
Appendix C

Built Environment Report

Built Environment Inventory and Evaluation Report

9407 Jericho Road Project,

La Mesa, California

MARCH 2024

Prepared for:

CITY OF LA MESA

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Intended Use: This report is intended for the Client's and its representatives' exclusive use. Based on the results of Dudek's investigation, it contains professional conclusions and recommendations concerning the potential for project-related impacts to cultural resources. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the Project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate federal, state, and local review agencies for their comments prior to the commencement of the Project.

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Executive Summary

The City of La Mesa retained Dudek to prepare a Built Environment Inventory and Evaluation Report for the 9407 Jericho Road Project (Project) in San Diego County, California. The project is in the City of La Mesa on Assessor Parcel Number (APN) 486-670-18 (project site) (Figure 1, Project Location). The project proposes the demolition of the three existing buildings on the project site associated with Cavalry Church for the construction of 73 townhomes.

This report documents Dudek's efforts to identify and evaluate built environment resources consistent with the requirements of the California Environmental Quality Act (CEQA). These efforts included a records search of the California Historical Resources Information System, the development of a study area or Area of Potential Impact (API), an intensive-level survey of the API for built resources of historic age (45 years of age or older); building development and archival research, the creation of appropriate historic contexts, and recordation and evaluation of 14 historic-era properties located in the API under National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa listing criteria.

Dudek's archival research and field survey found 14 historic-era properties in the API (Figure 2, Area of Potential Impacts). None of the properties were previously recorded. Dudek concludes that none of the subject properties are eligible for listing in the NRHP, CRHR, or La Mesa's local register due to a lack of significant associations and architectural merit. The recommended California Historical Resource Status Code for these properties is 6Z, indicating that they were found ineligible for the NRHP, CRHR, and local designation through a survey evaluation.

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
API	Area of Potential Impacts
APN	Assessor's Parcel Number
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
City	City of La Mesa
County	County of San Diego
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
Project	9407 Jericho Road Project

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1 Introduction

This Built Environment Inventory and Evaluation Report documents the identification and evaluation of built environment cultural resources within the proposed 9407 Jericho Road Project (Project) Area of Potential Impacts (API) for compliance under the California Environmental Quality Act (CEQA). This report includes the following components: (1) an introductory section that discusses the project location and description, project personnel, regulatory setting, and the API; (2) background research, which includes a focused records search review of previously recorded built environment resources within the API that are included in the California Historical Resources Information System (CHRIS); and a review of historical maps and aerial photographs; (3) the development of appropriate historic contexts to evaluate the potential significance of the resources within the Project API; (4) field methodology for the intensive-level survey of the API; and (5) property histories; property descriptions; identified alterations; and evaluations under National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa listing criteria; and (6) a summary of findings and conclusions.

Dudek conducted a records search of the proposed Project API and the surrounding 1-mile radius at the South Coastal Information Center (SCIC). The records search identified no previously recorded historic built environment resources within the proposed project API. The records search identified 31 previously recorded built environment resources located within a 1-mile radius of the proposed project API, including two designated City of La Mesa landmarks and three properties recommended eligible for the NRHP as a result of survey evaluation. However, these resources are all located between 0.80-mile and 1-mile from the project site with dense interceding development including multi-story buildings, roadways, and freeways. As such, they do not have the potential to be impacted by the proposed project.

1.1 Project Location

The Project site consists of approximately 3.49-acres in the City of La Mesa, San Diego County, California (*Figure 1, Project Location*) on APN: 486-670-18. The project site is in an urban area on Jericho Road and is bounded by Broadmoor Drive to the south and east and existing residential development to the south and west. Amaya Drive, a large throughfare, is located approximately 200-feet south. The Project site is approximately 0.50-mile north of the Interstate 8 freeway and approximately 0.50-mile east of State Route (SR) 125. The Project site is currently developed with Cavalry Church, which consists of a church building, two educational buildings, a playground, and parking lot. Adjacent land uses are predominately single and multi-family residential development.

1.2 Project Description

MLC Holdings, Inc. is proposing to redevelop the existing 3.49-acre site at 9407 Jericho Road with up to 73 three-story townhomes. The proposed townhomes would range in size from approximately 1,200 – 1,800 square feet with 2-4 bedrooms. The project would include two garage spaces per unit plus approximately 5 guest spaces. The existing site is currently developed with the Calvary Chapel, a parking lot, turf area, a playground, and associated church facilities/structures, which would be demolished as part of the proposed project.

1.3 Project Personnel

This report, associated fieldwork, and property significance evaluations were prepared by Dudek Architectural Historians Katie Ahmanson, MHC, and Claire Cancilla, MSHP. The report was reviewed by Senior Architectural Historian Patricia Ambacher, MA. Resumes for key personnel are provided in Appendix A, Preparers' Qualifications.



SOURCE: SanGIS 2023, Open Street Map 2019

FIGURE 1

Project Location

9407 Jericho Road, La Mesa CA

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1.4 Regulatory Setting

While the Project as currently planned is subject only to state and local regulatory conditions, federal regulations are also provided here for reference should they be relevant in the future. The following sections provide a brief overview of the federal and state regulatory framework that historic properties and historical resources are identified and evaluated.

1.4.1 Federal

National Register of Historic Places

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

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects with integrity of location, design, setting, materials, workmanship, feeling, and association. Properties that are to be listed, or determined eligible for listing, in the NRHP must be demonstrated to possess integrity and to meet at least one of the following criteria:

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

In addition to these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to the standard listing criteria, and they allow for the following types of resources to be NRHP eligible:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;

- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.¹

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is (1) the ability of a property to illustrate the history and (2) possession of the physical features necessary to convey the aspect of history with which it is associated.² The integrity evaluation is grounded in understanding a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance) or they do not. To maintain integrity, a property will always possess several, and usually most, of the seven aspects of integrity:

- 1. Location is where the historic property was constructed or where the historic event occurred.
- 2. Design is the combination of elements that create the form, plan, space, structure, and style.
- 3. Setting is the physical environment of a historic property.
- 4. Materials are the physical elements combined or deposited during a particular period and in a specific pattern or configuration to form a historic property.
- 5. Workmanship is the physical evidence of crafts of a particular culture or people during any period in history or prehistory.
- 6. Feeling is the property's expression of a particular period's aesthetic or historic sense.
- 7. Association is the direct link between an important historic event or person and a historic property.³

1.4.2 State

California Register of Historical Resources

In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."⁴ In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be

¹ U.S. Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, 2002, 25.

² *How to Apply the National Register Criteria for Evaluation*, U.S. Department of the Interior, 44.

³ *How to Apply the National Register Criteria for Evaluation*, U.S. Department of the Interior, 44-45.

⁴ California Government. "California Public Resources Code," Code Section 5020.1(j).

protected, to the extent prudent and feasible, from substantial adverse change.”⁵ The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code (PRC) Section 5024.1 Section 5024.1(c)(1-4), a resource may be listed as an historical resource in the CRHR if it meets any of the following National NRHP criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.⁶

In addition to meeting one of the significance criteria described in California PRC Section 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 California Code of Regulations (CCR) Section 4852(c) as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” as evaluated with regard to the resource’s retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR if they have the potential to yield significant scientific, historical information, specific data, or meet one of the following special considerations for resources described under 14 CCR Section 4852(d):

1. Moved buildings, structures, or objects. The State Historical Resources Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the CRHR if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.
2. Historical resources achieving significance within the past 50 years. To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance.
3. Reconstructed buildings. Reconstructed buildings are those buildings not listed in the CRHR under the criteria in 14 CCR Section 4852(b) or California PRC Section 5024.1(c)(1-4). A reconstructed building less than 50 years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community’s historically rooted beliefs, customs, and practices, e.g., a Native American roundhouse.

⁵ “California Public Resources Code,” California Government, Section 5024.1(a).

⁶ “California Public Resources Code,” California Government, Section 5024.1(c) (1–4).

The CRHR includes not only listed prehistoric and historic cultural resources but also resources that are designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

CEQA requires that the lead agency consider the impacts of a project on historical resources. California PRC Section 21084.1 defines historical resources as those listed, or eligible for listing, in the CRHR, or those officially designated or recognized as historically significant by a local government pursuant to a local county or city ordinance or jurisdiction, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Historical resources also include “historic properties” in California that are listed, or determined eligible for listing, in the NRHP and CRHR. The CEQA Guidelines provide specific guidance for determining the significance of impacts on historical resources. As described in in Section 15064.5(b) of the CEQA Guidelines, a “project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”

- A “substantial adverse change in the significance of an historical resource 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” (Section 15064.5[b][1]).
- The significance of an historical resource is materially impaired when a project:
 - 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 of Historical Resources (Section 15064.5[b][2][A]); or
 - 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 the evidence that the resource is not historically or culturally significant (Section 15064.5[b][2][B]); or
 - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historic significance and that justify its inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Section 15064.5[b][2][B]); or

The CEQA Guidelines also provide guidance on minimizing or avoiding significant adverse impacts on historical resources as outlined in the following provisions of Section 15064.5(b)(3)-(5):

- Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource (Section 15064.5[b][3]).

- A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures (Section 15064.5[b][4]).
- When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of the environmental documents (Section 15064.5[b][5]).

1.4.3 Local

City of La Mesa

The City of La Mesa's historic preservation ordinance outlines eight criteria under which to evaluate properties for eligibility as a landmark or historic district. The historic preservation ordinance was adopted to implement the goals set forth in the Historic Preservation element in the City of La Mesa General Plan.

Chapter 25.03.010 - Historic Landmark and Historic District Designation Criteria

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- B. It is identified with persons or events significant in local, state, or national history;
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- D. It is representative of the notable work of an acclaimed builder, designer, or architect;
- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City;
- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship;
- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value; or
- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

City of La Mesa General Plan

The City of La Mesa adopted a General Plan in 2012 that documents the goals, objectives, and policies that guides the City's development and vision until 2030. The General Plan contains an Historic Preservation element, which was developed to:

Provide a long-range blueprint to guide the process of historic preservation in La Mesa through 2030, including the identification and treatment of historical and cultural resources, to support program management and decision-making, and to integrate preservation planning into the comprehensive urban planning and development process. The Historic Preservation Element provides Goals, Objectives, and Policies intended to sustain and improve the quality of La Mesa's built and cultural environment, and to promote awareness and enthusiasm for the unique identity and heritage that La Mesa possesses (City of La Mesa 2012: HP-12 – HP 14).

The Historic Preservation Element is reproduced below (City of La Mesa 2012: HP-12 – HP 14):

Goal HP-1: Broadened recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

Objective HP-1.1: Broaden recognition and awareness of the processes and features of the La Mesa Historic Preservation Program.

Policy HP-1.1.1: Form partnerships and share information between the City and preservation advocacy organizations to foster and support local public history projects.

Policy HP-1.1.2: Inform citizens and project applicants of preservation regulations as part of the development review process.

Objective HP-1.2: Update and maintain the La Mesa Historic Resources Inventory to identify the potential eligibility of properties built in the historic-era.

Policy HP-1.2.1: Implement a phased Historical Resource Survey program that accounts for all locations in the City and all building stock that achieves the historic era through time.

Policy HP-1.2.2: Establish guidelines for identifying eligible properties in the Modern Period (circa 1935-1975) throughout the City.

Goal HP-2: Safeguarded heritage by preserving those elements that reflect our cultural, social, economic, and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

Objective HP-2.1: Encourage retention and reuse of significant and / or historic-era building stock to safeguard heritage, promote material conservation, and provide for sustainable and green building techniques at historic-era properties.

Policy HP-2.1.1: Develop guidelines on the architectural styles of La Mesa with corresponding character-defining features to serve as a threshold for local Landmark designation eligibility.

Policy HP-2.1.2: Incorporate sustainability principles and green building practices at historic-era buildings and sites in a sensitive and complementary manner.

Policy HP-2.1.3: Update the Resource Management Guidelines to account for The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.

Goal HP-3: A strengthened local economic base with stabilized and improved property values through the identification and protection of individual properties and historic districts.

Objective HP-3.1: Advance traditional town planning techniques and urban design models consistent with periods of development in La Mesa that will strengthen livability and pedestrian opportunities.

Policy HP-3.1.1: Establish a historic context on the residential development history of La Mesa to identify potential historic districts based on residential subdivision tract map boundaries and relative to the greater architectural and planning history of community building.

Policy HP-3.1.2: Establish Conservation Overlay Zones in Historic Districts to ensure appropriate use, density, scale, massing, and physical arrangement of existing and new buildings within Historic District boundaries.

1.5 Area of Potential Impacts

The API is the study area delineated to assess potential impacts from the construction and operation of the Project on both archaeological and historic built environment resources. The API for built environment resources encompasses the geographic area or areas within which the Project may directly or indirectly cause a substantial adverse change in the significance of a known or unknown historical resource. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (14 CCR Section 15064.5[b][1]). Under CEQA, material impairment of a historical resource is considered a significant impact (or effect), which can be direct, indirect, or cumulative.⁷

A direct or primary effect on a historical resource is one that is caused by the Project and occurs at the same time and place (14 CCR Section 15358[a][1]). Examples of direct effects that are caused by, and immediately related to, the Project include, but are not limited to, demolition, destruction, relocation, and alteration of a historical resource as a result of ground disturbance and other construction activities. Direct effects, however, are not limited to physical effects and, in certain circumstances, can be visual, vibratory, auditory, or atmospheric in nature if the effect is immediate and it results in the material impairment of the significance of a historical resource. Visual intrusions within the viewshed of a historical resource, for example, could result in the material impairment of the resource's integrity of setting if an unencumbered view of the surrounding area or a specific area is a characteristic that contributes to the significance of the resource. Similarly, operational noise that exceeds the ambient level of a sensitive noise receptor can cause material impairment to a historical resource that derives part or all its

⁷ As used in the CEQA Guidelines and 14 CCR Section 15358, the terms "effects" and "impacts" are synonymous in this report.

significance from an inherently quiet auditory setting.⁸ Finally, atmospheric intrusions, such as those caused by the introduction of high levels of fugitive dust emissions or chemical pollutants, can result in adverse effects that directly and physically affect biological landscape features that have been identified as historical resources for the purposes of CEQA. Overall, while direct effects clearly include physical effects, they may also include other types of effects that are visual, vibratory, auditory, or atmospheric in nature if the effect is caused by and occurs at the same time and place as the Project and there is no other intervening cause between the activities or components of the Project and the historical resource.

By contrast, an indirect or secondary effect is a reasonably foreseeable effect caused by the Project that occurs later in time or is farther removed in distance. Indirect effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems (14 CCR Section 15358[a][2]). Because these types of effects are not immediately related to the Project, they are considered secondary effects.

Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or several separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the Project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (14 CCR Section 15355[a]-[b]). The API for cumulative impacts, if any exist, would include the API for direct effects, indirect effects, or both because for a cumulative impact to exist, a historical resource must first be directly or indirectly affected by the project.

1.5.1 Area of Potential Impacts for Built Environment Properties

Delineation of the API considered the proposed Project activities in conjunction with historic era-built resources that are 45 years of age or older (those built in or prior to 1979) that may sustain impacts due to the construction or operation of the Project.⁹

The vertical above ground extent of the API is anticipated to be three-stories, which is the height of the townhomes proposed for construction on the Project site. The delineation of the API considered the proposed project components, which is limited to the footprint of the proposed project site located at 9407 Jericho Road on APN 486-670-18, as well as historic-age properties located immediately adjacent to the proposed project site (defined

⁸ Construction noise that exceeds the ambient level of a sensitive noise receptor is not analyzed because it is considered a temporary impact that would not have an adverse effect on historical resources because it would not cause physical damage and would not permanently alter or diminish the integrity of such resources. Temporary construction noise would not result in a substantial adverse change in the significance of a historical resource and, therefore, would not cause a significant impact under CEQA.

⁹ While the 50-year threshold is generally used for listing resources in the NRHP and the CRHR, the California Office of Historic Preservation's (OHP) Instructions for Recording Historical Resources recommends recording "any physical evidence of human activities over 45 years . . . for the purposes of inclusion in the OHP's filing system." It also allows for the "documentation of resources less than 45 years . . . if those resources have been formally evaluated, regardless of the outcome of the evaluation." Further, the guidance notes that the 45-year threshold recognizes that there is commonly a 5-year lag between resource identification and the date that planning decisions are made, and thus it explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period. More restrictive criteria must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs (OHP 1995: 2).

as one parcel outside the perimeter of the project site), included in Table 1. As such, the API includes 14 total parcels (Map IDs 1-14) as shown in Figure 2.

Additional considerations used to delineate the API include:

- Potential visual impacts that could result from the redevelopment of the site from three one-story buildings and large swaths of open space to 73 three-story townhomes and associated roads and lot improvements.
- The two designated and three recommended eligible historic built environment resources identified in the CHRIS search are not included in the API as they are located between 0.55-mile and 1-mile from the project site. These resources are not visible from the project site due to distance and dense interceding development, including multi-story buildings, roadways, and freeways. There is sufficient distance that project components would not affect the resources in a manner that would diminish physical characteristics that contribute to their historical significance.
- Because there are no reasonably foreseeable Project activities that would occur later in time or that would be farther removed in distance that could indirectly affect historical resources, the study area is limited to the confined to the API as presented in Figure 2.

Table 1. Historic Era Properties within the Area of Potential Impacts

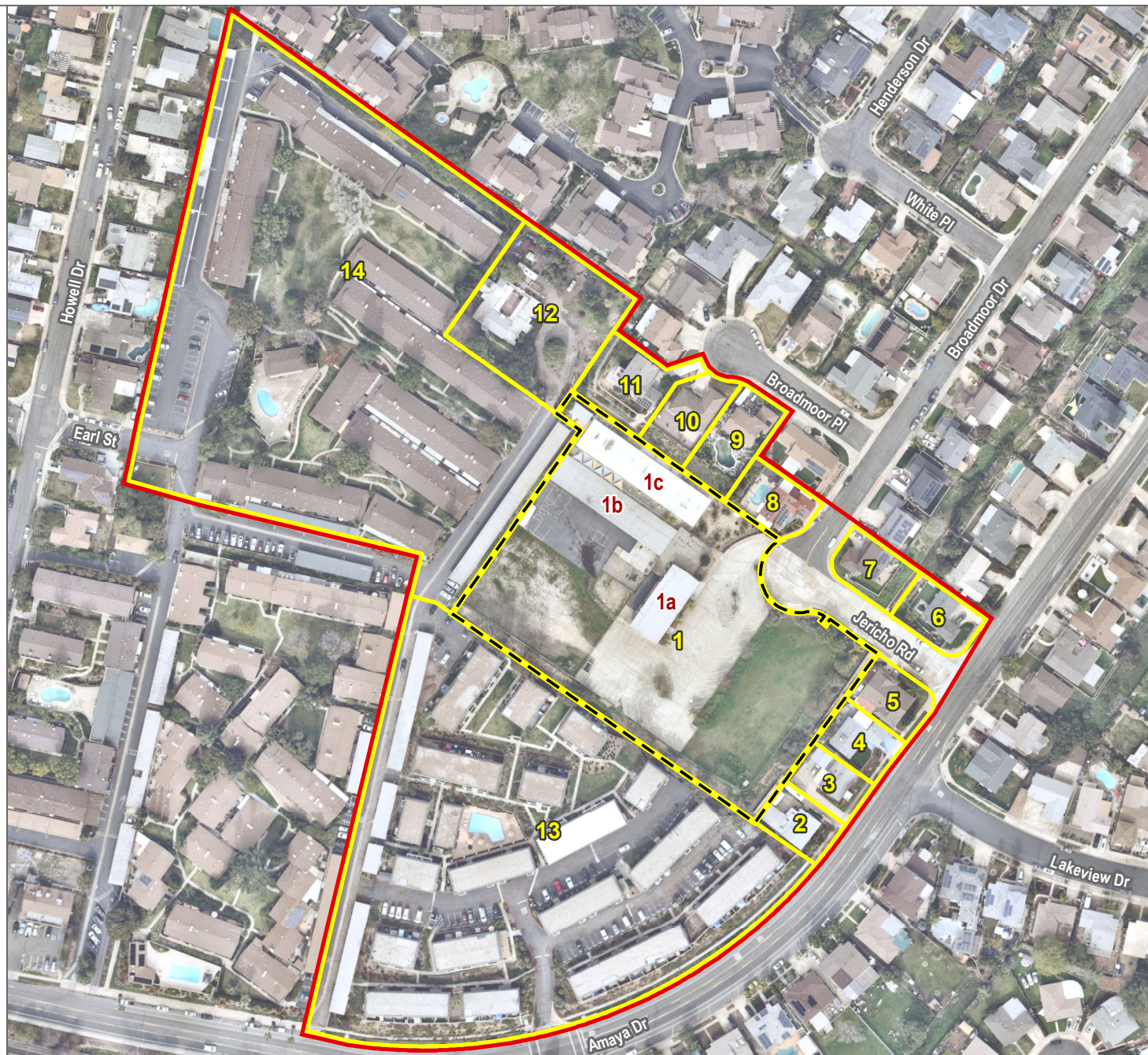
Figure 2 Map ID	Property Type	Address/APN	Year Built	Primary Numbers (if previously Evaluated)
1	Religious buildings: <ul style="list-style-type: none"> ▪ Church (1a) ▪ Educational building (1b) ▪ Educational building (1c) 	Cavalry Church 9407 Jericho Road APN 486-670-18	1959/1973	N/A
2	Single-family residence	5880 Amaya Drive APN 486-670-22	1970	N/A
3	Single-family residence	5888 Amaya Drive APN 486-670-23	1970	N/A
4	Single-family residence	5896 Amaya Drive APN 486-670-24	1970	N/A
5	Single-family residence	9445 Jericho Road APN 486-670-15	1973	N/A
6	Single-family residence	5954 Amaya Drive APN 486-740-05	1968	N/A
7	Single-family residence	5955 Broadmoor Drive APN 486-740-06	1968	N/A
8	Single-family residence	5954 Broadmoor Drive APN 486-740-22	1968	N/A
9	Single-family residence	9407 Broadmoor Place APN 486-740-20.	1968	N/A
10	Single-family residence	9405 Broadmoor Place	1968	N/A

Table 1. Historic Era Properties within the Area of Potential Impacts

Figure 2 Map ID	Property Type	Address/APN	Year Built	Primary Numbers (if previously Evaluated)
		APN 486-740-10		
11	Single-family residence	9403 Broadmoor Place APN 486-740-18	1968	N/A
12	Single-family residence	9330 Earl Street APN 486-670-05	1940	N/A
13	Multi-family apartment complex	5810 Amaya Drive APN 486-670-38	1971	N/A
14	Grossmont Village Multi-family condominium complex	9320 Earl Street APN 486-670-27	1963	N/A

Notes: APN = Assessor's Parcel Number; API = Area of Potential Impacts; N/A = not applicable

- Area of Potential Impact (API)
□ Project Site/Map ID 1
□ Map ID
- 1: 9407 Jericho Road (486-670-18)
 - 2: 5880 Amaya Drive (486-670-22)
 - 3: 5888 Amaya Drive (486-670-23)
 - 4: 5896 Amaya Drive (486-670-24)
 - 5: 9445 Jericho Road (486-670-15)
 - 6: 5954 Amaya Drive (486-740-05)
 - 7: 5955 Broadmoor Drive (486-740-06)
 - 8: 5954 Broadmoor Drive (486-740-22)
 - 9: 9407 Broadmoor Place (486-740-20)
 - 10: 9405 Broadmoor Place (486-740-19)
 - 11: 9403 Broadmoor Place (486-740-18)
 - 12: 9330 Earl Street (486-670-05)
 - 13: 5810 Amaya Drive (486-670-38)
 - 14: 9320 Earl Street (486-670-27)
- Map ID 1: 9407 Jericho Road**
- 1a: Church (1953)
 - 1b: Educational building (1973)
 - 1c: Educational building (1973)



SOURCE: SanGIS 2023, Open Street Map 2019

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2 Literature Review and Background Research

This section provides the results of the CHRIS records search at the SCIC, a summary of archival research methods and additional records reviews, a narrative description of historic aerial photographs of the subject properties and surrounding area, and a summary of interested party correspondence outreach efforts.

