairman	Sycuan Tribal Office: 1 Kwaaypaay Court El Cajon, CA, 92019	(619) 445-2613		cmartinez@sycuan-nsn.gov	Kumeyaay	Imperial,San Diego	8/7/2023
	Viejas Band of Kumeyaay Indians	F	Ray Teran, Resource Management Director	1 Viejas Grade Road Alpine, CA, 91901	(619) 659-2312		rteran@viejas-nsn.gov	Kumeyaay	Imperial,San Diego	6/29/2023
	Viejas Band of Kumeyaay Indians	F	Ernest Pingleton, THPO	1 Viejas Grade Road Alpine, CA, 91901	(619) 445-3810		epingleton@viejas-nsn.gov	Kumeyaay	Imperial,San Diego	6/29/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.  
This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed San Diego State University Evolve Student Housing Project, San Diego County.

Record: PR03-2024-004431  
Report Type: List of Tribes  
Counties: San Diego  
NAHC Group: All



MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Art Bunce, Attorney  
Barona Group of the Capitan Grande  
1095 Barona Road  
Lakeside, CA 92040

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Bunce,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

As part of the cultural resources study prepared for the proposed Project, Dudek contacted the Native American Heritage Commission (NAHC) conducted a Sacred Lands file (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the Project APE. The NAHC emailed a response on August 27, 2024, which stated that the SLF search did not identify the presence of Native American cultural resources in the immediate Project APE

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. Tribes that wish to be notified of projects for the purposes of consultation must contact the lead agency, The Board of Trustees of California State University (CSU Trustees), in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

If you have any information or concerns pertaining to such information, please contact me by phone or email.

Respectfully,

Makayla Murillo, B.A.  
Archaeologist  
DUDEK  
Phone: (760) 846-5874  
Email: mmurillo@dudek.com

**Attachments:** Figure 1. Regional project map.





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Ben Dyche, Vice Chairperson  
Campo Band of Diegueno Mission Indians  
36190 Church Road, Suite 1  
Campo, CA 91906

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Dyche,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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If you have any information or concerns pertaining to such information, please contact me by phone or email.

Respectfully,

Makayla Murillo, B.A.  
Archaeologist  
DUDEK  
Phone: (760) 846-5874  
Email: mmurillo@dudek.com

**Attachments:** Figure 1. Regional project map.





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 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Marcus Cuero, Chairperson  
Campo Band of Mission Indians  
36190 Church Road, Suite 1  
Campo, CA 91906

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Cuero,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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If you have any information or concerns pertaining to such information, please contact me by phone or email.

Respectfully,

Makayla Murillo, B.A.  
Archaeologist  
DUDEK  
Phone: (760) 846-5874  
Email: mmurillo@dudek.com

**Attachments:** Figure 1. Regional project map.





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 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Daniel Tsosie, THPO  
Campo Kumeyaay Nation  
36190 Church Road, Suite 1  
Campo, CA 91906

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Tsosie,

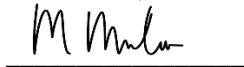
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Respectfully,



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Archaeologist  
DUDEK  
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Email: mmurillo@dudek.com

**Attachments:** Figure 1. Regional project map.









MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Robert Pinto, Chairperson  
Ewiaapaayp Band of Kumeyaay Indians  
4054 Willow Rd.  
Alpine, CA 91901

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Pinto,

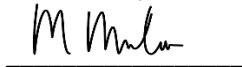
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**Attachments:** Figure 1. Regional project map.









MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Michael Garcia, Vice Chairperson  
Ewiiapaayp Band of Kumeyaay Indians  
4054 Willows Road  
Alpine, CA 91901

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Garcia,

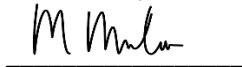
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If you have any information or concerns pertaining to such information, please contact me by phone or email.

Respectfully,



Makayla Murillo, B.A.  
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Phone: (760) 846-5874  
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**Attachments:** Figure 1. Regional project map.









MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Ms. Rebecca Osuna, Chairperson  
Inaja-Cosmit Band of Indians  
2005 S. Escondido Blvd.  
Escondido, CA 92025

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Ms. Osuna,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

As part of the cultural resources study prepared for the proposed Project, Dudek contacted the Native American Heritage Commission (NAHC) conducted a Sacred Lands file (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the Project APE. The NAHC emailed a response on August 27, 2024, which stated that the SLF search did not identify the presence of Native American cultural resources in the immediate Project APE

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. Tribes that wish to be notified of projects for the purposes of consultation must contact the lead agency, The Board of Trustees of California State University (CSU Trustees), in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

If you have any information or concerns pertaining to such information, please contact me by phone or email.

Respectfully,

Makayla Murillo, B.A.  
Archaeologist  
DUDEK  
Phone: (760) 846-5874  
Email: mmurillo@dudek.com

**Attachments:** Figure 1. Regional project map.





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Clint Linton, Director of Cultural Resources  
Iipay Nation of Santa Ysabel  
P.O. Box 507  
Santa Ysabel, CA 92070

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Linton,


The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Ms. Lisa Cumper, THPO  
Jamul Indian Village  
P.O. Box 612  
Jamul, CA 91935

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Ms. Cumper,

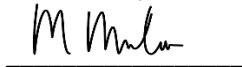
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SDSU Evolve Student Housing Project





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605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Ms. Erica Pinto, Chairperson  
Jamul Indian Village  
P.O. Box 612  
Jamul, CA 91935

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Ms. Pinto,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Ms. Gwendolyn Parada, Chairperson  
La Posta Band of Diegueno Mission Indians  
8 Crestwood Rd.  
Boulevard, CA 91905

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Ms. Parada,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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Archaeologist  
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**Attachments:** Figure 1. Regional project map.