2.1 CHRIS Records Search

A CHRIS records search of the Project area and a one-mile radius buffer was conducted by the SCIC staff on February 7, 2024. The search included previously recorded cultural resources and investigations within a 1-mile radius of the proposed Project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest, and the California Historical Landmarks lists, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. Dudek reviewed the SCIC records to determine whether the implementation of the proposed Project would have the potential to impact any known and unknown historic built environment resources. This section includes results for built environment resources only; see Dudek’s 2024 *Cultural Resources Phase I Inventory Report for the 9407 Jericho Road Project, City of La Mesa, California* for archaeological resources.

2.1.1 Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that 41 previous cultural resource studies have been conducted within 1-mile of the proposed Project site between 1973 and 2015. None of these previous studies overlap or are immediately adjacent to the proposed Project site, indicating that the entirety (100 percent) of the proposed Project site has not been subject to any previous built environment investigations. Table 2, below, identifies nine cultural resource studies in proximity to the API that include built environment resources.

Table 2. Previous Technical Studies Within a 1-Mile of the API

SCIC Report No.	Authors	Year	Title	Proximity to the API
SD-05447	Rosen, Martin	1987	Historical Property Survey Report Proposed Extension of State Route 125 from Fletcher Parkway in La Mesa to State Route 52 in Santee	Outside; unclear distance
SD-10218	Bensoussan, Pamela	2005	Glenn E. Murdock House, 9441 Sunset Avenue (Grossmont Park), La Mesa, California 91941	Outside; approximately 0.80-mile southeast
SD-10219	Simmerman, Darin	2005	Hare House, 9150 Wister Drive, La Mesa, California, 91941	Outside; approximately 1-mile north
SD-10222	Bensoussan, Pamela	2004	William Gross House, 9633 El Gramito Avenue, La Mesa, California 91941	Outside; approximately 1-mile north

Table 2. Previous Technical Studies Within a 1-Mile of the API

SCIC Report No.	Authors	Year	Title	Proximity to the API
SD-12167	Rosen, Martin	2009	Historic Property Survey Report for Bridge Maintenance Activities on 22 Structures on Routes 5, 125, 163, and 274 in San Diego County	Outside; unclear distance
SD-00868	San Diego County Engineering Department	1975	Archaeological and Historical Resources of the Spring Valley Creek Floodplain, Spring Valley, California, Project No. UJ0129	Outside; unclear distance
SD-07464	ERCE	1990	Santee Light Rail Transit Project: Cultural Resources Technical Report	Outside; unclear distance
SD-10536	Ogden Environmental and Energy Services Co.	1993	Report to the Historical Board for the City of San Diego Water Utilities Department Alvarado Filtration Plant Upgrade and Expansion	Outside; unclear distance
SD-15649	Environmental Assessment Specialists, Inc.	2013	Direct APE Historic Architectural Assessment for T-Mobile West, LLC 5555 Grossmont Center Drive, La Mesa, San Diego County, California	Outside; approximately 1-mile northeast

2.1.2 Previously Recorded Built Environment Resources

The SCIC records included 31 records for previously recorded built environment resources within a 1-mile radius of the Project site. Of those previously recorded resources, two are designated City of La Mesa landmarks and three were recommended eligible for the NRHP. Twenty-six properties of the previously identified resources were originally recorded as part of the City of La Mesa's 1985 historic resource inventory efforts. The survey did not evaluate those properties for their historical significance or assigned historical resource status codes. See Table 4 below for information on these resources.

All the properties in Table 3 are located between 0.55-mile and 1-mile from the project site and are not visible from the project site. Due to this distance and the dense interceding development, which includes multi-story buildings, roadways, and freeways, these built environment properties do not have the potential to be adversely impacted by the project in a manner that would diminish physical characteristics that contribute to their historical significance.

Table 3. Previously Recorded Built Environment Resources within a 1-mile Radius of the API

Primary Number	Description	Recording Events	NRHP/CRHR Status	Proximity to the API
P-37-017476	Byrne House 2445 Chatham Street	1985 (R. Brandes)	None listed*	Approximately 0.85-mile north
P-37-017501	Russell Walter House	1985 (R. Brandes)	None listed*	Approximately 1-mile east

Table 3. Previously Recorded Built Environment Resources within a 1-mile Radius of the API

Primary Number	Description	Recording Events	NRHP/CRHR Status	Proximity to the API
	656 Front Street			
P-37-017623	Lenita Hill House 498 Murray Drive	1985 (R. Brandes)	None listed*	Approximately 0.80-mile northeast
P-37-017624	Grossmont High School 1100 Murray Drive	1985 (R. Brandes)	None listed*	Approximately 0.55-mile southeast
P-37-017665	Jones Place 1153 Pine Drive	1985 (R. Brandes)	None listed*	Approximately 1-mile southeast
P-37-017681	Fricus House 553 Rimrock Road	1985 (R. Brandes)	None listed*	Approximately 1-mile north
P-37-019906	Russell House 5156 Bancroft Drive	1985 (R. Brandes)	None listed*	Approximately 1-mile southwest
P-37-019962	Jensen House 9125 Dillon Drive	1985 (R. Brandes)	None listed** Designated City of La Mesa Landmark (5S1)	Approximately 1-mile southwest
P-37-019963	Dillon House 9151 Dillon Drive	1985 (R. Brandes)	None listed** Designated City of La Mesa Landmark (5S1)	Approximately 1-mile southwest
P-37-019967	Owen Wister House 9499 El Granito Avenue	1985 (R. Brandes)	None listed*	Approximately 0.75-mile south
P-37-019968	Retsloff House 9519 El Granito Avenue	1985 (R. Brandes)	None listed*	Approximately 0.75-mile south
P-37-019969	William Gross House 9633 El Granito Avenue	1985 (R. Brandes)	None listed*	Approximately 0.80-mile south
P-37-019970	Madame Ernestine Schumann-Heink House 9951 El Granito Avenue	1985 (R. Brandes)	None listed*	Approximately 1-mile southeast
P-37-019971	Grossmont Cottages 9772 Evans Place	1985 (R. Brandes)	None listed*	Approximately 0.90-mile south
P-37-019988	Grosalia Barn 9771 Grosalia Avenue	1983 (R. Brandes)	None listed* DPR states the property was demolished in 1983	Approximately 0.75-mile south
P-37-019989	Davis House 9840 Grosalia Avenue	1982 (R. Brandes)	None listed*	Approximately 0.75-mile south
P-37-019990	Janey Lyon House 9030 Grossmont Boulevard	1982 (R. Brandes)	None listed*	Approximately 1-mile southwest

Table 3. Previously Recorded Built Environment Resources within a 1-mile Radius of the API

Primary Number	Description	Recording Events	NRHP/CRHR Status	Proximity to the API
P-37-020118	John Vance Cheney House 9410 Sierra Vista	1982 (R. Brandes)	None listed*	Approximately 0.70-mile south
P-37-020119	Horace Upp House 9419 Sierra Vista	1982 (R. Brandes)	None listed*	Approximately 0.70-mile south
P-37-020120	Arthur Morris House 9856 Sierra Vista	1982 (R. Brandes)	None listed*	Approximately 0.80-mile southeast
P-37-020122	Carrie Jacobs Bond House 9623 Summit Circle	1982 (R. Brandes)	None listed*	Approximately 0.90-mile south
P-37-020123	Gjertsen House 9737 Summit Circle	1982 (R. Brandes)	None listed*	Approximately 0.90-mile south
P-37-020128	Marie Guy House 5310 Valle Vista	1982 (R. Brandes)	None listed*	Approximately 0.80-mile southeast
P-37-020129	Foutz House 9217 Virginian Lane	1982 (R. Brandes)	None listed*	Approximately 0.70-mile southeast
P-37-020136	Hare House 9150 Wister	1982 (R. Brandes)	None listed*	Approximately 0.70-mile southeast
P-37-020137	Sissions House 9335 Wister	1982 (R. Brandes)	None listed*	Approximately 0.70-mile south
P-37-027473	William Gross House 9633 El Granito Avenue	2004 (P. Bensoussan)	3S: Appears eligible for NR individually through survey evaluation	Approximately 0.80-mile south
P-37-027476	Hare House 9150 Wister Drive	2005 (D. Simmerman)	None listed*	Approximately 0.80-mile southwest
P-37-027477	Glenn E. Murdock House 9441 Sunset Avenue	2005 (P. Bensoussan)	3S: Appears eligible for NR individually through survey evaluation	Approximately 0.80-mile south
P-37-027485	5310 Valle Vista	2005 (R. Brandes)	3S: Appears eligible for NR individually through survey evaluation	Approximately 0.80-mile southwest
P-37-035561	Sharp Grossmont Hospital 5555 Grossmont Center Drive	2013 (K.A Crawford)	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Approximately 0.90-mile west

Notes:

- * Properties with this asterisk were included in the City of La Mesa's 1985 historic resources inventory survey, but these properties were not formally evaluated, and no recommendation of eligibility was provided. No California Historical Resource Status Code was assigned.
- ** This property was not formally evaluated or assigned a California Historical Resource Status Code; however, the property is a designated City of La Mesa landmark and its status code would be 5S1: Individually listed or designated locally.

2.2 Additional Records Reviewed

The following sources provide additional information regarding the potential of built environment resources located within the API. This information was used to understand the history of the subject properties, their environs, and how the surrounding landscape has changed and developed over time.

Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), an inventory of built environment cultural resources that are processed through OHP's office. A February 2, 2024, search of the BERD for San Diego County showed that none of the properties in the API have been previously recorded.

Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for subject properties' addresses and other keywords on Calisphere on February 2, 2024. This search did not identify any information regarding the subject properties.

Online Archive of California

The Online Archive of California (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. Dudek searched for historical tenants and addresses associated with the subject properties on OAC on February 2, 2024, and did not identify any relevant materials.

San Diego County Assessor

Dudek obtained assessor data from the San Diego County Assessor's Portal for the subject properties on February 2, 2024. This assessor data provided information about construction dates, square footage, tract numbers, and limited information on deed transfers.

City of La Mesa Building Permits

Dudek submitted a public records request for building permits associated with all the properties within the built environment API through the City of La Mesa's public records request process on January 31, 2024. The City of La Mesa responded to the public records request on February 27, 2024, and sent Dudek digital building, plumbing, mechanical, and electrical permits for all the subject properties. Dudek reviewed all available permits.

City of La Mesa Historic Landmarks List/Historic Resources Inventory List

The City of La Mesa maintains a Designated Historic Landmarks List that includes 46 formally designated properties in La Mesa. None of the properties in the API are included on this list. In addition, the City of La Mesa has a Historic Resources Inventory List, created in 1983, that tracks properties that are potentially eligible for landmark designation. None of the properties in the API are included on this list.

Historical Newspapers

Dudek reviewed historical newspapers from the California Digital Newspaper Collection and Newspapers.com covering the City of La Mesa and the surrounding area to understand the development of the city and the subject properties. This research included searches for all 14 properties in the API. These articles were used in the preparation of Section 3, Historic Context, Section 4 Property Histories, and Section 5, Results of Identification and Evaluation Efforts.

2.3 Review of Historical Aerial Photographs and Maps

Dudek consulted aerial photographs and historical topographic maps to understand the development of the API and its surrounding area. While topographic maps are informative, they do not show the minute changes to a landscape over time and, at times, are inconsistent with what is depicted year to year. Nevertheless, the information gathered contributes to the understanding of the chronological development of the API.

2.3.1 Historical Aerial Photographs

The subject properties were reviewed on historic aerial photographs via Nationwide Environmental Title Research, LLC from the years 1953, 1964, 1966, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1985, 1987, 1988, 1989, 1990 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2019, and 2020. Findings are described in Table 4 below (NETR 2024a).

Table 4. Historical Aerial Photograph Review of Subject Properties

Photograph Year	Observations and Findings
1953	This is the earliest available aerial photograph of the API. One property, Map ID 12 , is visible and appears to be located within predominantly agricultural land. The surrounding area to the north, east, south, and west is partially developed with single-family residences, but the land comprising the remaining area of present-day API is undeveloped.
1964	Single-family residences and institutional properties are visible in the API including Map ID 1a and Map ID 14 . Map IDs 2-11 and Map ID 13 have not yet been developed; however, tract housing in the vicinity has proliferated.
1966	There are no discernable changes to Map IDs 1, 12 or 14 . Map IDs 2-11, and Map ID 13 still have not yet been developed.
1968	There are no discernable changes to Map ID 1, 12, or 14 . Map IDs 7-11 have been constructed . Map IDs 2-6 and Map ID 13 are not yet extant in the aerial photo. Residential housing continues to proliferate in the vicinity.
1978	Map ID 1b and 1c (educational buildings) have been constructed to the north of the church (Map ID 1a). There are no discernable changes to Map IDs 7-12 and 14 . Map IDs 2-6, 10, and 13 , have been constructed. Pools have been developed to the rear of the residences on Map IDs 8 and 9 . The neighborhood is built-out with tract single-family residential housing and multi-family residential complexes.
1980, 1981, 1982, 1983, 1984	No discernable changes to the subject properties or their environs.
1985	A porch enclosure is visible at the southeast corner of Map ID 12 .

Table 4. Historical Aerial Photograph Review of Subject Properties

Photograph Year	Observations and Findings
1986, 1987, 1988, 1989, 1990, 1991, 1993	No discernable changes to the subject properties or their environs.
1994	No discernable changes to Map IDs 1, and 2-14. Map ID 3 appears to have been reroofed.
1995	No discernable changes to the API.
1996	There are no discernable changes to Map IDs 1 and 3 - 14. Map ID 2 appears to have been reroofed, and Map ID 8 appears to include and addition to the primary (southwest) elevation and to have been reroofed.
1997	There are no discernable changes to Map IDs 1-5 and 7-14. Map ID 6 appears to have been reroofed.
1998, 1999, 2000, 2002	No discernable changes to the subject properties.
2003	There are no discernable changes to Map IDs 1 and 3-14. Map ID 2 appears to include an addition to the rear (northwest) elevation of the residence.
2014	There are no discernable changes to Map IDs 1-7 and 9-14. Solar panels have been added to the roof of the residence at Map ID 8.
2019	There are no discernable changes to Map IDs 2-14. An asphalt sports-court has been developed on Map ID 1 , and solar panels have been added to the roof of the residence at Map ID 7.
2020	No discernable changes to the subject properties.

2.3.2 Historical Topographic Maps

A review of historical topographic maps that cover the API, was conducted as part of the archival research effort and included the following years: 1893, 1897, 1901, 1903, 1909, 1916, 1930, 1941, 1942, 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021. The first topographical map from 1893 shows the San Diego Cuyamaca and Eastern Railway located south of the API. The 1897, 1901, 1903, 1909, 1916, and 1930 topography maps do not reveal any discernable changes to the API or surrounding area. By 1941, streets have been developed in the API. More streets have been developed in the API in the 1941 topographic map, as well as lake in the Harry Griffin Regional Park southeast of the API. There are no discernable changes visible to the API on topography maps from 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021 (NETR 2024b).

2.3.3 Sanborn Fire Insurance Maps

Dudek reviewed Sanborn Fire Insurance Maps of San Diego County from the years 1887, 1888, 1920, 1921, and 1940. However, these maps did not include coverage of the API.

2.4 Interested Party Correspondence

On February 22, 2024, Dudek Architectural Historian Katie Ahmanson, MHC, sent electronic contact letters to the La Mesa History Center and the Pacific Southwest Railway Museum. The letters briefly described the proposed Project and requested information about cultural resources near the Project area. On February 26, 2024, Bruce Semelsberger of the Pacific Southwest Railway Museum responded and stated “[t]he existing line of the San Diego Trolley is the same right of way of several older railroad companies and the alignment in this area has stayed the same, so there is no impact on historic resources connected with the railroad north of Amaya Street.” Copies of the historic advocacy outreach submitted in conjunction with this project and all responses are in Appendix C.

3 Historic Context

Dudek provides this section to better understand the context of any of the identified previously recorded or newly documented resources in the API. This historic context provides an overview of the historic themes and the building types that were documented as part of this study.

3.1 Historical Overview of the City of La Mesa

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject properties in this report:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. The area's natural springs provided ample water for the raising of livestock, and with the additional discovery of gold in the eastern mountains of Julian, La Mesa was recognized as a convenient stop for eastward movement of people and goods. Allison, with his landholdings, was able to take advantage of the speculative real estate activities in the progressive-era (City of La Mesa 2012: HP-2)

In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1890 service was available from Lakeside to San Diego with a stop at the Allison Springs Station in the vicinity of present day downtown La Mesa. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa, which caused a shift of development from the University Avenue corridor to El Cajon Boulevard. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population (City of La Mesa 2012: HP-3).

La Mesa's residential neighborhoods developed along the University Avenue and El Cajon Boulevard corridors and on the north side of the city along Lake Murray Boulevard and Baltimore Drive. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts modeled after the Urban Land Institute's prescriptive development patterns in the *Community Builders Handbook* and were consistent with major residential tracts developed in San Diego, including Linda Vista in the early 1940s and Clairemont in the 1950s. New suburban tracts developed in or annexed to La Mesa included Mount Helix Avocado Highlands, Fletcher Hills / Severin Manor, Rasonia, Rolando Knolls, and Vista La Mesa. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125, as well as the U.S. 80 Bypass and local thoroughfare Fletcher Parkway, that spanned through La Mesa and into El Cajon to the east. Custom homes were constructed in the hills of Grossmont and Mount Helix in the mid-twentieth century period with design attributed to noted master architects including Cliff May, Lloyd Ruocco, and Homer Delawie (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which began to create an incongruous aesthetic and environment for La Mesans and contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

The city was connected to the Metropolitan Transit Development light rail trolley system in the early 1980s and capitalized on the new modal option by creating mixed-use projects west of Spring Street and refocusing attention on the historic-era Village, comprised of one and-two-part commercial blocks with facades in the Beaux Arts, Classical Revival, Spanish Revival, Streamline Moderne, and Modernistic styles. Today, La Mesa continues to integrate historic preservation into the comprehensive urban planning and development process by recognizing and preserving its past in order to plan for its future (City of La Mesa 2012: HP-4).

3.2 Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940,

which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood. La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era.

3.3 Architectural Styles

The following section includes descriptions of the histories and character-defining features of the architectural styles present in the built environment API.

3.3.1 Ranch (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dovecotes

3.3.2 Mid-Century Modern (1940-1975)

The Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by

World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Buena Park, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production. Mass-produced Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for commercial properties:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete

- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

4 Methodology and Results

This section provides the methodology used in the identification of properties in the API and the results of the survey. This section also provides a physical description, observed/documentated alterations of each property in the API, and an evaluation of each property for significance under NRHP, CRHR, and City of La Mesa designation criteria.

4.1 Methodology

Dudek Architectural Historians Claire Cancilla, MSHP, and Katie Ahmanson, MHC, conducted an intensive-level survey of the built environment API on February 12, 2024. Ms. Cancilla and Ms. Ahmanson meet the Secretary of the Interior’s Professional Qualifications for architectural history. The survey entailed walking around the exterior and photographing Map ID 1 from all accessible elevations. Map IDs 2-14 were surveyed from the public right-of-way only and was limited to photographing what could be seen from that vantage point. The properties were recorded with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties.

4.2 Results

Fourteen resources over 45 years of age were surveyed, listed in Table 5 below. Each property is described and evaluated for historical significance below.

Table 5. Historic-age Properties Evaluated in the API

Map ID	Property Type	Address and APN	Year Built
1	Religious	Cavalry Church 9407 Jericho Road APN 486-670-18	1959/1973
2	Single-family residence	5880 Amaya Drive APN 486-670-22	1970
3	Single-family residence	5888 Amaya Drive APN 486-670-23	1970
4	Single-family residence	5896 Amaya Drive APN 486-670-24	1970
5	Single-family residence	9445 Jericho Road APN 486-670-15	1973
6	Single-family residence	5954 Amaya Drive APN 486-740-05	1968
7	Single-family residence	5955 Broadmoor Drive APN 486-740-06	1968
8	Single-family residence	5954 Broadmoor Drive APN 486-740-22	1968
9	Single-family residence	9407 Broadmoor Place APN 486-740-20.	1968
10	Single-family residence	9405 Broadmoor Place APN 486-740-10	1968

Table 5. Historic-age Properties Evaluated in the API

Map ID	Property Type	Address and APN	Year Built
11	Single-family residence	9403 Broadmoor Place APN 486-740-18	1968
12	Single-family residence	9330 Earl Street APN 486-670-05	1940
13	Multi-family residence	5810 Amaya Drive APN 486-670-38	1971
14	Multi-family condominium complex	Grossmont Village 9320 Earl Street APN 486-670-27	1963

5 Results of Identification and Evaluation Efforts

5.1 Map ID 1: Cavalry Church, 9407 Jericho Road

5.1.1 Description

The subject property at 9407 Jericho Road (APN 486-670-18) is located on the west side of Jericho Road between Amaya Drive to the south and Broadmoor Place to the north. The property contains three buildings including a church with connected sanctuary on its east elevation constructed in 1959 (Map ID 1a) and two educational buildings constructed in 1973 (Map ID 1b and 1c), located north of the church (Exhibit 1). The south elevation of the church is oriented towards a concrete parking lot accessible via Jericho Road to the east. The primary (east and west) elevations of the educational buildings face each other with a concrete patio between the two buildings. Additionally, a lawn and sports court are located to the rear (west) of the church, separated from the church and educational buildings by chain-link fencing. The lot is enclosed with chain link fencing on its west and east perimeters, and concrete masonry unit (CMU) walls at its north and south perimeters. Metal rail fencing encases a garden at the entrance of the property and a gate in the fence provides access to the property. Landscaping includes lawns, mature trees, and shrubs.

Exhibit 1. Aerial photograph of the project site (Map ID 1: 9407 Jericho Road), outlined in red, with buildings labelled.



Map ID 1a: Church (1959)

The stucco clad, double-height, single-story church has a rectangular plan with a one-story sanctuary extending from its primary (east) elevation to its north elevation (Photographs 1 and 2). The church building has a low-pitched gable roof with minimal overhang, closed eaves, and exposed rafters, and the single-story wing has a flat roof with closed eaves, a wide overhang, and cylindrical metal supports. The main entrances on the primary (east) elevation include two metal double-doors covered by flat roofs with closed eaves, a wide overhang, and cylindrical metal supports. Secondary entrances include metal single and double doors. Fenestration includes ungrouped, vinyl sash, single-light, double-hung windows; grouped, metal sash, multi-light, double-hung windows; grouped, vinyl sash, multi-light, clerestory, awning windows; and ungrouped, metal sash, single-light, sliding windows.

Photograph 1. The primary (east) and south elevations of the church and parking lot at 9407 Jericho Road, view looking northwest. Photograph taken on February 12, 2024 (Dudek IMG_4129.JPG).



Photograph 2. The rear (west) elevation of Map ID 1b: Educational Building and the rear (west) and north elevations of Map ID 1a: Church, view looking east. Photograph taken on February 12, 2024 (Dudek IMG_6784.JPG).



Map IDs 1b and 1c: Educational Buildings (1973)

The single-story educational buildings, located north of the church building, are rectangular in plan with flat roofs featuring closed eaves and wide overhangs with vertical wood board friezes (Photograph 3). The buildings face each other with a shared courtyard in between (Photograph 4). Cladding is primarily stucco, with the Map ID 1c featuring a combination of stucco and vertical wood boarding cladding on the south elevation. The primary (east and west) elevations of the buildings include metal single-door entrances to interior classrooms. Secondary entrances include metal single doors. Fenestration includes grouped, metal sash, multi-light, double-hung windows; ungrouped, metal sash, single-light, double-hung windows.

Photograph 3. The primary (east) elevation of Map ID 1b and the primary (west) elevation of Map ID 1c at 9407 Jericho Road, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4133.JPG).



Photograph 4. View of the courtyard between the two educational buildings (1b to the west and 1c to the east), view to the north. Photograph taken on February 12, 2024 (Dudek IMG_6764.JPG).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9407 Jericho Road:

- 1961: Addition of 12' x 32' storage room (Permit #15929)
- 1973: Construction of educational building (Permit #33401)

- 1973: Remodel sanctuary (Permit #33884)
- 1975: Construction of retention wall (Permit #36742)
- 2000: Install 72 bur squares to roof (Permit #B00-381)
- 2001: Grading for parking lot and playing field (Permit #G01-010)
- 2011: Construction of exterior wall and replacement of roof sheathing (Permit #B11-471)
- 2015: Re-roof church (51 squares) (Permit #B15-457)
- Between 2014 and 2019: construction of asphalt sports court (NETR 2024a)

5.1.2 Property History

Cavalry Church was constructed in 1959 with additional buildings added in 1973 (City of La Mesa Building Permit 11713). The original building permit lists two names under architect/engineer: Noble Russey and M.L. Cowen. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on these individuals.

Since its construction, the property has been a church. Prior to its construction, the lot on which the property sits was undeveloped. Table 6 presents a timeline of the identified owners and/occupants of 9407 Jericho Road.

Table 6. Identified Owners/Occupants of Map ID 1: Cavalry Church, 9407 Jericho Road

Years	Name	Notes	Source
1959-1961	Gospel of Life Evangelistic and Missionary Association	Research did not identify significant information on this organization. There is a currently active organization by the same name; however, this organization was founded in 2005 and does not appear to have been associated with 9407 Jericho Road at any time.	City of La Mesa Permits #11713 and #15929
1964-1967	Grossmont Hills Bible Church	In 1964, the church's pastor was Elmer Nelson who endorsed congregant Dan Thomas for Congressman for the 37 th District. Research did not identify additional information on the Grossmont Hills Bible Church.	Imperial Beach Star-News 1964: 20 City of La Mesa Permit #22898
1973-2012	Jericho Road Baptist Church	Research did not identify significant information on the Jericho Road Baptist Church, other than the name of its pastor in 1977, Guy G. Godfrey. It was during this church's occupancy that two educational buildings were constructed.	City of La Mesa Permits #33401 and #P12-064 Carpinteria Herald 1977: 6
2013-2024	Calvary Chapel of El Cajon	This church is part of the Cavalry Chapel network, an international association of evangelical churches. Research did not identify additional information on the Calvary Chapel of El Cajon.	City of La Mesa Permit #B13-316 ParcelQuest 2024 Rhodes 2015: 340

5.1.3 Statement of Significance

The following section provides an evaluation of the religious buildings at 9407 Jericho Road under NRHP, CRHR, and City of La Mesa significance criteria, and integrity considerations.

NRHP/CRHR Evaluation

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically, and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). To serve the growing population, corresponding infrastructure, schools, civic buildings, religious buildings, and residential tract housing proliferated at a rapid rate in La Mesa through the next several decades (City of La Mesa 2012: HP-3). The church building at 9407 Jericho Road was constructed in 1959 with the addition of two educational buildings in 1973. The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9407 Jericho Road is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Since its construction, 9407 Jericho Road has been a church under several different names, including Gospel of Life Evangelistic and Missionary Association (1959-1961); Grossmont Hills Bible Church (1964-1967); Jericho Road Baptist Church (1973-2012); and Calvary Chapel of El Cajon (2013-2024). Research identified two pastors associated with the property throughout its history. Other than their positions as pastors, research did not identify biographic or additional professional information on either individual, and it does not appear that they made a significant contribution to our past. Therefore, 9407 Jericho Road is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a church constructed in 1959 that displays some of the distinctive characteristics of the Mid-Century Modern style (e.g., its minimal ornamentation, horizontal massing, boxy geometric form, and a repeating pattern of fenestration). Due to its geometric form, easily replicable components, economical efficiency, and minimal ornamentation, Mid Century Modern design elements were commonly applied to modest utilitarian buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property represents one of many such buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in La Mesa. It is a ubiquitous example of its style, and there are

many similar examples in La Mesa, San Diego County, and California, and it is not an important example. The church campus was expanded in 1973 with two architecturally undistinguished educational buildings.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The original building permit for 9407 Jericho Road lists two names under architect/engineer: Noble Russey and M.L. Cowen. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on these individuals. As it is a common, purpose-built, property type and style, it is unlikely that it was the work of a master architect or builder. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9407 Jericho Road lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9407 Jericho Road is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property was constructed in 1959 with additions in 1973, as part of the services and facilities constructed in La Mesa to serve the city's rising population post-World War II. It is one of many such property types constructed at the same time in La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous property type constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.2 Map ID 2: 5880 Amaya Drive

5.2.1 Description

The subject property at 5880 Amaya Drive (APN 486-670-22) is a one-story, L-shape plan, horizontal vinyl-clad, single-family residence located on the north side of Amaya Drive (Photograph 5). The property has a low-pitch gable roof with an overhang and closed eave and a brick chimney on its east elevation. Fenestration includes vinyl sliding windows and a primary entrance on the south elevation. A flight of concrete stairs leading from the sidewalk to the property is located on the east side of the lot, as is a paved concrete driveway. The primary (south) elevation also features three-tiered terraced landscaping. The rear (north) and west elevations were not visible from the public right-of-way during the survey on February 12, 2024.

Photograph 5. The primary (south) and east elevations of 5880 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4228).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5880 Amaya Drive:

- Ca. 1996: reroofing (NETR 2024b)
- Ca. 2003: addition to the rear elevation (NETR 2024b)
- Unknown date: Replacement window frames (observed)

5.2.2 Property History

The single-family residence was constructed in 1970 (City of La Mesa Permit #27721). Prior to its construction, the lot on which it sits was undeveloped. The architect is listed as Leisure Time Homes on the property’s original building permit. Leisure Time Homes were prefabricated kit homes based on several simple floor plans. These residences were advertised by the Douglas Fir Association and were often promoted as vacation homes (Exhibit 2). These plans could be ordered from catalogues, the materials delivered, and the home constructed on-site (Douglas Fir Association 1958: 1). The contractor was listed as Long and Long (City of La Mesa Permit #27721) and Jim Works was the owner/developer. These entities also built Map ID 3: 5888 Amaya Drive and Map ID 4: 5896 Amaya Drive. Research did not identify additional information on Long and Long Construction or Jim Works.

Research identified the original owner of the subject property and the current owner. No subsequent owners or occupants were identified. Table 7 summarizes what information was uncovered about the property owners.

Table 7. Identified Owners/Occupants of Map ID 2: 5880 Amaya Drive

Years	Name	Notes	Source
1970	Jim Works and Aaron James	Research did not identify information on Jim Works or Aaron James. Jim Works is also listed as the original owner of Map IDs 3 and 4. The original building permit number for all three properties is the same, indicating that Works developed these properties simultaneously.	City of La Mesa Permit #27721
2015-2024	Richard G. and Marisella Rose	Research did not identify information on Richard or Marisella Rose.	ParcelQuest 2024

Exhibit 2. First page of a Douglas Fir Association Leisure Time Home Catalogue from 1958 explaining the process of ordering and constructing a home (Douglas Fir Association 1958: 1)

**YOU'RE REALLY LIVING...
WHEN YOU
HAVE TWO HOMES**

A leisure-time home is easy-to-build
with practical, economical fir plywood



With the trend to shorter work weeks and the urge to get away from crowded city and suburban areas, the word is out: Be prepared for leisure-time living in your *second* home! In these pages you'll find pictures and floor plans of twenty leisure-time cottages and cabins. They are planned to bring you maximum pleasure with minimum floor space. Plan now to use your off hours and vacation time to build one of these uncluttered little cottages, made better, easier and more economically with fir plywood. A little later you'll be swimming and boating with the kids, hunting, fishing or skiing, or just plain loafing in headquarters of your exact choice. Whether you're a master builder or enthusiastic amateur you'll find it easy to provide yourself and family with a fir plywood home-away-from-home. Strong, good-looking fir plywood saves you time, money and effort in creating your second home.

How to order leisure-time home plans

PLANS FOR THE FIVE FEATURED HOMES on pages 3 to 7 are available at many lumber dealers or may be ordered by mail from Douglas Fir Plywood Association, Tacoma 2, Washington for 25c each. Be sure to specify the "Leisure-time Cabin Plan" you want by name. Plans are fully detailed, printed on heavy durable paper and include complete bills of material.

LU-RE-CO HOMES on page 9: see or write to a dealer listed at bottom of the page, or contact a local lumber dealer who is associated with the Lumber Dealers' Research Council.

ADDITIONAL HOMES shown on page 10: write to the plan suppliers listed with the name and number of the cabin or cottage you choose.

Your lumber dealer will help you

After you have your plans for a leisure-time "second home," see your local lumber dealer for the necessary materials, like fir plywood. He can supply you with a cost estimate of the materials you'll need. He will also be pleased to recommend a good builder-contractor nearby to construct your home if you elect not to do-it-yourself.

©1958 by Douglas Fir Plywood Association, Tacoma 2, Washington

5.2.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 5880 Amaya Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 5880 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5880 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2, a property must be directly tied to an important person and are generally associated with the productive life of in the field for which he or she is known. The property was originally owned by Jim Works, who also developed 5888 Amaya Drive and 5896 Amaya Drive (City of La Mesa Permit #27721). Research did not identify additional biographical or professional information on Jim Works. Research identified Richard G. and Marisella Rose as occupying the residence from at least 2015 to the present day; however, no additional biographical or professional information on these individuals was identified. It does not appear that these individuals made significant contributions to our past and therefore 5880 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a

particular concept of design to the extent that it expresses an aesthetic ideal. Archival research indicated that the property was developed by Jim Works, Leisure Time Homes, and Long and Long Construction. These were also the owner, architect, and contractor for: 5888 Amaya Drive and 5896 Amaya Drive. Leisure Time Homes were kit homes based on simple standardized plans that could be constructed quickly and easily. These homes were promoted by the Douglas Fir Association (Douglas Fir Association 1958). Research did not identify additional information on Jim Works or Long and Long construction, indicating they were not master architects or builders. The last portion of Criterion C refers to a district, and the this property does not contribute to the significance of a potential or existing historic district. Overall, 5880 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5880 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property is a Ranch style residence constructed in 1970 as one of many several identical homes developed at the same time. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch single-family kit home. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style kit home constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is in a neighborhood of houses that were all constructed as tract houses in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.3 Map ID 3: 5888 Amaya Drive

5.3.1 Description

The subject property at 5888 Amaya Drive (APN 486-670-23) is a one-story L-shape plan single-family residence clad with board-and-batten siding located on the north side of Amaya Drive (Photograph 6). It has a low-pitch gable

roof with an overhand and closed eaves, and a brick chimney on the west elevation. Fenestration consists of horizontal sliding vinyl-frame windows and a single-leaf wooden door painted white. A wood fence encircles the entrance on the primary (south) elevation. Landscaping consists of a concrete grading wall at the south of the lot, grass, and bushes and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 6. The primary (south) elevation of 5888 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4221).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5888 Amaya Drive:

- 1974: Addition of 36' x 5' wood fence (Permit #34352)
- 1993: Reroof with composite shingles (Permit #68675)
- Unknown date: Replacement window frames (observed)

5.3.2 Property History

The single-family residence at was constructed in 1970 (City of La Mesa Permit #27721) The architect is listed as Leisure Time Homes on the property's original building permit. The contractor was listed as Long and Long (City of La Mesa Permit #27721) and Jim Works was the owner/developer. These entities also built Map ID 2: 5880 Amaya Drive and Map ID 4: 5896 Amaya Drive. See Section 5.2.2 for additional information on these individuals and entities. Prior to its construction, the lot on which it sits was undeveloped.

The following table presents a timeline and information on the identified owners and occupants of 5888 Amaya Drive since its construction in 1970.

Table 8. Identified Owners/Occupants of Map ID 3: 5888 Amaya Drive

Years	Name	Notes	Source
1970	Jim Works	Research did not identify information on Jim Works. Jim Works is also listed as the original owner of Map IDs 2 and 4. The original building permit number for all three properties is the same, indicating that Works developed these properties simultaneously.	City of La Mesa Permit #27721
1974	Dennis Reeve	The 1973 San Diego City Directory listed a Dennis Reeve that worked as a merchandise general manager; however, research could not definitively confirm this is the same Dennis Reeve.	City of La Mesa Permit #34357 Ancestry.com
1978 - 1993	William Hansen	Research did not identify information on William Hansen.	City of La Mesa Permit #68675
1997	D. Jin Inc.	Research did not identify information on D. Jin Inc.	City of La Mesa Permit #P97-00192
2001-2024	Hansen Family Trust	Research did not identify information on the Hansen Family Trust; however, it is likely to be associated with William Hansen and his family.	ParcelQuest 2024

5.3.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 5888 Amaya Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 5888 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5888 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

The subject property was originally owned by Jim Works, who also developed 5880 Amaya Drive and 5896 Amaya Drive (City of La Mesa Permit #27721). Research did not identify additional biographical or professional information on Jim Works. Subsequent occupants include Dennis Reeve (1974); William Hansen; (1978-1993); D. Jin Inc. (1997); and the Hansen Family Trust (2001-present); however, no additional biographical or professional information on these individuals or entities was identified. It does not appear that these individuals or entities made significant contributions to our past and therefore, 5888 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research indicated that the property was developed by Jim Works, Leisure Time Homes, and Long and Long Construction. These were also the owner, architect, and contractor for Map ID 2: 5880 Amaya Drive and Map ID 4: 5896 Amaya Drive. Leisure Time Homes were kit homes based on simple standardized plan that could be constructed quickly and easily. These homes were promoted by the Douglas Fir Association (Douglas Fir Association 1958). Research did not identify additional information on Jim Works or Long and Long construction, indicating they were not master architects or builders. The last portion of Criterion C refers to a district, and this property does not contribute to the significance of a potential or existing historic district. Overall, 5888 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5888 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property is a Ranch style residence constructed in 1970 as one of several identical homes developed at the same time. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch single-family kit home. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style kit home

constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of houses that were all constructed as tract houses in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.4 Map ID 4: 5896 Amaya Drive

5.4.1 Description

The property at 5896 Amaya Drive (APN 486-670-24) is a one-story irregular plan single-family residence clad with vertical wood board siding located on the north side of Amaya Drive (Photograph 7). The residence has a low-pitch composition tile cross-gable roof with an overhang and closed eaves, and a brick chimney on the east elevation. An attached two car garage featuring paneled garage doors is beneath the primary (south) elevation. An exterior staircase with a metal railing provides access to the main entrance that is set with a single-leaf wooden door painted blue. Windows consists of horizontal sliding vinyl-frame units, and. A wood picket fence encloses the front lawn and walkway leading to the entrance on the primary (south) elevation. Landscaping consists of grass, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 7. The primary (south) elevation of 5896 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4214).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5896 Amaya Drive:

- 1976: Addition of 21'6" x 21'8" room over existing garage (Permit #37352)
- Unknown date: Replacement window frames (observed)

5.4.2 Property History

This single-family residence was constructed in 1970 (City of La Mesa Permit #27721). Prior to its construction, the lot on which it sits was undeveloped. The architect is listed as Leisure Time Homes on the property's original building permit. The contractor was listed as Long and Long (City of La Mesa Permit #27721) and Jim Works was the owner/developer. These entities also built Map ID 2: 5880 Amaya Drive and Map 3: 5888 Amaya Drive. See Section 5.2.2 for additional information on these individuals and entities.

Research identified limited information about the owners and occupants of 5896 Amaya Drive since its construction in 1970 (Table 9).

Table 9. Identified Owners/Occupants of Map ID 4: 5896 Amaya Drive

Years	Name	Notes	Source
1970	Jim (James) Works	Research did not identify information on Jim Works. Jim Works is listed as the original owner of Map IDs 2 and 3. The original building permit number for all three properties is the same, indicating that Works developed these properties simultaneously.	City of La Mesa Permit #27721
1976	Dennis Bishop	Research did not identify information on Dennis Bishop.	City of La Mesa Permit #37352
2021-2024	Victor H. Acosta	Research did not identify information on Victor H. Acosta.	ParcelQuest 2024

5.4.3 Statement of Significance

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5896 Amaya Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 5896 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5896 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

The property was originally owned by Jim Works, who appears to have been a developer of tract houses in the neighborhood, including 5880 Amaya Drive and 5888 Amaya Drive and (City of La Mesa Permit #27721). Research did not identify additional biographical or professional information on Jim Works. Research identified Dennis Bishop as occupying the residence in 1976 and Victor H. Acosta occupying the residence from at least 2021 to the present day; however, no biographical or professional information on these individuals was identified. It does not appear that these individuals made significant contributions to our past and therefore 5896 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research indicated that the property was developed by Jim Works, Leisure Time Homes, and Long and Long Construction. These were also the owner, architect, and contractor for Map ID 2: 5880 Amaya Drive and Map ID 3: 5888 Amaya Drive. Leisure Time Homes were kit homes based on simple standardized plan that could be constructed quickly and easily. These homes were promoted by the Douglas Fir Association (Douglas Fir Association 1958). Research did not identify additional information on Jim Works or Long and Long construction, indicating they were not master architects or builders. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5896 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5896 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property is a Ranch style residence constructed in 1970 as one of many several identical homes developed at the same time. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch single-family kit home. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style kit home constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of houses that were all constructed as tract houses in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.5 Map ID 5: 9445 Jericho Road

5.5.1 Description

The subject property at 9445 Jericho Road (APN 486-670-15) is a one-story rectangular plan single-family residence clad with board-and-batten siding located on the north side of Amaya Drive (Photograph 8). The residence has a low-pitch composition shingle cross-gable roof with an overhang and closed eaves. An attached garage is featured on the primary (east) elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a single-leaf wooden door painted white, and a board-and-batten garage door. A brick wall encloses the front lawn surrounding the south and primary (east) elevations and a concrete driveway leads to the garage from Amaya Drive. Landscaping consists of grass, bushes, and trees. Only the primary (east) and south elevations were visible from the public right-of-way during the survey on February 12, 2024.

Photograph 8. The primary (east) and south elevations of 9445 Jericho Road, view looking northwest. Photograph taken on February 12, 2024 (Dudek IMG_4208).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9445 Jericho Road:

- 1974: Construct 5' retaining wall, 115' long (Permit #37863)
- 1976: construction of free-standing wall (Permit # 37863)
- Unknown date: Replacement window frames (observed)

5.5.2 Property History

The single-family residence at 9445 Jericho Road (APN 486-670-15) was constructed in 1973 (ParcelQuest 2024). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the builder of 9445 Jericho Road was the home's first owner, Herman E. Kirk. Research, including through Newspapers.com, Ancestry.com, Calisphere, and the American Institute of Architects Historical Directory, did not indicate that Kirk was a registered architect.

The following section presents a timeline and information on the identified owners and occupants of 9445 Jericho Road since its construction in 1973 (Table 10).

Table 10. Identified Owners/Occupants of Map ID 5: 9445 Jericho Road

Years	Name	Notes	Source
1973 –1975	Herman E. Kirk	Herman Kirk (1926-1987) was born in Corsicana, Texas and attended San Diego High School. In 1964, he worked as a foreman and by 1972 he was working as a machinist operator in San Diego.	City of La Mesa Permit #33003 Ancestry.com
1976	E. Doris Ward	Research did not identify information on E. Doris Ward	City of La Mesa Building Permit #37863
2013 - present	Bruce S. and Cheryl A. Potocki/CABS Family Trust	Bruce Potocki appears to be an attorney; research did not identify additional information on Cheryl Potocki.	City of La Mesa Building Permit #P13-023 City of La Mesa Building Permit #2023-0055 LawLink ND

5.5.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 9445 Jericho Road under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 9445 Jericho Road was constructed in 1973, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 9445 Jericho Road is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Herman E. Kirk, who was also listed as the property's architect. Kirk (1926-1987) was born in Corsicana, Texas, and attended San Diego High School. In 1964, he worked as a foreman and by 1972 he was working as a machinist operator in San Diego (Ancestry.com). Kirk owned the residence until 1975. Subsequent owners include E. Dors Ward (1976) and Bruce S. and Cheryl A. Potocki (2013-present). Research did not identify substantive biographical or professional information on these individuals. It does not appear that these individuals made significant contributions to our past and the property is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

This property is a modest and architecturally undistinguished example of a tract Ranch house built in 1973. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

According to its original building permit, the builder of 9445 Jericho Road was the home's first owner, Herman E. Kirk. Research, including through Newspapers.com, Ancestry.com, Calisphere, and the American Institute of Architects Historical Directory, did not indicate that Kirk was a registered architect; in 1972, the year before the construction of the subject property, his profession was described as a machinist operator in city directories (Ancestry.com). As such, it appears unlikely that the properties were constructed by a master architect or builder.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers

to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9445 Jericho Road lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9445 Jericho Road is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1973 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.6 Map ID 6: 5954 Amaya Drive

5.6.1 Description

The subject property at 5954 Amaya Drive (APN 486-740-05) is a one-story L-plan single-family residence clad with stucco siding located on the north side of Amaya Drive (Photograph 9). The residence has a low-pitch composition tile cross-gable roof with an overhang and closed eaves. An attached garage is featured on the primary (south) elevation. Fenestration consists of double-hung vinyl-frame windows, a single-leaf wooden door painted black, and a garage door. A CMU wall encloses a front lawn along the south elevation of the attached garage and a concrete driveway leads to the garage from Amaya Drive. Landscaping consists of grass, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 9. The primary (south) elevation of 5954 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4204).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5954 Amaya Drive:

- 1968: Construct privacy fence (Permit #225493)
- Ca. 1997: reroofing (NETR 2024b)
- Unknown date: Replacement window frame
- Unknown date: Replacement primary entrance door on south elevation (observed)
- Unknown date: Replacement garage door (observed)
- Unknown date: Fence around the west and south elevations (observed)
- Unknown date: Re-stuccoing (observed)

5.6.2 Property History

The single-family residence was constructed in 1968 (City of La Mesa Permit #25493). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the architect of 5954 Amaya Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided

in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 7-11. These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Table 11 presents a timeline and information on the identified owners and occupants of 5954 Amaya Drive since its construction.