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 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Ms. Angela Elliott Santos, Chairperson  
Manzanita Band of Kumeyaay Nation  
P.O. Box 1302  
Boulevard, CA 91905

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Ms. Santos,


The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Michael Linton, Chairperson  
Mesa Grande Band of Diegueño Mission Indians  
P.O. Box 270  
Santa Ysabel, CA 92070

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Linton,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. John Flores, Environmental Coordinator  
San Pasqual Band of Diegueno Mission Indians  
P.O. Box 365  
Valley Center, CA 92082

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Flores,


The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Allen E. Lawson, Chairperson  
San Pasqual Band of Diegueno Mission Indians  
P.O. Box 365  
Valley Center, CA 92082

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Lawson,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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Archaeologist  
DUDEK  
Phone: (760) 846-5874  
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**Attachments:** Figure 1. Regional project map.





SOURCE: USGS 7.5-Minute Series La Mesa Quadrangle  
 Township 16S; Range 2W; Sections 15, 22



Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Cody Martinez, Chairperson  
Sycuan Band of the Kumeyaay Nation  
1 Kwaaypaay Court  
El Cajon, CA 92019

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Martinez,

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Archaeologist  
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Phone: (760) 846-5874  
Email: mmurillo@dudek.com

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Records Search

SDSU Evolve Student Housing Project





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605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Ms. Bernice Paipa, Cultural Resource Specialist  
Sycuan Band of the Kumeyaay Nation  
Sycuan Cultural Center: 910 Willow Glen Drive  
El Cajon, CA, 92019

El Cajon, CA 92019

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Ms. Paipa,

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Records Search

SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Ernest Pingleton, Tribal Historic Officer  
Viejas Band of Kumeyaay Indians  
1 Viejas Grade Rd.  
Alpine, CA 91901

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Pingleton,

The Evolve Student Housing Project (Project) is located at San Diego State University (SDSU) Main Campus, City of San Diego, California (Figure 1). The Project consists of two student housing complexes at two different locations within SDSU's Main Campus to provide a total of 3,200 new residence hall beds. The Project APE falls on Section 15 and 22, Township 16 South, Range 2 West in the La Mesa U.S. Geological Survey (USGS) 7.5-minute Quadrangle.

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Archaeologist  
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SDSU Evolve Student Housing Project





MAIN OFFICE  
605 THIRD STREET  
ENCINITAS, CALIFORNIA 92024  
T 800.450.1818 F 760.632.0164

August 28, 2024

PN 15464.12

Mr. Ray Teran, Resource Manager Director  
Viejas Band of Kumeyaay Indians  
1 Viejas Grade Rd.  
Alpine, CA 91901

**Subject:** Information Request for the Evolve Student Housing Project, San Diego State University, City of San Diego, California

Dear Mr. Teran,


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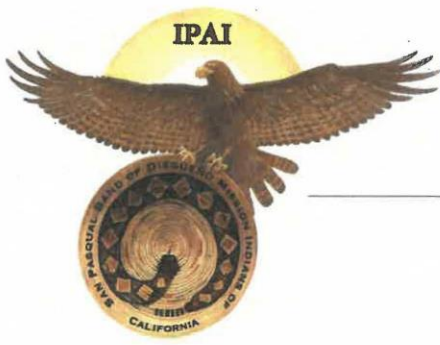
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Records Search

SDSU Evolve Student Housing Project





## SAN PASQUAL BAND OF MISSION INDIANS

### SAN PASQUAL RESERVATION

September 25, 2024

#### TRIBAL COUNCIL

Stephen W. Cope  
Tribal Chairman

Victoria Diaz  
Vice Chair

Jenny Alto  
Secretary-Treasurer

Roberta Cameron  
Councilmember

Joyce L. Stein  
Councilmember

DUDEK

RE: Student Housing Project

Dear Ms Murillo,

The San Pasqual Band of Mission Indians Tribal Historic Preservation Office responded to notification of the project referenced above. This letter constitutes our response on behalf of Desiree M. Whitman THPO for the San Pasqual Band of Mission Indians.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized San Pasqual Indian Reservation. However, it is within the territory's boundaries that the tribe considers its TUA Traditional Use Area. Furthermore, As the project progresses, we would like to engage in formal government-to-government consultation under Section 106 so that San Pasqual can have a voice in developing the measures that will be taken to protect these sites and mitigate any adverse impacts. We would appreciate access to any cultural resource reports that have been or will be generated during the environmental review process so we can contribute most effectively to the consultation process. San Pasqual can provide cultural monitoring for this project.

We appreciate your involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-651-5142 or [angelinag@sanpasqualtribe.org](mailto:angelinag@sanpasqualtribe.org)

Sincerely,

*Angelina Gutierrez*

Angelina Gutierrez  
Tribal Historic Preservation Office, Monitor Supervisor  
San Pasqual Band of Mission Indians