Table 11. Identified Owners/Occupants of Map ID 6: 5954 Amaya Drive

Years	Name	Notes	Source
1968	Patrick Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 7-11.	City of La Mesa Permit #25493 Ancestry.com
1977	Bosworth	No first name is listed on the building permit; research did not identify information on this owner.	City of La Mesa Permit #39461
1995 – 2005	Edward and Maria Paris/ Joe Paris (2005 only)	Edward Paris (1925-2008) was a World War II veteran married to Maria Paris (1923-2004). Joe Paris is their son. Research did not identify additional information on the Paris family.	City of La Mesa Permit #P97-00240, #E-05-084, and #P-05098 Ancestry.com
2005-present	Ian Allen	Research did not identify information on Ian Allen.	ParcelQuest 2024

5.6.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 5954 Amaya Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

The single-family Ranch style residence at 5954 Amaya Drive was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of La Mesa's growth post-World War II to accommodate the needs of an influx of new residents.

While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9445 Jericho Road is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 7-11, indicating he was a developer in the neighborhood.

Subsequent owners/occupants of the subject property include Bostworth (1977; no first name identified); Edward and Maria Paris (1995-2005) and their son Joe Paris (2005); and Ian Allen (2005-present). Research identified that Edward Paris was a World War II veteran; however, research did not identify additional biographical or professional information on any of these occupants. It does not appear that these individuals made significant contributions to our past. Due to a lack of identified significant associations with any persons important in our past, 5954 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1968. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

According to its original building permit, the architect of 5954 Amaya Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 7-11. These properties also have

the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9445 Jericho Road lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5954 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.7 Map ID 7: 5955 Broadmoor Drive

5.7.1 Description

The property at 5955 Broadmoor Drive (APN 486-740-06) is a two-story irregular plan single-family residence clad with stucco siding located on the south side of Broadmoor Drive (Photograph 10). The residence has a low-pitch

composition tile side-gable roof with an overhang and closed eaves and a composition tile shed roof covering an entrance porch on the primary (north) elevation. An attached single-story garage with a composition tile hipped roof is featured on the primary (south) elevation of the residence. A brick chimney is located on the east elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a single-leaf wooden door painted white, and paneled garage door. A CMU wall encloses a front lawn along the primary (north) and west elevations of the attached garage, and a concrete driveway leads to the garage from Broadmoor Drive. Landscaping consists of grass, bushes, and trees. Only the primary (north) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 10. The primary (north) elevation of 5955 Broadmoor Drive, view looking south. Photograph taken on February 12, 2024 (Dudek IMG_4188).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5955 Broadmoor Drive:

- 2016: Solar Panel Installation (Permit #B16-667)
- Unknown date: Replacement window frames (observed)
- Unknown date: Possible residential addition or enclosure of existing garage on primary (north) elevation (observed)
- Unknown date: Fencing at west and south elevations (observed)

5.7.2 Property History

The single-family residence was constructed in 1967 (City of La Mesa Permit #23777). Prior to its construction, the lot on which the property sits was undeveloped. According to its original building permit, the architect was Nick Di Meglio. The contractor is listed as the home's owner, Patrick Ryan, who was also the original owner of Map ID 6 and Map IDs 8-11. See Section 5.6.2 for additional information on these individuals.

Research revealed limited information on the identified owners and occupants of 5955 Broadmoor Drive (Table 12).

Table 12. Identified Owners/Occupants of Map ID 7: 5955 Broadmoor Drive

Years	Name	Notes	Source
1967	Patrick Leo Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map ID 6 and Map IDs 8-11.	City of La Mesa Permit #23777 Ancestry.com
2016 –2024	Fowler Family Trust	Research did not identify information on the Fowler Family Trust.	City of La Mesa Permit #M21-206 and #B16-667 ParcelQuest 2024

5.7.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 5955 Broadmoor Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

The single-family residence at 5955 Broadmoor Drive was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City

of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Housing, often in the form of “modernistic residential subdivision tracts” (City of La Mesa 2012: HP-2), proliferated in La Mesa as a result of this postwar population growth for the next several decades. Due to the mass production of tract homes, examples are abundant in both La Mesa and San Diego County at large (City of San Diego 2007:71).

The subject property was thus part of a period of rapid residential development in La Mesa following World War II that accommodated the city’s exponential population growth. However, mere association with a broad trend is not enough to reach the threshold of eligibility and the property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 5955 Broadmoor Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property’s contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence’s original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map ID 6 and Map IDs 8-11, indicating that he likely developed the entire block.

The only other identified owner of the property was the Fowler Family Trust (2016-2024); however, research was unable to identify information on this entity. It does not appear that Patrick Ryan or the Fowler Family Trust made significant contributions to our past and therefore 5955 Broadmoor Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a late 1960s single-family tract residence with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California. According to its original building permit, the architect of 5955 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio’s occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home’s owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map ID 6 and Map IDs 8-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5955 Broadmoor Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5055 Broadmoor Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.8 Map ID 8: 5954 Broadmoor Drive

5.8.1 Description

The property at 5954 Broadmoor Drive (APN 486-740-22) is a two-story irregular plan single-family residence clad with stucco siding located on the north side of Broadmoor Drive (Photograph 11). The residence has a low-pitch

red-clay tile cross-gable roof with an overhang and closed eaves. An attached garage is featured on the primary (south) elevation. A brick chimney is located on the west elevation. Fenestration consists of single-light and multi-light horizontal sliding vinyl-frame windows, a fully glazed sliding door, a double-leaf wooden door painted white, and a paneled garage door. A CMU wall encloses landscaping along the primary (south) elevation, and a concrete driveway leads to the garage from Broadmoor Drive. Landscaping consists of drought tolerant plantings, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 11. The primary (south) and west elevations of 5954 Broadmoor Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4282).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5954 Broadmoor Drive:

- 1973: Add sun deck (Permit #33780)
- 1975: Add pool (Permit #36536)
- 1982: Add sun deck (Permit # not included)
- 1992: Room addition and retaining wall (Permit #67013)
- 2013: Reroof (Permit #B12-505)
- Ca. 2014: addition of solar panels to roof (NETR 2024b)
- Unknown date: Replacement window frames (observed)
- Unknown date: Additions on the south elevation (observed)

5.8.2 Property History

This property was constructed in 1968 (City of La Mesa Permit #24560). Prior to its construction, the lot on which the property sits was undeveloped. According to its original building permit, the architect was Nick Di Meglio. The contractor is listed as the home’s owner, Patrick Ryan, who was also the original owner of Map ID 6, Map ID 7, and Map IDs 9-11. See Section 5.6.2 for additional information on these individuals.

Table 13 presents a timeline and information on the identified owners and occupants of 5954 Broadmoor Drive since its construction.

Table 13. Identified Owners/Occupants of Map ID 8: 5954 Broadmoor Drive

Years	Name	Notes	Source
1968	Patrick L. Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence’s original owner/developer. Patrick Ryan also owned/developed Map IDs 6 and 7 and Map IDs 9-11.	City of La Mesa Permit #24560 Ancestry.com
1973 – 1993	Hugh G. Sikes	Hugh G. Sikes (1931-2001) served in the United States Navy from 1948 until 1973. He was married to Peng S. Sikes. Mary Sikes is their daughter. Research did not identify additional information on the Sikes.	City of La Mesa Permit #33780; #67013 ; #B-04-098; #B12-505 Ancestry.com
2004	Peng S. Sikes		
2013	Mary Sikes		
2021	William K. Scarvie III and Anne Isaaks	Research did not identify information on William Scarvie or Anne Isaaks.	City of La Mesa Permit #P21-070
2023-present	Maximillian F. Duenas	Research did not identify information on Maximilian Duenas.	ParcelQuest 2024

5.8.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 5954 Broadmoor Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

The single-family residence at 5954 Broadmoor Drive was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest

growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 5954 Broadmoor Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6 and 7 and 9-11, indicating that he likely developed the entire block.

Subsequent owners/occupants of the subject property include the Sikes family, consisting of Hugh, Peng, and Mary Sikes who occupied the property from 1974 until circa 2013. High Sikes served in the United States Navy from 1948 until 1973 and was married to Peng Sikes. Subsequent occupants include William K. Scarvie and Anne Isaaks (2021) and Maximilian Duenas (2023-present); however, research did not identify additional biographical or professional information on any of these occupants. It does not appear that these individuals made significant contributions to our past and therefore, 5954 Broadmoor Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

While the residence may have once exhibited elements of the Ranch style, it has been substantially altered and is now stylistically undifferentiated. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to its original building permit, the architect of 5954 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 6 and 7 and Map IDs 9-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5954 Broadmoor Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5954 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a heavily altered, stylistically undifferentiated residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.9 Map ID 9: 9407 Broadmoor Place

5.9.1 Description

The property at 9407 Broadmoor Place (APN 486-740-20) is a two-story L-plan single-family residence clad with stucco siding located on the west side of Broadmoor Place (Photograph 12). It has a low-pitch composition tile side-

gable roof with an overhang and closed eaves. A single-story attached garage with a composition tile clad hipped roof is featured on the primary (east) elevation. A brick chimney is located on the north elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a fully glazed sliding door, a partially glazed double-leaf wooden door, and a garage door. A brick wall encloses landscaping along the east elevation of the attached garage, and a concrete driveway leads to the garage from Broadmoor Place. Landscaping consists of drought tolerant plantings, bushes, and trees. Only the primary (east) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 12. The primary (east) elevation of 9407 Broadmoor Place, view looking west. Photograph taken on February 12, 2024 (Dudek IMG_4192).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9407 Broadmoor Place:

- 1968: Swimming pool (Permit #25273)
- 1994: Tear off and reroof with plywood (Permit #69095)
- Unknown date: Replacement window frames (observed)
- Unknown date: Possible addition of exterior patio on primary (east) elevation (observed)

5.9.2 Property History

The single-family residence located at 9407 Broadmoor Place was constructed in 1967 (City of La Mesa Permit #23777). The original building permit lists the architect as Nick Di Meglio and the contractor as the home's owner,

Patrick Ryan, who was also the original owner of Map IDs 6-8 and Map IDs 10 and 11. See Section 5.6.2 for additional information on these individuals. Prior to its construction, the lot on which the property sits was undeveloped.

Table 14 presents a timeline and information on the identified owners and occupants of 9407 Broadmoor Place since its construction.

Table 14. Identified Owners/Occupants of Map ID 9: 9407 Broadmoor Place

Years	Name	Notes	Source
1967	Patrick Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6 -8 and Map IDs 10 and 11.	City of La Mesa Permit #23777 Ancestry.com
1968 – 1994	Sylvester E. Strand	Sylvester Strand (1918-2011) was born in Minnesota and was a Master Technical Sergeant in the Marine Corps, serving for three years during World War II. In the 1964 San Diego City Directory, his profession is listed as assemblyman. Eugene is Sylvester's son.	City of La Mesa Permit #25273 and #69095
2012-2024	Eugene H. Strand		Los Angeles Times 1945: 17 Ancestry.com ParcelQuest 2024

5.9.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 9407 Broadmoor Place under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

The single-family residence at 9407 Broadmoor Place was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also

not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9407 Broadmoor Place is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6-8 and Map IDs 10 and 11, indicating that he likely developed the entire block.

Subsequent owners/occupants of the subject property include Sylvester E Strand (1968- at least 1994) and his son, Eugene H. Strand (at least 2012 – present). Sylvester Strand (1918-2011) was born in Minnesota and was a Master Technical Sergeant in the Marine Corps, serving for three years during World War II. In the 1964 San Diego City Directory, his profession is listed as assemblyman (Ancestry.com; Los Angeles Times 1945: 17). However, research did not identify additional biographical or professional information on the Strand family. It does not appear that these individuals made significant contributions to our past and therefore, 9407 Broadmoor Place is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a late 1960s single-family tract residence with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to its original building permit, the architect of 9407 Broadmoor Place was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 6-8 and Map IDs 10 and 11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual

distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9407 Broadmoor Place lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9407 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.10 Map ID 10: 9405 Broadmoor Place

5.10.1 Description

The property at 9405 Broadmoor Place (APN 486-740-10) is a one-story L-plan single-family residence clad with stucco siding located on the west side of Broadmoor Place (Photograph 13). The residence has a low-pitch composition tile hipped roof with an overhang and closed eaves. An attached garage is featured on the primary (east) elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a single-leaf door obscured by security screen, and a garage door. A concrete driveway leads to the garage from Broadmoor Place. Landscaping consists of drought tolerant plantings, bushes, and trees. Only the primary (east) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 13. The primary (east) and south elevations of 9405 Broadmoor Place, view looking west. Photograph taken on February 12, 2024 (Dudek IMG_4197).



Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9405 Broadmoor Place:

- 1969: Addition of patio slab for future enclosure (Permit #26847)
- Unknown date: addition of security screen door to main entrance (observed)
- Unknown date: Replacement window frames (observed)

5.10.2 Property History

Prior to the construction of this single-family residence at 9405 Broadmoor Place in 1967, the lot was undeveloped. According to its original building permit, the architect of 5955 Amaya Drive was Nick Di Meglio. The contractor is listed as the home's owner, Patrick Ryan, who was also the original owner of Map IDs 6-9 and Map ID 11. See Section 5.6.2 for additional information on these individuals.

Table 15 presents a timeline and information on the identified owners and occupants of 9405 Broadmoor Place.

Table 15. Identified Owners/Occupants of Map ID 10: 9405 Broadmoor Place

Years	Name	Notes	Source
1967	Patrick L. Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6-9 and Map ID 11.	City of La Mesa Permit #23362 Ancestry.com
1969	Ralph W. Graves	Ralph Graves (1924-2015) served in the army during World War II.	City of La Mesa Permit #26847 Ancestry.com
2016	Cynathia C. Maina	Research did not identify information on Cynathia C. Maina	City of La Mesa Permit #M16-053
2021-present	Frazier Revocable Living Trust	Research did not identify information on the Frazier Revocable Living Trust	ParcelQuest 2024

5.10.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 9405 Broadmoor Place under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluations

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

The single-family residence at 9405 Broadmoor Place was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9405 Broadmoor Place is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City

of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6-9 and Map ID 11, indicating that he likely developed the entire block.

Subsequent owners/occupants of the subject property include Ralph G. Graves (1969) who served in the army during World War II; Cyanthia C. Maina (2016); and the Frazier Revocable Living Trust. Research did not identify additional biographical or professional information on these individuals and entity. It does not appear that these individuals made significant contributions to our past and therefore, 9405 Broadmoor Place is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1968. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

According to its original building permit, the architect of 5954 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 6 and 7 and Map IDs 9-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5896 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9405 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

- A. A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria: It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.11 Map ID 11: 9403 Broadmoor Place

5.11.1 Description

The subject property at 9403 Broadmoor Place (APN 486-740-18) is a two-story L-plan single-family residence clad with stucco siding located on the west side of Broadmoor Place (Photograph 14). The property has a low-pitch composition tile cross-gable roof with an overhang and closed eaves. An attached garage with a composition tile side-gable roof is featured on the primary (south) elevation. A brick chimney is located on the east elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a fully glazed double-leaf door, and a garage door. All of which are replacements. A concrete driveway leads to the garage from Broadmoor Place. Landscaping consists

of drought tolerant plantings, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

Photograph 14. The primary (south) and east elevations of 9403 Broadmoor Place, view looking west. Photograph taken on February 12, 2024 (Dudek IMG_4200).



5.11.2 Property History

The single-family residence located at 9403 Broadmoor Place was constructed in 1967 (City of La Mesa Permit #22864). Prior to its construction, the lot on which the property sits was undeveloped. According to its original building permit, the architect was Nick Di Meglio. The contractor is listed as the home’s owner, Patrick Ryan, who was also the original owner of Map IDs 6-10. See Section 5.6.2 for additional information on these individuals.

The following table presents a timeline and information on the identified owners and occupants of 9403 Broadmoor Place since its construction.

Table 16. Identified Owners/Occupants of Map ID 11: 9403 Broadmoor Place

Years	Name	Notes	Source
1967	Patrick L. Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6-10.	City of La Mesa Permit #22864 Ancestry.com
1981	Ward-Steinman	There was no first name listed on the building permit; however, research identified a David Ward-Steinman, a musician, composer, and professor of music at San Diego State University from 1961 to the 1980s. Research could not definitively confirm if this individual was the owner of the subject property.	City of La Mesa Permit #45292 Herman 1984: 57 Times-Advocate 1968: 9
2013-present	Carlos E. and Vicki L. Drago	Research did not identify information on Carlos E. or Vicki L. Drago	ParcelQuest 2024

5.11.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 9403 Broadmoor Place under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

The single-family residence at 9403 Broadmoor Place was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property.. Therefore, 9403 Broadmoor Place is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6 -10, indicating that he likely developed the entire block.

Per a building permit from 1981, the owner of the property was Ward-Steinman; however, this permit did not include a first name. Research identified a David Ward-Steinman who was a musician, composer, and professor of music at San Diego State University from 1961 to the 1980s (Times-Advocate 1968: 9; Herman 1984: 57). While Ward-Steinman appears to have been a prolific musician, research could not confirm that he was the resident of the subject property or that any of his work was produced at the subject property. Subsequent owners/occupants of the subject property include Carlos E. and Vicki L. Drago (2013 - present); however, research did not identify additional information on these individuals. It does not appear that these individuals made significant contributions to our past and therefore, 9403 Broadmoor Place is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

T The subject property is a modest and architecturally undistinguished example of a late 1960s single-family tract residence with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to its original building permit, the architect of 9403 Broadmoor Place was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map ID 6 and Map IDs 8-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9403 Broadmoor Place lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9403 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.12 Map ID 12: 9330 Earl Street

5.12.1 Description

A gate restricts access to the property from Early Street and obscures the view of the property from the public right-of-way. Therefore, the building was not visible during the survey on February 12, 2024 (Photograph 15). The following description is based on aerial imagery. The property at 9330 Earl Street (APN 486-670-05) contains one two-story building. It has a flat roof and a U-shape footprint with what appears to be a courtyard at its center. There is an ancillary structure at the north of the lot that has a rectangular footprint and gable roof (Exhibit 3). Historic aerial photographs indicate that the subject property's footprint, configuration, roadways, and ancillary structure have remained consistent since 1953 (NETR 2024a). The property is bounded by multi-family residences to the

south, west, and north, as well as two single family residences (9401 and 9403 Broadmoor Place) and Cavalry Church at 9407 Jericho Road to the east.

Photograph 15. Exterior gate at the located on the west of the parcel on which 9330 Earl Street sites, photo taken to the east. Photograph taken on February 12, 2024 (Dudek IMG_6955).



Exhibit 3. Aerial photographs from 1953 (top left), 1978 (top right), 1986 (bottom left), and 2020 (bottom right). The footprint of the property, the landscaping, roadway, and landscaping has remained largely consistence since 1953, except for a patio cover addition at its southwest elevation added in 1984 (NETR 2024b).



Building permits provided by the City of La Mesa identified that in 1984, the construction of an aluminum patio cover screen enclosure (Permit #48187; visible in historic aerial photographs at the southwest corner of the property) was permitted.

5.12.2 Property History

The single-family residence located at 9330 Earl Street was constructed in 1940 (ParcelQuest 2024). The earliest available photograph of the subject property from 1953 shows it retains the same overall footprint, roadway configuration, and general landscaping as the present day (see Exhibit 3 in Section 5.2.12). The property was originally surrounded by undeveloped land until circa 1964, when single and multi-family residences began to proliferate in the area (including Map ID 14: 9320 Earl Street which abuts the subject property to the west) (NETR 2024a). Research did not identify the original architect, builder, or contractor of 9330 Earl Street and the City of La Mesa did not have the original building permit on file.

Research revealed that the same family has owned the property since 1984 (Table 17). No other owners or occupants were identified.

Table 17. Identified Owners/Occupants of Map ID 12: 9330 Earl Street

Years	Name	Notes	Source
1984-2018	Robert M. Busley	Robert M. Busley (1926-2016) was discharged from the United States Navy circa 1942. Robert L. Busley is his son. Research did not identify additional information on the Busley family.	City of La Mesa Permits #48187 and #P18-139
2019-2024	Robert L. and Nancy K. Busley Living Trust		Ancestry.com ParcelQuest 2024

5.12.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 9330 Earl Street under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

Archival research did not identify and such any direct associations. The subject property was not visible from the public right-of-way at the time of the survey. It is not included on the City of La Mesa Historic Resources Inventory and Landmarks Table, which documents properties that were identified as part of a survey in 1985, nor is it a designated City of La Mesa landmark.

The single-family residence at 9330 Earl Street was constructed in 1940 (ParcelQuest 2024). By 1930, the city of La Mesa’s population was approximately 2,500, expanding to 3,912 by 1940 (City of La Mesa 2012: HP-3). While single-family residences such as the subject property were developed sporadically throughout La Mesa to accommodate this population increase, “little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers” (City of La Mesa 2012: HP-3). As such, the subject property represents the beginning of a decades long period of residential construction in La Mesa and the neighborhood

that predominately began after World War II. However, mere association with a broad trend is not enough to reach the threshold of eligibility and the property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9330 Earl Street is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Research did not identify the original owner of the subject property; the only identified occupants of the property were Robert M. Busley (1984-2018), who was discharged from the United States Navy in 1942 (Ancestry.com) and the Robert L. and Nancy K. Busley Living Trust (2019-2024), operated by Robert M. Busley's son and daughter-in-law (City of La Mesa Permits #48187 and #P18-139). Research did not identify additional biographical or professional information on these individuals. Due to a lack of identified significant associations with any persons important in our past, 9330 Earl Street is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property was not visible at the time of the field survey, so its architectural style could not be observed. It is not included on the City of La Mesa Historic Resources Inventory and Landmarks Table, which documents properties that were identified as part of a survey in 1985, nor is it a designated City of La Mesa landmark, indicating that it has not previously been recognized for its architecture. Based on available information, it does not appear that the subject property likely embodies the distinctive characteristics of a type or period.

Aerial photographs from 1953 to 2022 show that the subject property's footprint, orientation, landscaping, roadway configuration, and ancillary structure have all remained consistent since 1953, except for the enclosure of a patio on the southwest elevation in 1984 (City of La Mesa Permit #HERE; NETR 2024a). Archival research did not identify an architect, designer, or builder, and there was no original building permit on file for the property. Based on available imagery and archival research, it does not appear that the subject property was the work of a master builder or architect. Research did not identify any information that would indicate the subject property was not constructed through already well-documented and common construction techniques and methods. The last portion of Criterion C refers to a district, and the property does not contribute to the significance of a potential or existing historic district. Based on available information, 9330 Earl Street appears to lack sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9330 Earl Street does not appear to be a significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1940 at the onset of a multi-decade period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property was not visible during the field survey. Based on available information, the subject property does not appear to embody the distinctive characteristics of a style, type, period, or method of construction. Research did not indicate that the property is a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not appear to be a representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property was not visible at the time of the survey. However, based on available aerial imagery and research, it does not appear embody elements of outstanding

attention to architectural design, detail, materials, or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. The subject property is located in a neighborhood of residences predominately constructed in the 1960s and 1970s. There are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.13 Map ID 13: 5810 Amaya Drive

5.13.1 Description

The subject property at 5810 Amaya Drive (APN 486-670-38) is located on the north side of Amaya Drive and contains 19 two-story multi-family residential buildings. Each building is rectangular in plan with stucco siding and composition tile mansard roofs with an overhangs and closed eaves (Photographs 16 and 17). Brick quoins are included on the corners of each elevation. Fenestration consists of horizontal sliding vinyl-frame windows and fully glazed sliding doors. Fencing encases the southern boundary of the property. An asphalt driveway leads to parking lots on the property. Landscaping consists of grass, bushes, and trees. Only the rear (south) elevations of four of the buildings were visible from the public right-of-way during the survey on February 12, 2024.

Photograph 16. The primary (south) elevation of 5810 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_6919).



Photograph 17. Driveway entrance to 5810 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4239).



Building permits provided by the City of La Mesa identified the following exterior alterations to 5810 Amaya Drive:

- 1976: Fire damage repairs (Permit #37100)
- 1980: Fire damage repair (Permit #43945)
- 1992: Deck repairs (Permit #66680)
- 2016: Install new vinyl retrofit windows and doors and remove existing vents and fixed glazing on all apartment buildings (Permits #B16-652; #B16-653; #B16-769 through #B15-784)
- 2021: Vehicle collision damage repair for apartment 2J (Permit #B21-417)

5.13.2 Property History

The multi-family residential complex was constructed in 1970 (City of La Mesa Permit #27604). Prior to its construction, the lot on which the property sits was undeveloped. According to its original building permit, the architect of 5810 Amaya Drive was Robert T. Peters. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on Robert T. Peters.

Because this is a multi-family residential complex it has had numerous owners and occupants since it was constructed in 1970. Table 18 provides a summary of the identified owners and occupants of 5810 Amaya Drive since its construction in 1970 (Table 18). Research did not provide additional information on these owners and occupants.

Table 18. Identified Owners/Occupants of Map ID 13: 5810 Amaya Drive

Years	Name	Source
1970	PRC Development Corp.	City of La Mesa Permit #27604
1975-1977	Vista Amaya Apartments	City of La Mesa Permits #36802 and #39590
1976	Monarch Properties	City of La Mesa Permit #37100
1980	CBS Realtors	City of La Mesa Permit #44001
1992	Walters Management Co.	City of La Mesa Permit #66832
1992	Home Fed. Bank	City of La Mesa Permit #66680
1996-2007	Vista Amaya L.P.	City of La Mesa Permits #P96-00083 and #B07-487
2016	5810 Amaya LLC	City of La Mesa Permit #B16-652
2020-2024	Universe at Serena Vista D. E. LLC.	ParcelQuest 2024

5.13.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 5810 Amaya Drive under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The multifamily apartment complex at 5810 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5810 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

The property has been owned by various entities from 1970 to the present day, including PRC Development Corporation (1970) and Vista Amaya Apartments (1975–2007). Research did not identify any names associated with these entities, or any individuals who inhabited the subject property who played an important role in history. Therefore, 5810 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a multifamily residential complex with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California. According to its original building permit, the architect of 5810 Amaya Drive was Robert T. Peters. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on Robert T. Peters. It appears unlikely that the property was constructed by a master architect or builder.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5810 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5810 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is a multi-family residential apartment complex constructed in 1970 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common 1970s apartment complex. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated 1970 multi-family residential complex constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of single and multi-family residences constructed in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.14 Map ID 14: Grossmont Village, 9320 Earl Street

5.14.1 Description

The subject property at 9320 Earl Street (APN 486-670-27), also known as Grossmont Village, is a condominium complex, located on the northeast side of Earl Street. The complex contains 11 one-story multi-family residential buildings comprising a total of approximately 150 condominiums. Each building is rectangular in plan with stucco siding and composition tile hipped roofs with overhangs and closed eaves (Photographs 18-20). Board-and-batten gables are located at the ends of each roof. Fenestration consists of vinyl and metal-frame horizontal sliding windows, vinyl-frame double-hung and fixed windows, and single-leaf doors obscured by metal security screen doors. An asphalt driveway leads to parking lots on west, south, and east boundaries of the property. Landscaping throughout the complex includes winding concrete paths, grass, bushes, and mature trees (Photographs 20-21). Only partial views of the buildings were visible from the public right-of-way during the survey on February 12, 2024.

Photograph 18. The west elevation of a multi-family building at 9320 Earl Street, view looking east. This building is located at the vehicular entrance of the Grossmont Village condominium complex. Photograph taken on February 12, 2024 (Dudek IMG_4244).



Photograph 19. The primary (east) elevation of a multi-family building at 9320 Earl Street, view looking west. Photograph taken on February 12, 2024 (IMG_6969).



Photograph 20. The primary (south) elevation of a multi-family building at 9320 Earl Street, view looking northwest. Photograph taken on February 12, 2024 (IMG_6960.JPG).



The City of La Mesa provided Dudek with 345 pages of permits associated with 9320 Earl Street on February 27, 2024. These permits did not contain information on any major alterations other than permits associated with the original construction of the property. Alterations noted in the permits included various permits for the construction of shade covers for carports (1977), individual condominium patio covers (1984), and re-roofing (most recently in 2007). Due to the volume of permits, these and similar alterations (such as individual alterations to the interiors of condominiums), are not addressed below as these alterations do not affect the historic integrity of the condominium complex as a whole.

The following exterior alterations to 9320 Earl Street were identified the field survey:

- Unknown date: addition of metal security screen doors (observed)
- Unknown date: replacement window frames on several condominium units (observed)

5.14.2 Property History

Grossmont Village condominiums located at 9320 Earl Street were constructed in 1963 (City of La Mesa Permits #18686 and #19147; NETR 2024). Prior to its construction, the lot on which the complex sits was undeveloped. According to original building permits from the property’s construction in 1963, the architect was Stan Ring. Research identified a Stan Ring who, in 1984, owned Taylor Paper Tubes Company, which produced cardboard tubes (Hardy 1984: 34) According to a newspaper article about the business, Ring “started looking for a new source of income after deciding to get out of the real estate business” (Hardy 1984: 34). Research did identify additional information on Ring’s career, any memberships in professional architecture organizations, or additional architectural projects. The contractor is listed as the complex’s original owner, Walter G. Kurz (City of La Mesa Permits #18686 and #19147). Besides what is listed in Table 19, research did not identify additional biographical or professional information on Kurz, nor did it identify additional projects constructed by Kurz.

Dudek received 345 pages of building permits from the City of La Mesa for 9320 Earl Street. Because of the number of owners and residents (66) for this large complex, Table 19 below is limited to information on identified property owners or residents who verifiably owned or occupied a condominium in the complex for two years or longer. Information on these occupants primarily comes from building permits associated with the property; some of these permits included ownership information that was limited to an individual’s last name with no identifying first name or other biographical information. As such, these names are excluded from the table below.

Table 19. Selected Owners/Occupants of Map ID 14: Grossmont Village, 9320 Earl Street

Years	Name	Notes	Source
1963-1964	Walter G. Kurz	Walter G. Kruz was the original owner/developer of the Grossmont Village condominiums. In the 1963 City of San Diego directory, he was listed as a contractor.	City of La Mesa Permits #18686 and #19147 Ancestry.com
1979-1982	Eddie and Judy Simon (Apt. #20)	Research did not identify information on Eddie or Judy Simon.	City of La Mesa Permits #42783 and #46007

Table 19. Selected Owners/Occupants of Map ID 14: Grossmont Village, 9320 Earl Street

Years	Name	Notes	Source
1981-1984	Margaret Ellis O'Neal (Apt. #60)	Research did not identify substantive biographical or professional information on Margaret Elis O'Neal (1900-1992). Per the 1973 San Diego directory, Margaret O'Neal was retired at that time.	City of La Mesa Permits #45740 and #48392 Ancestry.com
1982-2018	Betty J. Kandt (Apt. #37)	Research did not identify information on Betty J. Kandt.	City of La Mesa Permits #47980 and #B18-1040
1994-2009	Judith Peterson (Apt. #33)	Research did not identify information on Judith Peterson.	City of La Mesa Permits #69325 and #P09-055
2002-2005	Donna Cross (Apt. #48)	Research did not identify information on Donna Cross.	City of La Mesa Permits #B02-318 and #B05-539
2002-2020	Eileen M. Black (Apt. #15)	Research did not identify information on Eileen M. Black.	City of La Mesa Permits #P02-003 and #M20-088
2012-2024	Robert S. and Carol J. Haller	Research did not identify information on Robert S. and Carol J. Haller.	ParcelQuest 2024

5.14.3 Statement of Significance

The following section provides an evaluation of the single-family residence at 9320 Earl Street under NRHP, CRHR, and City of La Mesa significance criteria and integrity considerations.

NRHP/CRHR Evaluation

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

Grossmont Village, a multifamily condominium complex located at 9320 Earl Street, was constructed in 1963. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9330 Earl Street is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Grossmont contains approximately 150 condominiums. Building permit research identified numerous occupants from the property's construction to the present day. Residents who verifiably resided at Grossmont Village for more than two years are as follows: Eddie and Judy Simon (1979-1982); Eddie and Judy Simon (1979-1982); Margaret Ellis O'Neal (1981-1984); Betty J. Kandt (1982-2018); Judith Peterson (1994-2009); Donna Cross (2002-2005); Eileen M. Black (2002-2020); and Robert and Carol Haller (2012-2024). However, research did not identify additional biographical or professional information on these individuals, and it does not appear that they made significant contributions to our past. Therefore, 9320 Earl Street is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a multifamily residential complex with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to original building permits from the property's construction in 1963, the architect was Stan Ring. The contractor is listed as the complex's original owner, Walter G. Kurz (City of La Mesa Permits #18686 and #19147). Research identified a Stan Ring who, in 1984, owned Taylor Paper Tubes Company, which produced cardboard tubes (Hardy 1984: 34). According to a newspaper article about the business, Ring "started looking for a new source of income after deciding to get out of the real estate business" (Hardy 1984: 34). Research did identify additional information on Ring's career, any memberships in professional architecture organizations, or additional architectural projects. As such, it appears unlikely that Ring was a master architect. According to the 1963 San Diego directory, Kurz's profession was listed as a contractor (Ancestry.com). However, research did not identify additional biographical or professional information on Kurz, nor did it identify additional projects constructed by Kurz. He does not appear to be a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, and this property does not contribute to the significance of a potential or existing historic district. Overall, 9320 Earl Street lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9320 Earl Street is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Historic Landmark Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed under NRHP/CRHR Criteria A/1, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is a multi-family residential condominium complex constructed in 1963 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated

1960s multi-family condominium complex constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of single and multi-family residences constructed in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

5.15 Integrity

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. In addition to meeting at least one of the significance criteria, the assessment of integrity requires consideration under the following seven aspects or qualities: location, design, materials, workmanship, setting, feeling, and association. To retain integrity, a property will always possess several, and generally most, of these aspects. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because Map IDs 1-11 and Map ID 14 evaluated in this report lack sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa landmark, an integrity analysis was considered immaterial for these properties.

Map ID 12: 9330 Earl Street was not visible during the time of the field survey. However, Dudek evaluated the property using available aerial imagery and information gathered during archival research. This evaluation recommended the property ineligible under all NRHP, CRHR, and City of La Mesa criteria. For due diligence, Dudek conducted an integrity assessment for the property's location, design, setting, and association based on available research and aerial photographs:

- **Location:** The subject property has not been moved and remains in its original location. Therefore, 9330 Earl Street retains integrity of location.
- **Design:** The subject property was not visible from the public right-of-way. However, aerial photographs indicate that since 1953, the subject property's footprint, configuration, roadway, landscaping, and ancillary structure have all remained consistent, except for a patio enclosure on the southwest corner of

the property from 1984. Therefore, based on available information, it appears that 9330 Earl Street likely retains integrity of design.

- **Setting:** The subject property was constructed in 1940. The earliest available aerial photograph of the property from 1953 shows it extant with no surrounding development. By 1966, Map ID 14: 9320 Earl Street was extant and abutted the subject property to the northeast, and tract housing was extant in the surrounding area. By 1978, the entire area was built-out with predominately with single and multifamily residences its formerly rural setting had become suburban. Therefore, the 9330 Earl Street does not retain integrity of setting.
- **Association:** Research did not identify the subject property as being the location of an important historic even or as having a direct link to an important person. Therefore, integrity of association is not applicable.

6 Findings and Conclusions

The subject properties were evaluated in consideration of NRHP, CRHR, and City of La Mesa Historic Landmark criteria and integrity requirements. As a result of the evaluation, all the subject properties (Map IDs 1-14) are recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa landmark due to a lack of significant associations and architectural merit.

Extensive archival research, a SCIC records search, field survey, and property evaluations of significance resulted in no historical resources or historic properties identified within the Project API. The subject properties are not currently designated or listed under any national, state, or local registration programs, nor have they been previously identified as eligible for local designation by any historical resource surveys.

Dudek evaluated the resources in the API in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California PRC and found that none of the resources within the API are considered historical resources for the purposes of CEQA. The recommended Status Code for the subject properties (Map IDs 1-14) is 6Z. A summary of the findings is provided below in Table 20.

Table 20. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	California Historical Resource Status Code	NRHP/CRHR/La Mesa Historic Landmark
1	Religious	Cavalry Church 9407 Jericho Road APN 486-670-18	1959/1973	6Z	Not eligible
2	Single-family residence	5880 Amaya Drive APN 486-670-22	1970	6Z	Not eligible
3	Single-family residence	5888 Amaya Drive APN 486-670-23	1970	6Z	Not eligible
4	Single-family residence	5896 Amaya Drive APN 486-670-24	1970	6Z	Not eligible
5	Single-family residence	9445 Jericho Road APN 486-670-15	1973	6Z	Not eligible
6	Single-family residence	5954 Amaya Drive APN 486-740-05	1968	6Z	Not eligible
7	Single-family residence	5955 Broadmoor Drive APN 486-740-06	1968	6Z	Not eligible
8	Single-family residence	5954 Broadmoor Drive APN 486-740-22	1968	6Z	Not eligible
9	Single-family residence	9407 Broadmoor Place APN 486-740-20.	1968	6Z	Not eligible
10	Single-family residence	9405 Broadmoor Place APN 486-740-10	1968	6Z	Not eligible
11	Single-family residence	9403 Broadmoor Place APN 486-740-18	1968	6Z	Not eligible

Table 20. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	California Historical Resource Status Code	NRHP/CRHR/La Mesa Historic Landmark
12	Single-family residence	9330 Earl Street APN 486-670-05	1940	6Z	Not eligible
13	Multi-family residence	5810 Amaya Drive APN 486-670-38	1971	6Z	Not eligible
14	Multi-family condominium complex	Grossmont Village 9320 Earl Street APN 486-670-27	1963	6Z	Not eligible

Notes: APN = Assessor's Parcel Number; NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources; 6Z = Found ineligible for NRHP, CRHR, or local designation through survey evaluation.

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Appendix A

Interested Parties Correspondence

From: [Katie Ahmanson](#)
To: info@lamesahistory.com
Cc: [Claire Candilla](#); [Patricia Ambacher](#); [Vanessa Scheidel](#)
Subject: Proposed Jericho Road Residential Development Project - La Mesa History Center Outreach
Date: Thursday, February 22, 2024 9:43:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[La Mesa History Center Interested Party Correspondence Letter.pdf](#)

To Whom it May Concern,

I am reaching out today on behalf of Dudek and MLC Holdings, Inc. to provide you with some information about the Jericho Road Residential Development Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Katie Ahmanson

Katie Ahmanson
Architectural Historian I

DUDEK

O: 626 204 9807

dudek.com





38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

La Mesa History Center Archives
8369 University Avenue
La Mesa, CA 91942

February 22, 2024

Subject: Jericho Road Residential Development Project, City of La Mesa, California

To Whom it May Concern,

Dudek has been retained by the MLC Holdings, Inc. to assess and disclose the potential impacts on the environment of the Jericho Road Residential Development Project (Proposed Project). The Proposed Project is located in the City of La Mesa at 9407 Jericho Road. The existing site is currently developed with the Calvary Chapel, a parking lot, turf area, a playground, and associated church facilities/structures (see Figure 1 enclosed). The project site is surrounded by single-family homes to the north and east, and multi-family developments to the south and west. The client is proposing to redevelop the existing site to include up to 73 three story townhomes on the 3.49-acre site. The proposed townhomes would range in size from approximately 1,200 – 1,800 square feet and 2-4 bedrooms. Dudek understands that the project site is located within one half-mile of a major transit stop and parking minimums do not apply; however, the project would include two garage spaces per unit plus approximately 5 guest spaces.

As part of our study, we are consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be affected by the Proposed Project. Your efforts in this process will provide invaluable information for the proper identification and treatment of such resources. If you have any information regarding known cultural resources in the Proposed Project area, please feel free to contact me via phone or email (listed below). All comments, emails, or letters received will be included in the reports generated by this study. Thank you for your time regarding our request.

Sincerely,

Katie Ahmanson

Katie Ahmanson, MHC
Architectural Historian I
323.829.9088 / kahmanson@dudek.com

Att.: *Figure 1, Project Location*
cc: *Patricia Ambacher, MSHP, Dudek*
Claire Cancilla, MSHP, Dudek
Vanessa Scheidel, Dudek



SOURCE: SanGIS 2023, Open Street Map 2019

FIGURE 1

Project Location

9407 Jericho Road, La Mesa CA

Contact Us

Have any questions about PSRM? Contact us now!

Name *

Katie

First

Ahmanson

Last

Phone Number

(323) 829-9088

Email Address *

kahmanson@dudek.com

Topic of Inquiry *

Library/Historian



Let us know the topic of your question so we can route you to the right department!

How can we help you? *

To Whom it May Concern,

I am reaching out today on behalf of Dudek and MLC Holdings, Inc. to provide you with some information about the Jericho Road Residential Development Project. As part of the cultural resources study for the



I'm not a robot



Submit

From: [BRUCE SEMELBERGER](#)
To: [Katie Ahmanson](#)
Subject: Jericho Road
Date: Saturday, February 24, 2024 1:04:54 PM

Hi Kathy: The attachments did not come through with your inquiry to the Pacific Southwest Railway Museum, but I presume you are talking about the Jericho Road in La Mesa. The existing line of the San Diego Trolley is the same right of way of several older railroad companies and the alignment in this area has stayed the same, so there is no impact on historic resources connected with the railroad north of Amaya Street. If your project area extends south of Amaya to the trolley right of way then there might be impacts, so in that case we would need to see the project boundaries before making any assessment.

Bruce Semelsberger, Volunteer archivist, PSRM.

619-264-7282

Appendix B

DPR 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 9407 Jericho Road

P1. Other Identifier: Map ID 1/Cavalry Church

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 9407 Jericho Road **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500596 **mN** 3627589

e. Other Locational Data: APN 486-670-18

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

The subject property at 9407 Jericho Road (APN 486-670-18) is located on the west side of Jericho Road between Amaya Drive to the south and Broadmoor Place to the north. The property contains three buildings including a church with connected sanctuary on its east elevation constructed in 1959 and two educational buildings constructed in 1973, located north of the church. The south elevation of the church is oriented towards a concrete parking lot accessible via Jericho Road to the east. See Continuation Sheet, page 4.

***P3b. Resource Attributes:** HP16. Religious Building

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (east) and south elevations, view looking northwest

P6. Date Constructed/Age and

Source: ☒ Historic. Historic. 1959 with additional buildings added in 1973 (City of La Mesa Building Permit 11713)

***P7. Owner and Address:**

Calvary Chapel of El Cajon
9407 Jericho Road
La Mesa 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 14

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9407 Jericho Road

B1. Historic Name: Grossmont Hills Bible Church, Gospel of Life Evangelistic and Missionary Association, Jericho Road Baptist Church

B2. Common Name: N/A

B3. Original Use: Religious

B4. Present Use: Religious

*B5. Architectural Style: Undifferentiated with elements of Mid-Century Modern

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

See Continuation Sheet, pages 5-6.

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Noble Russey and M.L. Cowen

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9407 Jericho Road was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9407 Jericho Road. See Continuation Sheet, Page 6.

B11. Additional Resource Attributes: None

*B12. References: See Continuation Sheet, Page 13

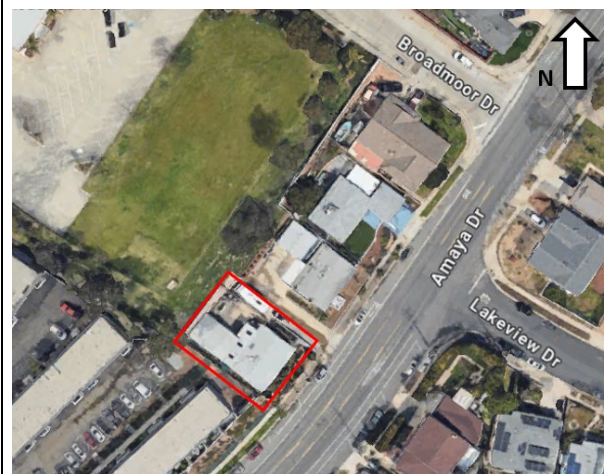
B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary#
HRI #
Trinomial

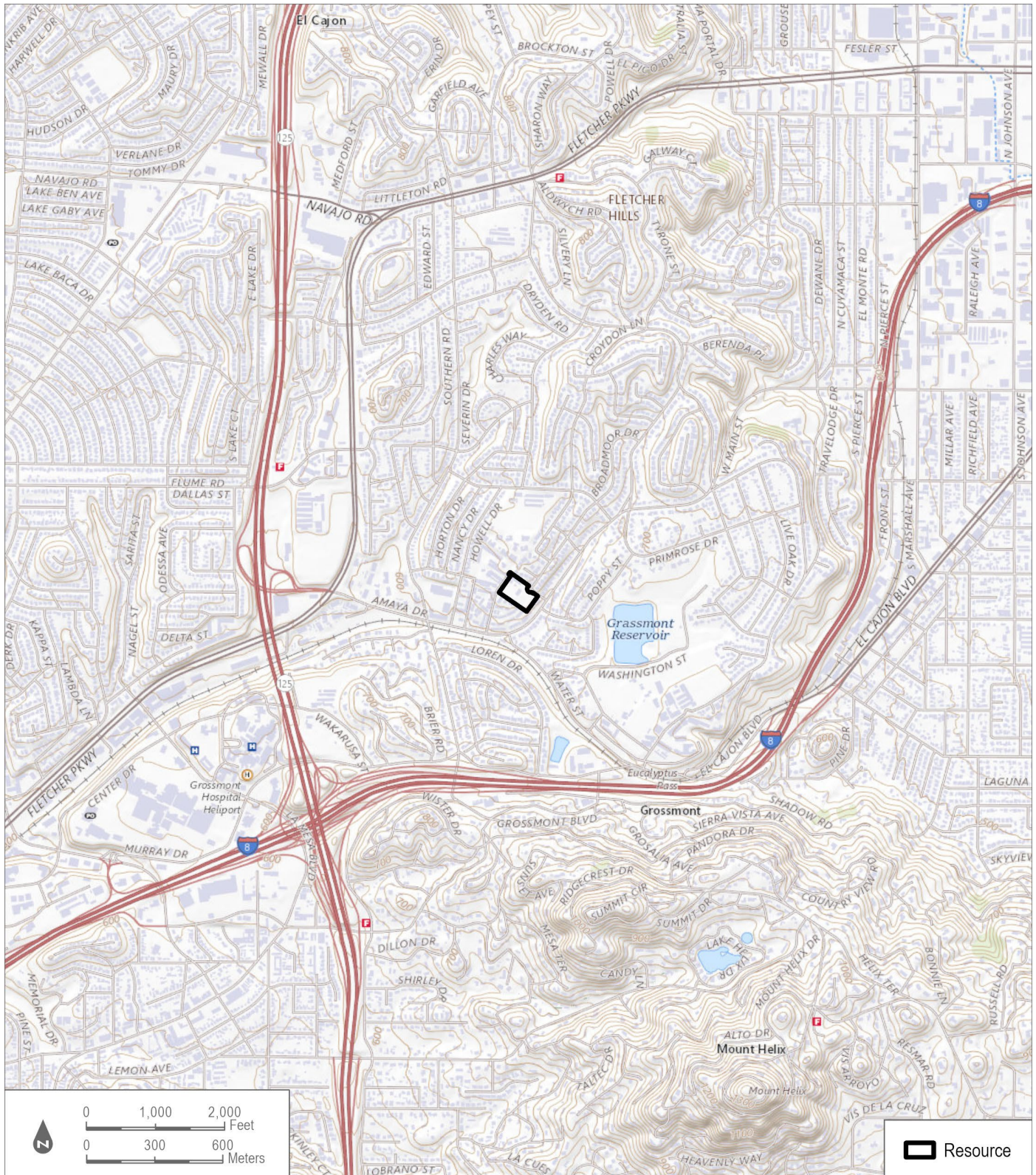
Page 3 of 14

*Recorded by Ahmanson, Dudek

*Resource Name or # (Assigned by recorder) 9407 Jericho Road

*Date February 12, 2024

☒ Continuation ☐ Update



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*Resource Name or # (Assigned by recorder) 9407 Jericho Road

*Date February 12, 2024

☒ Continuation ☐ Update

***P3a. Description (continued from page 1)**

The lot is enclosed with chain link fencing on its west and east perimeters, and concrete masonry unit (CMU) walls at its north and south perimeters. Metal rail fencing encases a garden at the entrance of the property and a gate in the fence provides access to the property. Landscaping includes lawns, mature trees, and shrubs.

Church (1959)

The stucco clad, double-height, single-story church has a rectangular plan with a one-story sanctuary extending from its primary (east) elevation to its north elevation (Photographs 1 and 2). The church building has a low-pitched gable roof with minimal overhang, closed eaves, and exposed rafters, and the single-story wing has a flat roof with closed eaves, a wide overhang, and cylindrical metal supports. The main entrances on the primary (east) elevation include two metal double-doors covered by flat roofs with closed eaves, a wide overhang, and cylindrical metal supports. Secondary entrances include metal single and double doors. Fenestration includes ungrouped, vinyl sash, single-light, double-hung windows; grouped, metal sash, multi-light, double-hung windows; grouped, vinyl sash, multi-light, clerestory, awning windows; and ungrouped, metal sash, single-light, sliding windows.

Photograph 2. The rear (west) elevation of an educational building (1973) and the rear (west) and north elevations of the Church (1959), view looking east. Photograph taken on February 12, 2024 (Dudek IMG_6784.JPG).



Educational Buildings (1973)

The single-story educational buildings, located north of the church building, are rectangular in plan with flat roofs featuring closed eaves and wide overhangs with vertical wood board friezes (Photograph 3). The buildings face each other with a shared courtyard in between (Photograph 4). Cladding is primarily stucco, with the Map ID 1c featuring a combination of stucco and vertical wood boarding cladding on the south elevation. The primary (east and west) elevations of the buildings include metal single-door entrances to interior classrooms. Secondary entrances include metal single doors. Fenestration includes grouped, metal sash, multi-light, double-hung windows; ungrouped, metal sash, single-light, double-hung windows.

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Photograph 3. The primary (east) elevation of Map ID 1b and the primary (west) elevation of Map ID 1c at 9407 Jericho Road, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4133.JPG).



Photograph 4. View of the courtyard between the two educational buildings (1b to the west and 1c to the east), view to the north. Photograph taken on February 12, 2024 (Dudek IMG_6764.JPG).



***B06. Construction History (continued from page 2)**

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9407 Jericho Road:

- 1961: Addition of 12' x 32' storage room (Permit #15929)
- 1973: Construction of educational building (Permit #33401)
- 1973: Remodel sanctuary (Permit #33884)

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- 1975: Construction of retention wall (Permit #36742)
- 2000: Install 72 bur squares to roof (Permit #B00-381)
- 2001: Grading for parking lot and playing field (Permit #G01-010)
- 2011: Construction of exterior wall and replacement of roof sheathing (Permit #B11-471)
- 2015: Re-roof church (51 squares) (Permit #B15-457)
- Between 2014 and 2019: construction of asphalt sports court (NETR 2024a)

***B10. Significance (*continued from page 2*):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was

a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Mid-Century Modern (1940-1975)

The Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Buena Park, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production. Mass-produced Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab

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*Recorded by Ahmanson, Dudek

*Resource Name or # (Assigned by recorder) 9407 Jericho Road

*Date February 12, 2024

☒ Continuation ☐ Update

foundations. The designs rarely incorporate applied ornamentation or references to historical styles. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016: 98; McAlester 2015: 630-646; Morgan 2004: 362 Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for commercial properties:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

Property History

Cavalry Church was constructed in 1959 with additional buildings added in 1973 (City of La Mesa Building Permit 11713). The original building permit lists two names under architect/engineer: Noble Russey and M.L. Cowen. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on these individuals.

Since its construction, the property has been a church. Prior to its construction, the lot on which the property sits was undeveloped. Table 1 presents a timeline of the identified owners and/occupants of 9407 Jericho Road.

Table 1. Identified Owners/Occupants of Map ID 1: Cavalry Church, 9407 Jericho Road

Years	Name	Notes	Source
1959-1961	Gospel of Life Evangelistic and Missionary Association	Research did not identify significant information on this organization. There is a currently active organization by the same name; however, this organization was founded in 2005 and does not appear to have been associated with 9407 Jericho Road at any time.	City of La Mesa Permits #11713 and #15929
1964-1967	Grossmont Hills Bible Church	In 1964, the church's pastor was Elmer Nelson who endorsed congregant Dan Thomas for Congressman for the 37 th District. Research did not identify additional information on the Grossmont Hills Bible Church.	Imperial Beach Star-News 1964: 20 City of La Mesa Permit #22898

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

Primary#
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*Recorded by Ahmanson, Dudek

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Years	Name	Notes	Source
1973-2012	Jericho Road Baptist Church	Research did not identify significant information on the Jericho Road Baptist Church, other than the name of its pastor in 1977, Guy G. Godfrey. It was during this church's occupancy that two educational buildings were constructed.	City of La Mesa Permits #33401 and #P12-064 Carpinteria Herald 1977: 6
2013-2024	Calvary Chapel of El Cajon	This church is part of the Cavalry Chapel network, an international association of evangelical churches. Research did not identify additional information on the Calvary Chapel of El Cajon.	City of La Mesa Permit #B13-316 ParcelQuest 2024 Rhodes 2015: 340

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9407 Jericho Road under NRHP and CRHR significance criteria and integrity considerations.

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically, and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). To serve the growing population, corresponding infrastructure, schools, civic buildings, religious buildings, and residential tract housing proliferated at a rapid rate in La Mesa through the next several decades (City of La Mesa 2012: HP-3). The church building at 9407 Jericho Road was constructed in 1959 with the addition of two educational buildings in 1973. The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9407 Jericho Road is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Since its construction, 9407 Jericho Road has been a church under several different names, including Gospel of Life Evangelistic and Missionary Association (1959-1961); Grossmont Hills Bible Church (1964-1967); Jericho Road Baptist Church (1973-2012); and Calvary Chapel of El Cajon (2013-2024). Research identified two pastors associated with the property throughout its history. Other than their positions as pastors, research did not identify biographic or additional

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*Recorded by Ahmanson, Dudek

*Resource Name or # (Assigned by recorder) 9407 Jericho Road

*Date February 12, 2024

☒ Continuation ☐ Update

professional information on either individual, and it does not appear that they made a significant contribution to our past. Therefore, 9407 Jericho Road is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a church constructed in 1959 that displays some of the distinctive characteristics of the Mid-Century Modern style (e.g., its minimal ornamentation, horizontal massing, boxy geometric form, and a repeating pattern of fenestration). Due to its geometric form, easily replicable components, economical efficiency, and minimal ornamentation, Mid Century Modern design elements were commonly applied to modest utilitarian buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property represents one of many such buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in La Mesa. It is a ubiquitous example of its style, and there are many similar examples in La Mesa, San Diego County, and California, and it is not an important example. The church campus was expanded in 1973 with two architecturally undistinguished educational buildings.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The original building permit for 9407 Jericho Road lists two names under architect/engineer: Noble Russey and M.L. Cowen. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on these individuals. As it is a common, purpose-built, property type and style, it is unlikely that it was the work of a master architect or builder. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9407 Jericho Road lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9407 Jericho Road is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property was constructed in 1959 with additions in 1973, as part of the services and facilities constructed in La Mesa to serve the city's

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rising population post-World War II. It is one of many such property types constructed at the same time in La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous property type constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

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Integrity Considerations

Because 9407 Jericho Road lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

ARG (Architectural Resources Group). 2016. City of Arcadia: Citywide Historic Context Statement. Prepared by ARG for the City of Arcadia, Development Services, Planning Division. January 11, 2016.

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Caltrans (California Department of Transportation). 2011. "Tract Housing in California, 1945-1975: A Context for National Register Evaluation." Sacramento, CA. 2011. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.

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City of La Mesa. 2012. *City of La Mesa General Plan: Historic Preservation Element*.

<https://www.cityoflamesa.us/DocumentCenter/View/6201/07LaMesaGPHistoricPreservation-CD?bidId=>

City of San Diego Planning Department. 2007. "San Diego Modernism Historic Context." Submitted for the State of California Office of Historic Preservation. San Diego, CA. October 17, 2007. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.sandiego.gov/sites/default/files/modernism_2007.pdf.

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Morgan, W. 2004. *The Abrams Guide to American House Styles*. New York City, New York: Harry N Abrams Inc.

NETR (National Environmental Title Agency). 2024a. "Historic Aerials Online." Historic Aerial Photographs: 1953, 1964, 1966, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1985, 1987, 1988, 1989, 1990 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2019. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

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NETR. 2024b. "Historic Aerials Online." Historic Topography Maps: 1893, 1897, 1901, 1903, 1909, 1916, 1930, 1941, 1942, 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

ParcelQuest. 2024. Accessed March 4, 2024. <https://pqweb.parcelquest.com/#home>.

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PRIMARY RECORD

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NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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P1. Other Identifier: Map ID 2

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 5880 Amaya Drive **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500596 **mN** 3627589

e. Other Locational Data: APN 486-670-22

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

The subject property at 5880 Amaya Drive (APN 486-670-22) is a one-story, L-shape plan, horizontal vinyl-clad, single-family residence located on the north side of Amaya Drive (Photograph 1). The property has a low-pitch gable roof with an overhang and closed eave and a brick chimney on its east elevation. Fenestration includes vinyl sliding windows and a primary entrance on the south elevation. A flight of concrete stairs leading from the sidewalk to the property is located on the east side of the lot, as is a paved concrete driveway. The primary (south) elevation also features three-tiered terraced landscaping. The rear (north) and west elevations were not visible from the public right-of-way during the survey on February 12, 2024.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (south) and east elevations, view looking north (Dudek IMG_4228)

P6. Date Constructed/Age and

Source: ☒ Historic. 1970 (City of La Mesa Permit #27721)

***P7. Owner and Address:**

Richard and Rose Marisella
5880 Amaya Drive
La Mesa 91942

***P8. Recorded by:**

Katie Ahmanson
Dudek
225 S Lake Ave, Suite M210,
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5880 Amaya Drive

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5880 Amaya Drive:

- Ca. 1996: reroofing (NETR 2024b)
- Ca. 2003: addition to the rear elevation (NETR 2024b)
- Unknown date: Replacement window frames (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Leisure Time Homes

b. Builder: Long and Long

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5880 Amaya Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5880 Amaya Drive. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 14*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



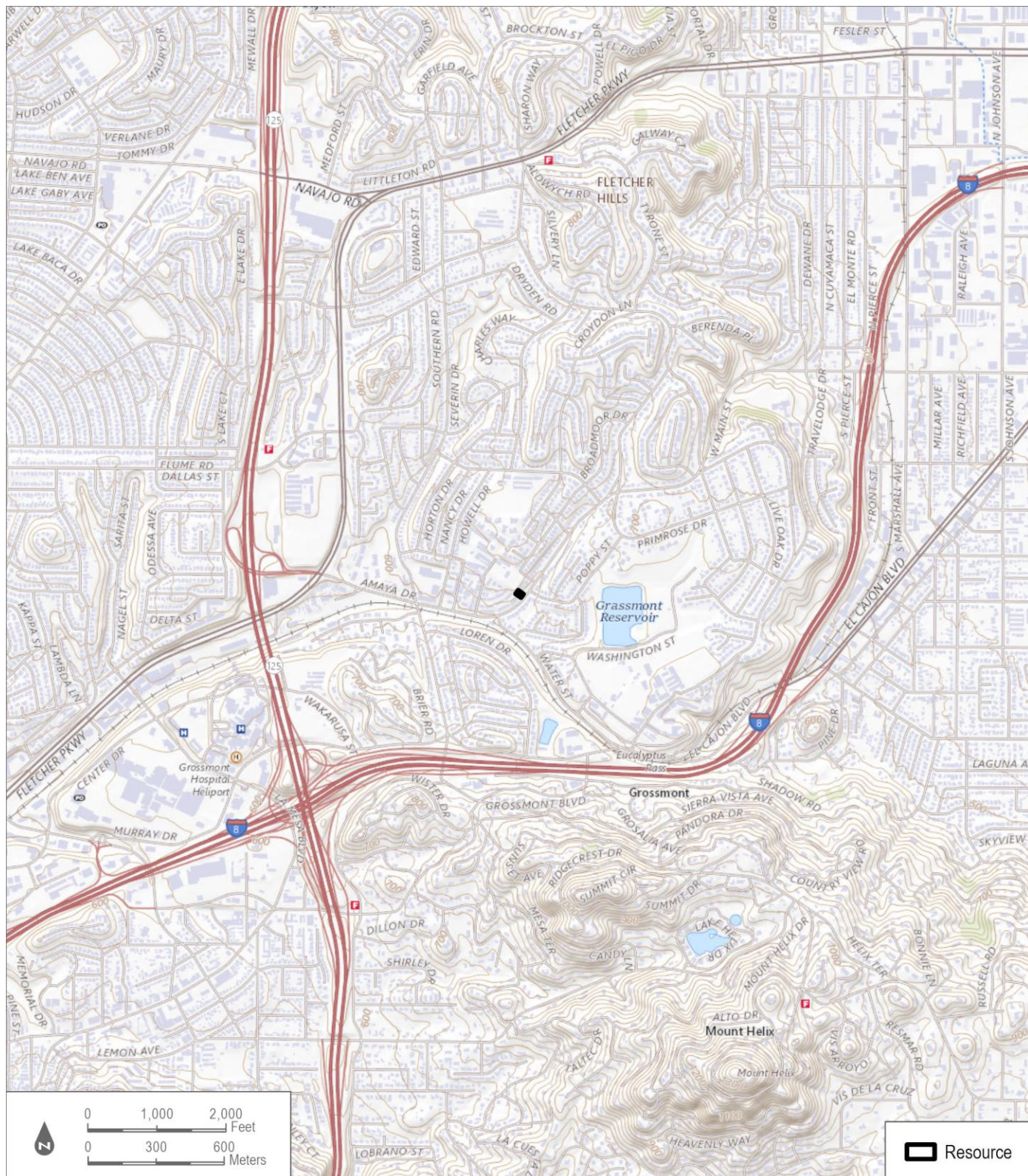
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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dovescotes

Property History

The single-family residence was constructed in 1970 (City of La Mesa Permit #27721). Prior to its construction, the lot on which it sits was undeveloped. The architect is listed as Leisure Time Homes on the property's original building permit. Leisure Time Homes were prefabricated kit homes based on several simple floor plans. These residences were advertised by the Douglas Fir Association and were often promoted as vacation homes (Exhibit 1). These plans could be ordered from catalogues, the materials delivered, and the home constructed on-site (Douglas Fir Association 1958: 1). The contractor was listed as Long and Long (City of La Mesa Permit #27721) and Jim Works was the owner/developer. These entities also built

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the adjacent residences at 5888 Amaya Drive and 5896 Amaya Drive. Research did not identify additional information on Long and Long Construction or Jim Works.

Research identified the original owner of the subject property and the current owner. No subsequent owners or occupants were identified. Table 1 summarizes what information was uncovered about the property owners.

Table 1. Identified Owners/Occupants of 5880 Amaya Drive

Years	Name	Notes	Source
1970	Jim Works and Aaron James	Research did not identify information on Jim Works or Aaron James. Jim Works is also listed as the original owner of the adjacent residences at 5888 and 5896 Amaya Drive. The original building permit number for all three properties is the same, indicating that Works developed these properties simultaneously.	City of La Mesa Permit #27721
2015-2024	Richard G. and Marisella Rose	Research did not identify information on Richard or Marisella Rose.	ParcelQuest 2024

Exhibit 1. First page of a Douglas Fir Association Leisure Time Home Catalogue from 1958 explaining the process of ordering and constructing a home (Douglas Fir Association 1958: 1)



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NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5880 Amaya Drive under NRHP and CRHR significance criteria and integrity considerations.

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 5880 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5880 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2, a property must be directly tied to an important person and are generally associated with the productive life of in the field for which he or she is known. The property was originally owned by Jim Works, who also developed 5888 Amaya Drive and 5896 Amaya Drive (City of La Mesa Permit #27721). Research did not identify additional biographical or professional information on Jim Works. Research identified Richard G. and Marisella Rose as occupying the residence from at least 2015 to the present day; however, no additional biographical or professional information on these individuals was identified. It does not appear that these individuals made significant contributions to our past and therefore 5880 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1970. . While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research indicated that the property was developed by Jim Works, Leisure Time Homes, and Long and Long Construction. These were also the owner, architect, and contractor for: 5888 Amaya Drive and 5896 Amaya Drive. Leisure Time Homes were kit homes based on simple standardized plans that could be constructed quickly and easily. These homes were promoted by the Douglas Fir Association (Douglas Fir Association 1958). Research did not identify additional information on Jim Works or Long and Long construction, indicating they were not master architects or builders. The last portion of Criterion C refers to a district, and the this property does not contribute to the

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significance of a potential or existing historic district. Overall, 5880 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5880 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property is a Ranch style residence constructed in 1970 as one of many several identical homes developed at the same time. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch single-family kit home. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

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As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style kit home constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is in a neighborhood of houses that were all constructed as tract houses in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5880 Amaya Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

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City of La Mesa Building Permits. 2024. Permit files for APNs: 486-670-18, 486-670-22, 486-670-23, 486-670-24, 486-670-15, 486-740-05, 486-740-06, 486-740-22, 486-740-20, 486-740-10, 486-740-18, 486-670-05, 486-670-38, and 486-670-27. Received February 27, 2024.

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Morgan, W. 2004. *The Abrams Guide to American House Styles*. New York City, New York: Harry N Abrams Inc.

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NETR. 2024b. "Historic Aerials Online." Historic Topography Maps: 1893, 1897, 1901, 1903, 1909, 1916, 1930, 1941, 1942, 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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P1. Other Identifier: Map ID 3

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 5888 Amaya Drive **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500608 **mN** 3627602

e. Other Locational Data: APN 486-670-23

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

The subject property at 5888 Amaya Drive (APN 486-670-23) is a one-story L-shape plan single-family residence clad with board-and-batten siding located on the north side of Amaya Drive (Photograph 1). It has a low-pitch gable roof with an overhand and closed eaves, and a brick chimney on the west elevation. Fenestration consists of horizontal sliding vinyl-frame windows and a single-leaf wooden door painted white. A wood fence encircles the entrance on the primary (south) elevation. Landscaping consists of a concrete grading wall at the south of the lot, grass, and bushes and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (south) elevation of 5888 Amaya Drive (Dudek IMG_4221)

P6. Date Constructed/Age and

Source: ☒ Historic. 1970 (City of La Mesa Permit #27721)

***P7. Owner and Address:**

Hansen Family Trust
3601 S Banana River Blvd #4203
Cocoa Beach, FL 32931

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

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B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5888 Amaya Drive:

- 1974: Addition of 36' x 5' wood fence (Permit #34352)
- 1993: Reroof with composite shingles (Permit #68675)
- Unknown date: Replacement window frames (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Leisure Time Homes

b. Builder: Long and Long

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5888 Amaya Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5888 Amaya Drive. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 11*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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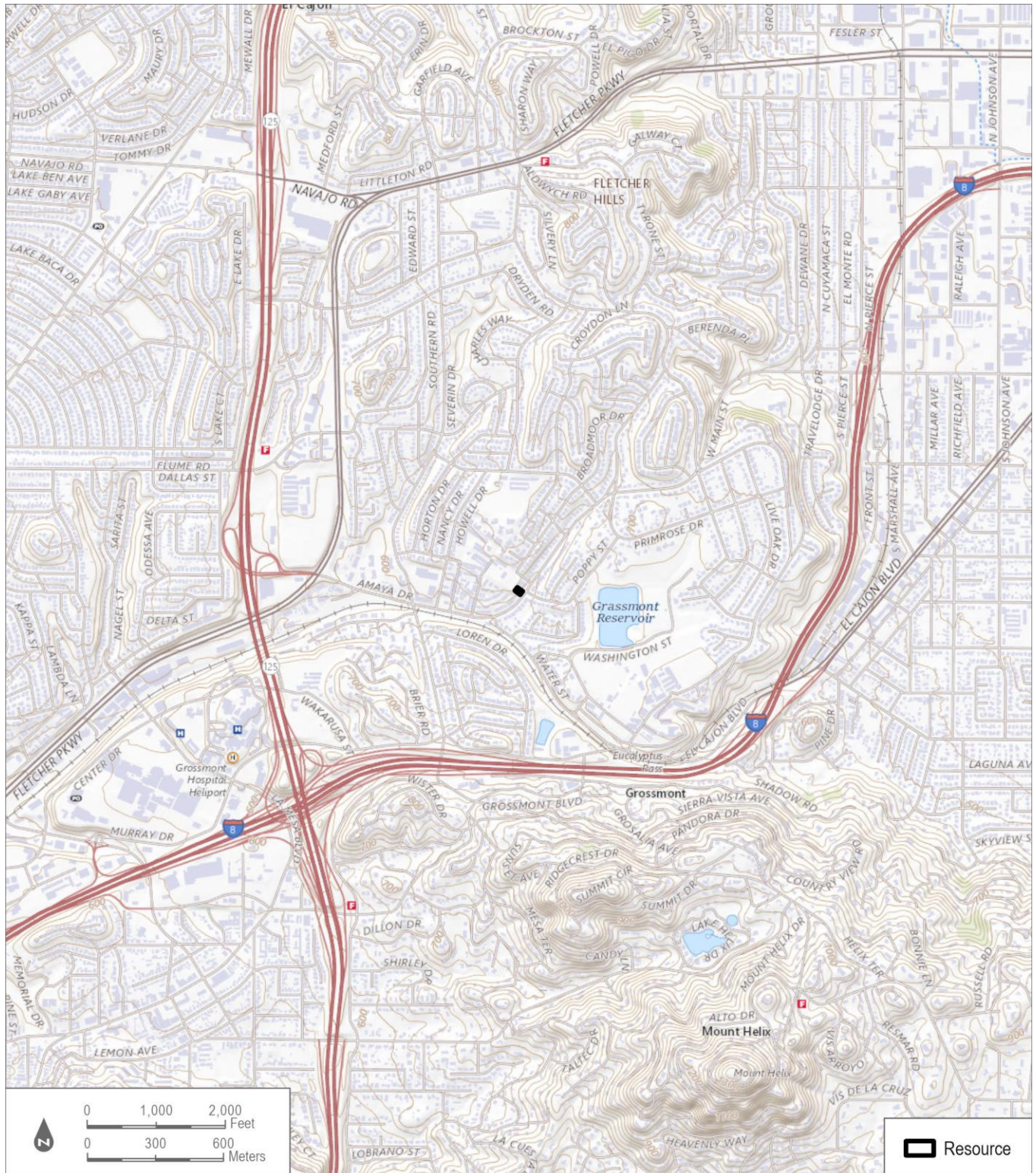
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***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dove-cotes

Property History

The single-family residence at was constructed in 1970 (City of La Mesa Permit #27721) The architect is listed as Leisure Time Homes on the property's original building permit. The contractor was listed as Long and Long (City of La Mesa Permit #27721) and Jim Works was the owner/developer. Leisure Time Homes were prefabricated kit homes based on several simple floor plans. These residences were advertised by the Douglas Fir Association and were often promoted as vacation homes (Exhibit 1). These plans could be ordered from catalogues, the materials delivered, and the home constructed on-site (Douglas Fir Association 1958: 1). These entities also built the adjacent single-family residences at 5880 Amaya Drive and 5896 Amaya Drive.

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Table 1. Identified Owners/Occupants of 5888 Amaya Drive

Years	Name	Notes	Source
1970	Jim Works	Research did not identify information on Jim Works. Jim Works is also listed as the original owner of 5880 Amaya Drive and 5896 Amaya Drive. The original building permit number for all three properties is the same, indicating that Works developed these properties simultaneously.	City of La Mesa Permit #27721
1974	Dennis Reeve	The 1973 San Diego City Directory listed a Dennis Reeve that worked as a merchandise general manager; however, research could not definitively confirm this is the same Dennis Reeve.	City of La Mesa Permit #34357 Ancestry.com
1978 - 1993	William Hansen	Research did not identify information on William Hansen.	City of La Mesa Permit #68675
1997	D. Jin Inc.	Research did not identify information on D. Jin Inc.	City of La Mesa Permit #P97-00192
2001-2024	Hansen Family Trust	Research did not identify information on the Hansen Family Trust; however, it is likely to be associated with William Hansen and his family.	ParcelQuest 2024

Exhibit 1. First page of a Douglas Fir Association Leisure Time Home Catalogue from 1958 explaining the process of ordering and constructing a home (Douglas Fir Association 1958: 1)



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NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5888 Amaya Drive under NRHP and CRHR significance criteria and integrity considerations.

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

Following the conclusion of WWII in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 5888 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5888 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

The subject property was originally owned by Jim Works, who also developed 5880 Amaya Drive and 5896 Amaya Drive (City of La Mesa Permit #27721). Research did not identify additional biographical or professional information on Jim Works. Subsequent occupants include Dennis Reeve (1974); William Hansen; (1978-1993); D. Jin Inc. (1997); and the Hansen Family Trust (2001-present); however, no additional biographical or professional information on these individuals or entities was identified. It does not appear that these individuals or entities made significant contributions to our past and therefore, 5888 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research indicated that the property was developed by Jim Works, Leisure Time Homes, and Long and Long Construction. These were also the owner, architect, and contractor for the adjacent residences at 5880 Amaya Drive and 5896 Amaya Drive. Leisure Time Homes were kit homes based on simple standardized plan that could be constructed quickly and easily. These homes were promoted by the Douglas Fir Association (Douglas Fir Association 1958). Research did not identify additional information on Jim Works or Long and Long construction, indicating they were not master architects or builders. The last portion of Criterion C refers to a district, and this property does not

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*Recorded by Ahmanson, Dudek

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contribute to the significance of a potential or existing historic district. Overall, 5888 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5888 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property is a Ranch style residence constructed in 1970 as one of several identical homes developed at the same time. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch single-family kit home. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

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As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style kit home constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of houses that were all constructed as tract houses in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5888 Amaya Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/historic%20preservation/Arcdia%20HCS_11-16_FINAL.pdf.

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City of La Mesa. 2012. *City of La Mesa General Plan: Historic Preservation Element*.

<https://www.cityoflamesa.us/DocumentCenter/View/6201/07LaMesaGPHistoricPreservation-CD?bidId=>

City of San Diego Planning Department. 2007. "San Diego Modernism Historic Context." Submitted for the State of California Office of Historic Preservation. San Diego, CA. October 17, 2007. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.sandiego.gov/sites/default/files/modernism_2007.pdf.

Douglas Fir Plywood Association. 1958. *Leisure-time Homes of Fir Plywood*.

<https://archive.org/details/DouglasFirPlywoodAssocLeisuretimehomesoffirplywood0001/page/n9/mode/2up>.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. *Los Angeles Citywide Historic Context Statement: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources.

<http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf>

McAlester, V.S. 2015. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.

Morgan, W. 2004. *The Abrams Guide to American House Styles*. New York City, New York: Harry N Abrams Inc.

NETR (National Environmental Title Agency). 2024a. "Historic Aerials Online." Historic Aerial Photographs: 1953, 1964, 1966, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1985, 1987, 1988, 1989, 1990 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2019, and 2020. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

NETR. 2024b. "Historic Aerials Online." Historic Topography Maps: 1893, 1897, 1901, 1903, 1909, 1916, 1930, 1941, 1942, 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

ParcelQuest. 2024. "APNs: 486-670-18, 486-670-22, 486-670-23, 486-670-24, 486-670-15, 486-740-05, 486-740-06, 486-740-22, 486-740-20, 486-740-10, 486-740-18, 486-670-05, 486-670-38, and 486-670-27." ParcelQuest. Accessed March 4, 2024. <https://pqweb.parcelquest.com/#home>.

U.S. Department of the Interior (USDOI). 2002. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service, Cultural Resources. Accessed December 2023. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) 5896 Amaya Drive

P1. Other Identifier: Map ID 4

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d.

*b. USGS 7.5' Quad San Bernardino Date 2023 T 16S; R 1W; ☐ of ☐ of Sec 16; San Bernardino B.M.

c. Address: 5896 Amaya Drive City: La Mesa Zip: 91942

d. UTM: (Give more than one for large and/or linear resources) Zone 11N mE/ 500616 mN 3627626

e. Other Locational Data: APN 486-670-24

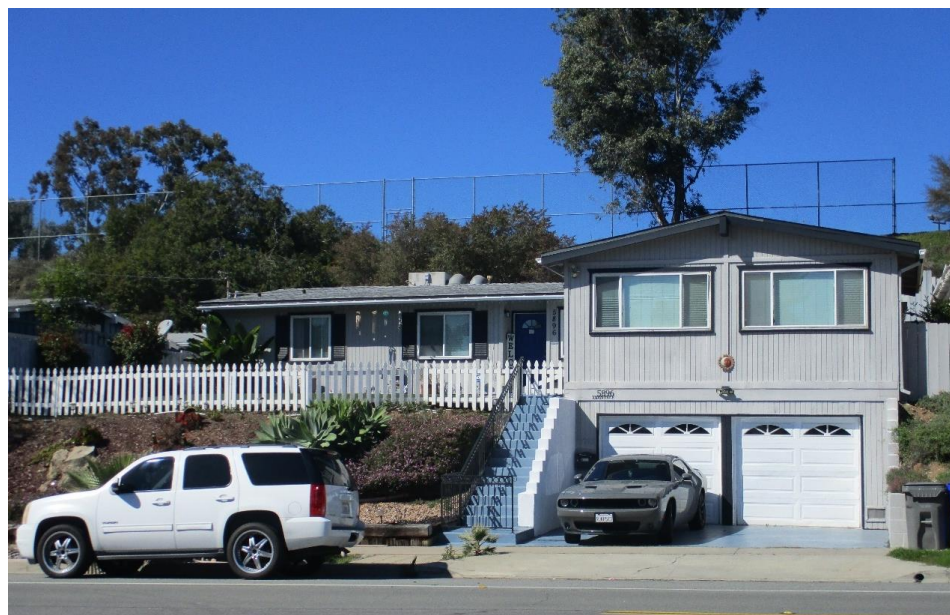
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 5896 Amaya Drive is a one-story irregular plan single-family residence clad with vertical wood board siding located on the north side of Amaya Drive (Photograph 1). The residence has a low-pitch composition tile cross-gable roof with an overhang and closed eaves, and a brick chimney on the east elevation. An attached two car garage featuring paneled garage doors is beneath the primary (south) elevation. An exterior staircase with a metal railing provides access to the main entrance that is set with a single-leaf wooden door painted blue. Windows consists of horizontal sliding vinyl-frame units, and. A wood picket fence encloses the front lawn and walkway leading to the entrance on the primary (south) elevation. Landscaping consists of grass, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (south) elevation, view looking north

P6. Date Constructed/Age and

Source: ☒ Historic. 1970 (City of La Mesa Permit #27721)

***P7. Owner and Address:**

Victor H. Acosta
5896 Amaya Drive
La Mesa, CA 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☒ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5896 Amaya Drive

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5896 Amaya Drive:

- 1976: Addition of 21'6" x 21'8" room over existing garage (Permit #37352)
- Unknown date: Replacement window frames (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Leisure Time Homes

b. Builder: Long and Long

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5896 Amaya Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5896 Amaya Drive. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 14*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI#

Trinomial

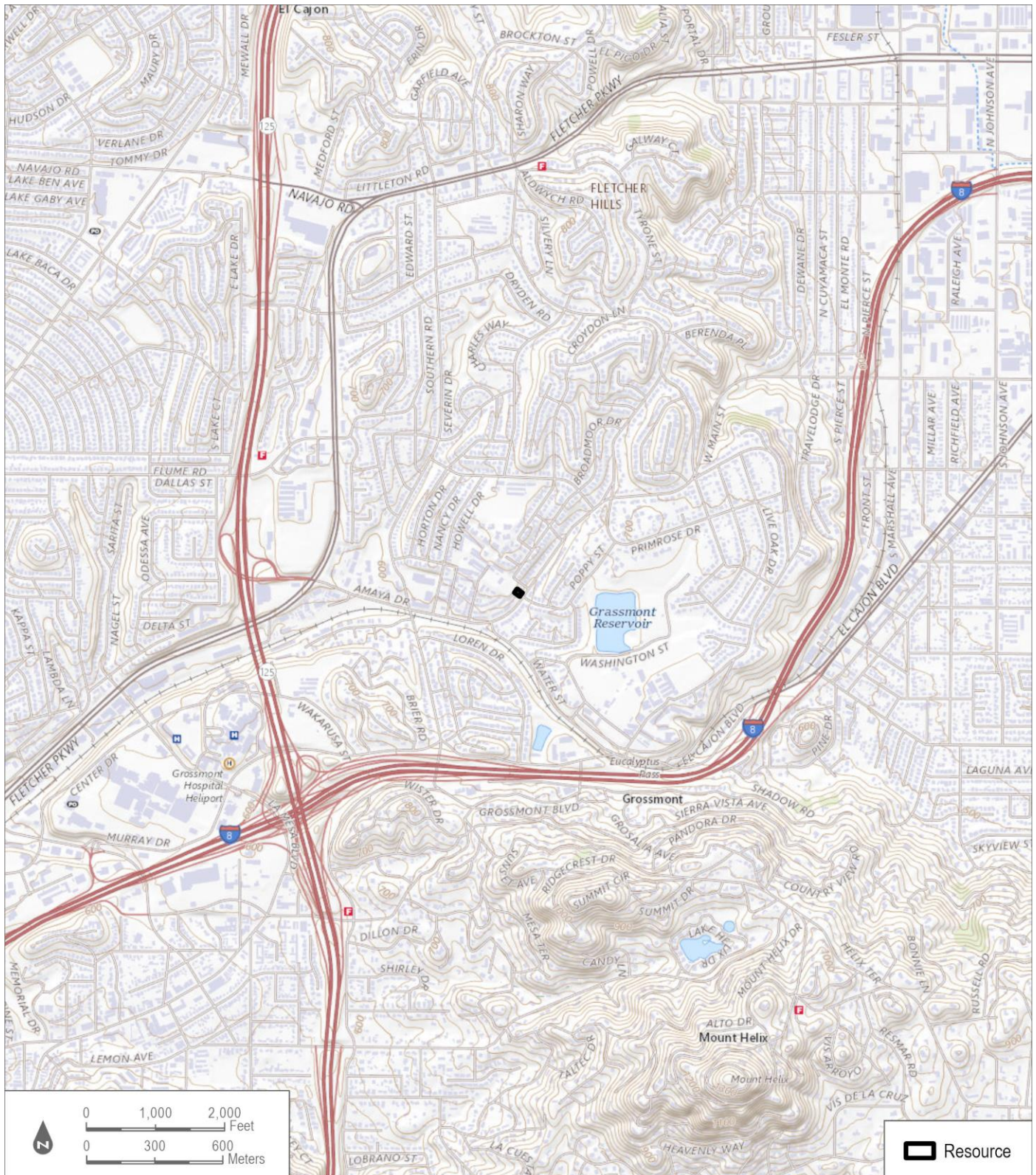
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*Map Name: El Cajon Quadrangle

*Resource Name or # (Assigned by recorder) 5896 Amaya Drive

*Scale: 1:24000

*Date of map: 2021



***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dovescotes

Property History

This single-family residence was constructed in 1970 (City of La Mesa Permit #27721). Prior to its construction, the lot on which it sits was undeveloped. The architect is listed as Leisure Time Homes on the property's original building permit. The contractor was listed as Long and Long (City of La Mesa Permit #27721) and Jim Works was the owner/developer. Leisure Time Homes were prefabricated kit homes based on several simple floor plans. These residences were advertised by the Douglas Fir Association and were often promoted as vacation homes (Exhibit 1). These plans could be ordered from catalogues, the materials delivered, and the home constructed on-site (Douglas Fir Association 1958: 1). These entities also built the adjacent residences at 5880 Amaya Drive and 5888 Amaya Drive.

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Research identified limited information about the owners and occupants of 5896 Amaya Drive since its construction in 1970 (Table 1).

Table 1. Identified Owners/Occupants of 5896 Amaya Drive

Years	Name	Notes	Source
1970	Jim (James) Works	Research did not identify information on Jim Works. Jim Works is listed as the original owner of Map IDs 2 and 3. The original building permit number for all three properties is the same, indicating that Works developed these properties simultaneously.	City of La Mesa Permit #27721
1976	Dennis Bishop	Research did not identify information on Dennis Bishop.	City of La Mesa Permit #37352
2021-2024	Victor H. Acosta	Research did not identify information on Victor H. Acosta.	ParcelQuest 2024

Exhibit 1. First page of a Douglas Fir Association Leisure Time Home Catalogue from 1958 explaining the process of ordering and constructing a home (Douglas Fir Association 1958: 1)



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NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5896 Amaya Drive under NRHP and CRHR significance criteria and integrity considerations.

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 5896 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5896 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

The property was originally owned by Jim Works, who appears to have been a developer of tract houses in the neighborhood, including 5880 Amaya Drive and 5888 Amaya Drive and (City of La Mesa Permit #27721). Research did not identify additional biographical or professional information on Jim Works. Research identified Dennis Bishop as occupying the residence in 1976 and Victor H. Acosta occupying the residence from at least 2021 to the present day; however, no biographical or professional information on these individuals was identified. It does not appear that these individuals made significant contributions to our past and therefore 5896 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research indicated that the property was developed by Jim Works, Leisure Time Homes, and Long and Long Construction. These were also the owner, architect, and contractor for Map ID 2: 5880 Amaya Drive and Map ID 3: 5888 Amaya Drive. Leisure Time Homes were kit homes based on simple standardized plan that could be constructed quickly and easily. These homes were promoted by the Douglas Fir Association (Douglas Fir Association 1958). Research did not identify additional information on Jim Works or Long and Long construction, indicating they were not master architects or builders. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the

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*Recorded by Ahmanson, Dudek

*Resource Name or # (Assigned by recorder) 5896 Amaya Drive

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significance of a potential or existing historic district. Overall, 5896 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5888 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. The subject property is a Ranch style residence constructed in 1970 as one of many several identical homes developed at the same time. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch single-family kit home. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

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F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style kit home constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of houses that were all constructed as tract houses in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5896 Amaya Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

ARG (Architectural Resources Group). 2016. City of Arcadia: Citywide Historic Context Statement. Prepared by ARG for the City of Arcadia, Development Services, Planning Division. January 11, 2016.
https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/historic%20preservation/Arcdia%20HCS_11-16_FINAL.pdf.

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DEPARTMENT OF PARKS AND RECREATION
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<http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf>

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Morgan, W. 2004. *The Abrams Guide to American House Styles*. New York City, New York: Harry N Abrams Inc.

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NETR. 2024b. "Historic Aerials Online." Historic Topography Maps: 1893, 1897, 1901, 1903, 1909, 1916, 1930, 1941, 1942, 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

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https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) 9445 Jericho Road

P1. Other Identifier: Map ID 3

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 9445 Jericho Road **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500626 **mN** 3627638

e. Other Locational Data: APN 486-670-15

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

The subject property at 9445 Jericho Road is a one-story rectangular plan single-family residence clad with board-and-batten siding located on the north side of Amaya Drive (Photograph 1). The residence has a low-pitch composition shingle cross-gable roof with an overhang and closed eaves. An attached garage is featured on the primary (east) elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a single-leaf wooden door painted white, and a board-and-batten garage door. A brick wall encloses the front lawn surrounding the south and primary (east) elevations and a concrete driveway leads to the garage from Amaya Drive. Landscaping consists of grass, bushes, and trees. Only the primary (east) and south elevations were visible from the public right-of-way during the survey on February 12, 2024.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (east) and south elevations, view looking northwest

P6. Date Constructed/Age and

Source: ☒ Historic. 1973
(ParcelQuest)

***P7. Owner and Address:**

CABS Family Trust
9445 Jericho Road
La Mesa, CA 91942

***P8. Recorded by:**

Katie Ahmanson
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9445 Jericho Road

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9445 Jericho Road:

- 1974: Construct 5' retaining wall, 115' long (Permit #37863)
- 1976: Construction of free-standing wall (Permit # 37863)
- Unknown date: Replacement window frames (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Herman E. Kirk

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9445 Jericho Road was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9445 Jericho Road. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 14*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary #

HRI#

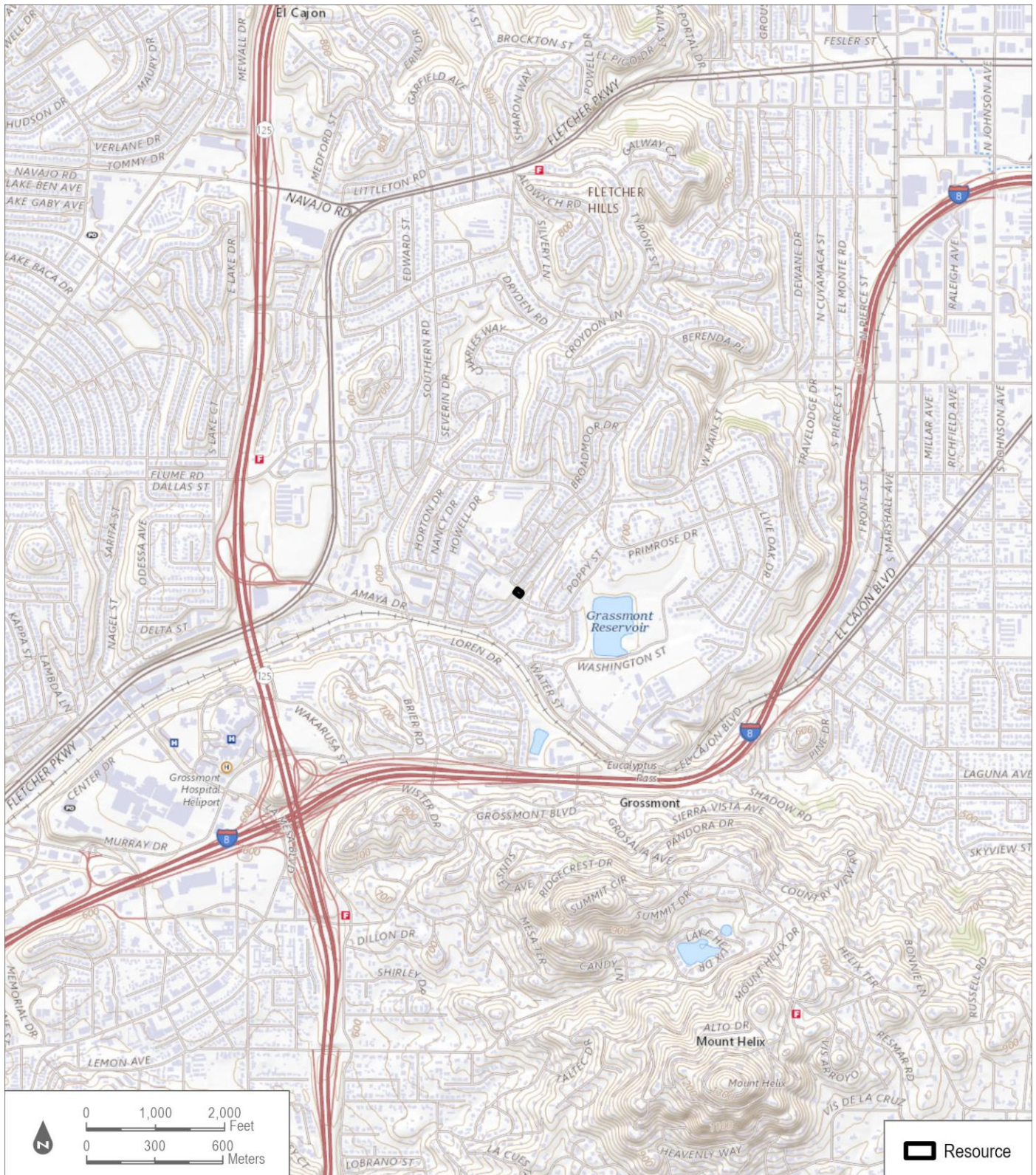
Trinomial

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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dovecotes

Property History

The single-family residence at 9445 Jericho Road (APN 486-670-15) was constructed in 1973 (ParcelQuest 2024). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the builder of 9445 Jericho Road was the home's first owner, Herman E. Kirk. Research, including through Newspapers.com, Ancestry.com, Calisphere, and the American Institute of Architects Historical Directory, did not indicate that Kirk was a registered architect.

The following section presents a timeline and information on the identified owners and occupants of 9445 Jericho Road since its construction in 1973 (Table 1).

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Table 1. Identified Owners/Occupants of 9445 Jericho Road

Years	Name	Notes	Source
1973 -1975	Herman E. Kirk	Herman Kirk (1926-1987) was born in Corsicana, Texas and attended San Diego High School. In 1964, he worked as a foreman and by 1972 he was working as a machinist operator in San Diego.	City of La Mesa Permit #33003 Ancestry.com
1976	E. Doris Ward	Research did not identify information on E. Doris Ward	City of La Mesa Building Permit #37863
2013 - present	Bruce S. and Cheryl A. Potocki/CABS Family Trust	Bruce Potocki appears to be an attorney; research did not identify additional information on Cheryl Potocki.	City of La Mesa Building Permit #P13-023 City of La Mesa Building Permit #2023-0055 LawLink ND

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9445 Jericho Road under NRHP and CRHR significance criteria and integrity considerations.

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The single-family residence at 9445 Jericho Road was constructed in 1973, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 9445 Jericho Road is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Herman E. Kirk, who was also listed as the property's architect. Kirk (1926-1987) was born in Corsicana, Texas, and attended San Diego High School. In 1964, he worked as a foreman and by 1972 he was working as a machinist operator in San Diego (Ancestry.com). Kirk owned the residence until 1975. Subsequent owners include E. Dors Ward (1976) and Bruce S. and Cheryl A. Potocki (2013-present). Research did not identify substantive biographical or professional information on these individuals. It does not appear that these individuals made significant contributions to our past and the property is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

This property is a modest and architecturally undistinguished example of a tract Ranch house built in 1973. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

According to its original building permit, the builder of 9445 Jericho Road was the home's first owner, Herman E. Kirk. Research, including through Newspapers.com, Ancestry.com, Calisphere, and the American Institute of Architects Historical Directory, did not indicate that Kirk was a registered architect; in 1972, the year before the construction of the subject property, his profession was described as a machinist operator in city directories (Ancestry.com). As such, it appears unlikely that the properties were constructed by a master architect or builder.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9445 Jericho Road lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9445 Jericho Road is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1973 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. *It is identified with persons or events significant in local, state, or national history.*

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As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. *It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. *It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. *It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. *It is an archeological or paleontological site which has the potential of yielding information of scientific value.*

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. *It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.*

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

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Because 9445 Jericho Road lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

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NETR (National Environmental Title Agency). 2024a. "Historic Aerials Online." Historic Aerial Photographs: 1953, 1964, 1966, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1985, 1987, 1988, 1989, 1990 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2019. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) 5954 Amaya Drive

P1. Other Identifier: Map ID 6

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 5954 Amaya Drive **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500647 **mN** 3627676

e. Other Locational Data: APN 486-740-05

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

The subject property at 5954 Amaya Drive is a one-story L-plan single-family residence clad with stucco siding located on the north side of Amaya Drive (Photograph1). The residence has a low-pitch composition tile cross-gable roof with an overhang and closed eaves. An attached garage is featured on the primary (south) elevation. Fenestration consists of double-hung vinyl-frame windows, a single-leaf wooden door painted black, and a garage door. A CMU wall encloses a front lawn along the south elevation of the attached garage and a concrete driveway leads to the garage from Amaya Drive. Landscaping consists of grass, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (south) elevation, view looking north

P6. Date Constructed/Age and

Source: ☒ Historic. 1968 (City of La Mesa Permit #25493)

***P7. Owner and Address:**

Ian Allen
5954 Amaya Drive
La Mesa, CA 91942

***P8. Recorded by:**

Katie Ahmanson
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:**

Dudek. 2024. Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project.

Prepared for the City of La Mesa.

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

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☒ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5954 Amaya Drive

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5954 Amaya Drive:

- 1968: Construct privacy fence (Permit #225493)
- Ca. 1997: reroofing (NETR 2024b)
- Unknown date: Replacement window frame

See Continuation Sheet, page 4.

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Nick Di Meglio

b. Builder: Patrick Ryan

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5954 Amaya Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5954 Amaya Drive. See Continuation Sheet, Page 4.

B11. Additional Resource Attributes: None

*B12. References: See Continuation Sheet, Page 11

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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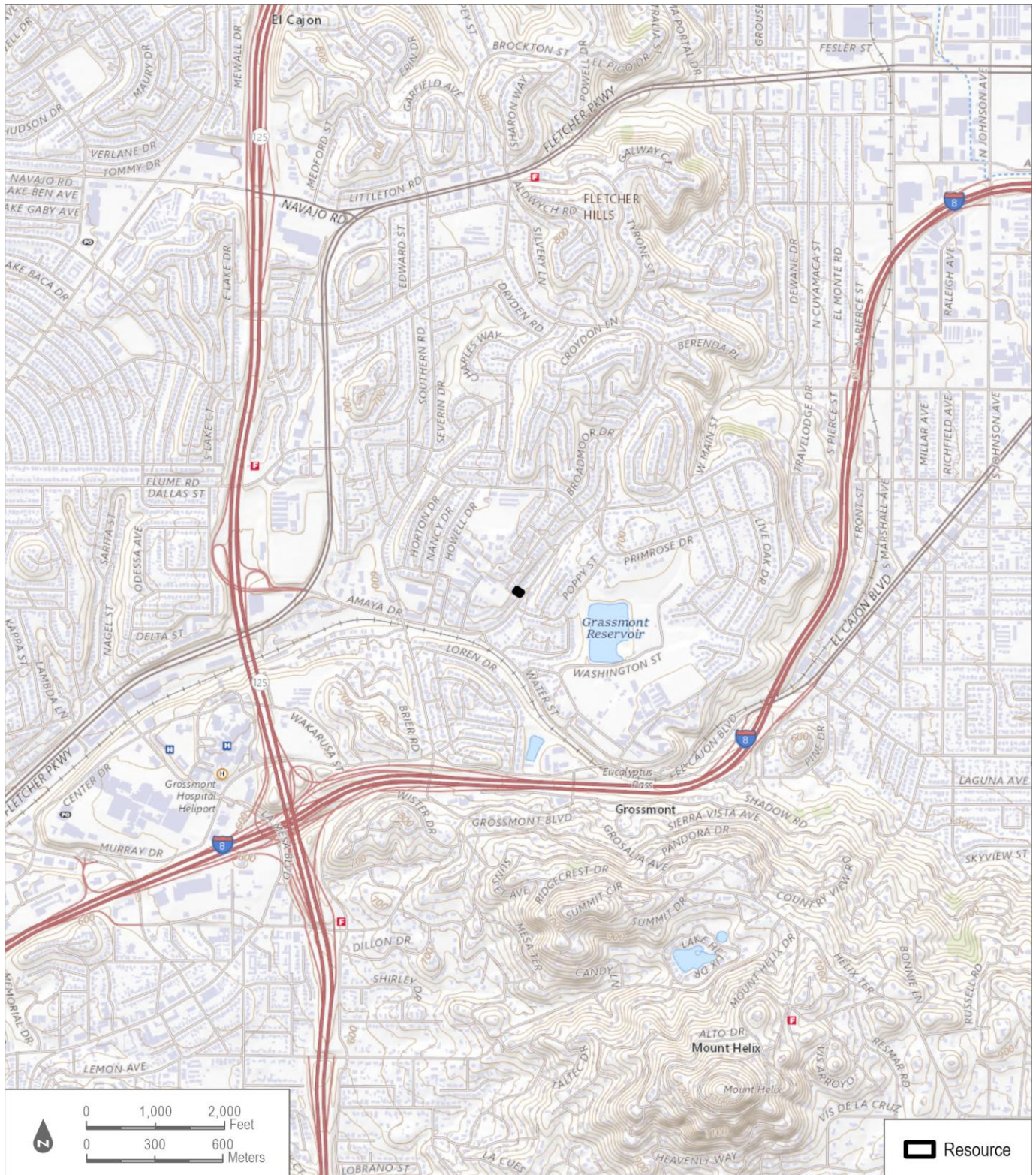
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***B10. Construction History** (*continued from page 2*):

- Unknown date: Replacement primary entrance door on south elevation (observed)
- Unknown date: Replacement garage door (observed)
- Unknown date: Fence around the west and south elevations (observed)
- Unknown date: Re-stuccoing (observed)

***B10. Significance** (*continued from page 2*):

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was

a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from "Custom Ranch" homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called "Styled Ranches," that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dovescotes

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Property History

The single-family residence was constructed in 1968 (City of La Mesa Permit #25493). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the architect of 5954 Amaya Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of at least five adjacent properties (Map IDs 7-11). These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Table 1 presents a timeline and information on the identified owners and occupants of 5954 Amaya Drive since its construction.

Table 1. Identified Owners/Occupants of 5954 Amaya Drive

Years	Name	Notes	Source
1968	Patrick Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 7-11.	City of La Mesa Permit #25493 Ancestry.com
1977	Bosworth	No first name is listed on the building permit; research did not identify information on this owner.	City of La Mesa Permit #39461
1995 -2005	Edward and Maria Paris/ Joe Paris (2005 only)	Edward Paris (1925-2008) was a World War II veteran married to Maria Paris (1923-2004). Joe Paris is their son. Research did not identify additional information on the Paris family.	City of La Mesa Permit #P97-00240, #E-05-084, and #P-05098 Ancestry.com
2005-present	Ian Allen	Research did not identify information on Ian Allen.	ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5954 Amaya Drive under NRHP and CRHR significance criteria and integrity considerations.

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

The single-family Ranch style residence at 5954 Amaya Drive was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of

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the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 5954 Jericho Road is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 7-11, indicating he was a developer in the neighborhood.

Subsequent owners/occupants of the subject property include Bostworth (1977; no first name identified); Edward and Maria Paris (1995-2005) and their son Joe Paris (2005); and Ian Allen (2005-present). Research identified that Edward Paris was a World War II veteran; however, research did not identify additional biographical or professional information on any of these occupants. It does not appear that these individuals made significant contributions to our past. Due to a lack of identified significant associations with any persons important in our past, 5954 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1968. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

According to its original building permit, the architect of 5954 Amaya Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 7-11. These properties also have the same

original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9445 Jericho Road lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5954 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. *It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. *It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. *It is identified with a person or persons or groups who significantly contributed to the culture and development*

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of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5954 Amaya Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

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***B12. References (continued from page 2):**

Caltrans (California Department of Transportation). 2011. "Tract Housing in California, 1945-1975: A Context for National Register Evaluation." Sacramento, CA. 2011. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.

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City of La Mesa. 2012. *City of La Mesa General Plan: Historic Preservation Element*.
<https://www.cityoflamesa.us/DocumentCenter/View/6201/07LaMesaGPHistoricPreservation-CD?bidId=>

City of San Diego Planning Department. 2007. "San Diego Modernism Historic Context." Submitted for the State of California Office of Historic Preservation. San Diego, CA. October 17, 2007. chrome-extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.sandiego.gov/sites/default/files/modernism_2007.pdf.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. *Los Angeles Citywide Historic Context Statement: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources.
<http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf>

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NETR (National Environmental Title Agency). 2024a. "Historic Aerials Online." Historic Aerial Photographs: 1953, 1964, 1966, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1985, 1987, 1988, 1989, 1990 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2019. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

NETR. 2024b. "Historic Aerials Online." Historic Topography Maps: 1893, 1897, 1901, 1903, 1909, 1916, 1930, 1941, 1942, 1947, 1955, 1956, 1959, 1964, 1969, 1975, 1976, 1978, 1986, 2001, 2012, 2015, 2018, and 2021. Accessed February 5, 2024. <https://www.historicaerials.com/viewer>.

ParcelQuest. 2024. Accessed March 4, 2024. <https://pqweb.parcelquest.com/#home>.

State of California - The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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P1. Other Identifier: Map ID 7

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 5955 Broadmoor Drive **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500622 **mN** 3627691

e. Other Locational Data: APN 486-740-06

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

The property at 5955 Broadmoor Drive is a two-story irregular plan single-family residence clad with stucco siding located on the south side of Broadmoor Drive (Photograph 1). The residence has a low-pitch composition tile side-gable roof with an overhang and closed eaves and a composition tile shed roof covering an entrance porch on the primary (north) elevation. An attached single-story garage with a composition tile hipped roof is featured on the primary (south) elevation of the residence. A brick chimney is location on the east elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a single-leaf wooden door painted white, and paneled garage door. A CMU wall encloses a front lawn along the primary (north) and west elevations of the attached garage, and a concrete driveway leads to the garage from Broadmoor Drive. Landscaping consists of grass, bushes, and trees. Only the primary (north) elevation was visible from the public right-of-way during the survey.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (north) elevation, view looking south

P6. Date Constructed/Age and

Source: ☒ Historic. 1967 (City of La Mesa Permit #23777)

***P7. Owner and Address:**

Maryann Fowler Revocable Trust
5955 Broadmoor Drive
La Mesa, CA 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☒ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5955 Broadmoor Drive

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Undifferentiated

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5955 Broadmoor Drive:

- 2016: Solar Panel Installation (Permit #B16-667)
- Unknown date: Replacement window frames (observed)
- Unknown date: Possible residential addition or enclosure of existing garage on primary (north) elevation (observed)
- Unknown date: Fencing at west and south elevations (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Nick Di Meglio

b. Builder: Patrick Ryan

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5955 Broadmoor Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5955 Broadmoor Drive. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 14*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



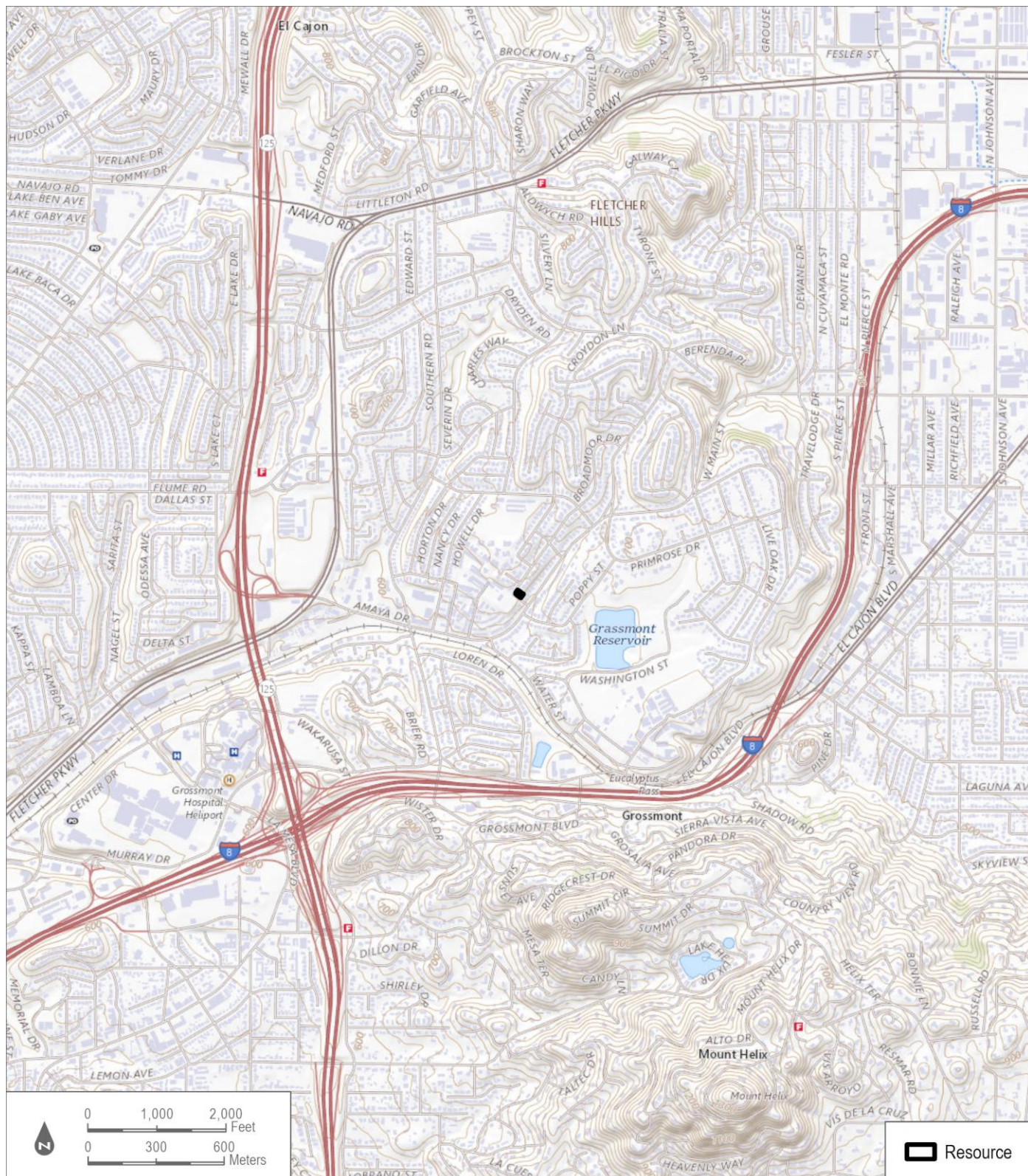
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LOCATION MAP

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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

The single-family residence was constructed in 1968 (City of La Mesa Permit #25493). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the architect of 5954 Amaya Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of at least five adjacent properties (Map IDs 7 and 8-11). These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Research revealed limited information on the identified owners and occupants of 5955 Broadmoor Drive (Table 1).

Table 1. Identified Owners/Occupants of 5955 Broadmoor Drive

Years	Name	Notes	Source
1967	Patrick Leo Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map ID 6 and Map IDs 8-11.	City of La Mesa Permit #23777 Ancestry.com
2016 -2024	Fowler Family Trust	Research did not identify information on the Fowler Family Trust.	City of La Mesa Permit #M21-206 and #B16-667 ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5955 Broadmoor Drive under NRHP and CRHR significance criteria and integrity considerations.

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

The single-family residence at 5955 Broadmoor Drive was constructed in 1968. Following World War II's conclusion in 1945, The single-family residence at 5955 Broadmoor Drive was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest

growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 5955 Broadmoor Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map ID 6 and Map IDs 8-11, indicating that he likely developed the entire block.

The only other identified owner of the property was the Fowler Family Trust (2016-2024); however, research was unable to identify information on this entity. It does not appear that Patrick Ryan or the Fowler Family Trust made significant contributions to our past and therefore 5955 Broadmoor Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a late 1960s single-family tract residence with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California. According to its original building permit, the architect of 5955 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map ID 6 and Map IDs 8-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5955 Broadmoor Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5055 Broadmoor Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. *It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. *It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. *It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

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*Resource Name or # (Assigned by recorder) 5955 Broadmoor Drive

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A. *It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

B. *It is an archeological or paleontological site which has the potential of yielding information of scientific value.*

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

C. *It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.*

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5955 Broadmoor Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

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<http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf>

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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P1. Other Identifier: Map ID 8

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 5954 Broadmoor Drive **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500582 **mN** 3627711

e. Other Locational Data: APN 486-740-22

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

The property at 5954 Broadmoor Drive (APN 486-740-22) is a two-story irregular plan single-family residence clad with stucco siding located on the north side of Broadmoor Drive (Photograph 1). The residence has a low-pitch red-clay tile cross-gable roof with an overhang and closed eaves. An attached garage is featured on the primary (south) elevation. A brick chimney is located on the west elevation. Fenestration consists of single-light and multi-light horizontal sliding vinyl-frame windows, a fully glazed sliding door, a double-leaf wooden door painted white, and a paneled garage door. See *Continuation Sheet, Page 4*.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (south) and west elevations, view looking north (Dudek IMG_4282)

P6. Date Constructed/Age and

Source: ☒ Historic. 1968 (City of La Mesa Permit #24560)

***P7. Owner and Address:**

Maximillian F. Duenas
2821 Van Tuyl Place
Modesto, CA 95356

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5954 Broadmoor Drive

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Undifferentiated

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

See Continuation Sheet, page 4.

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Nick Di Meglio

b. Builder: Patrick Ryan

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5954 Broadmoor Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5954 Broadmoor Drive. See Continuation Sheet, Page 4.

B11. Additional Resource Attributes: None

*B12. References: See Continuation Sheet, Page 14

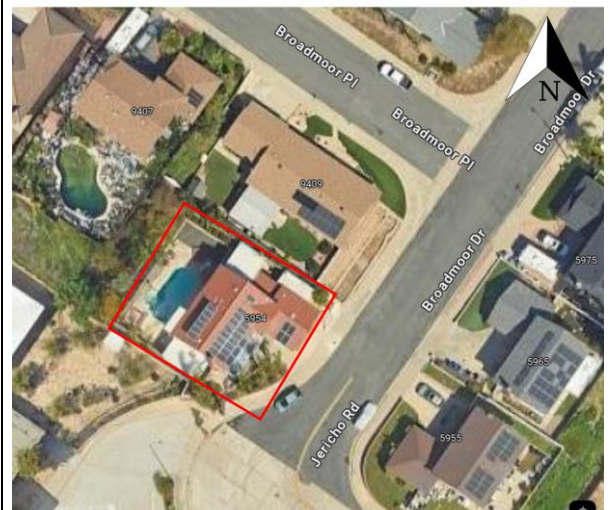
B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



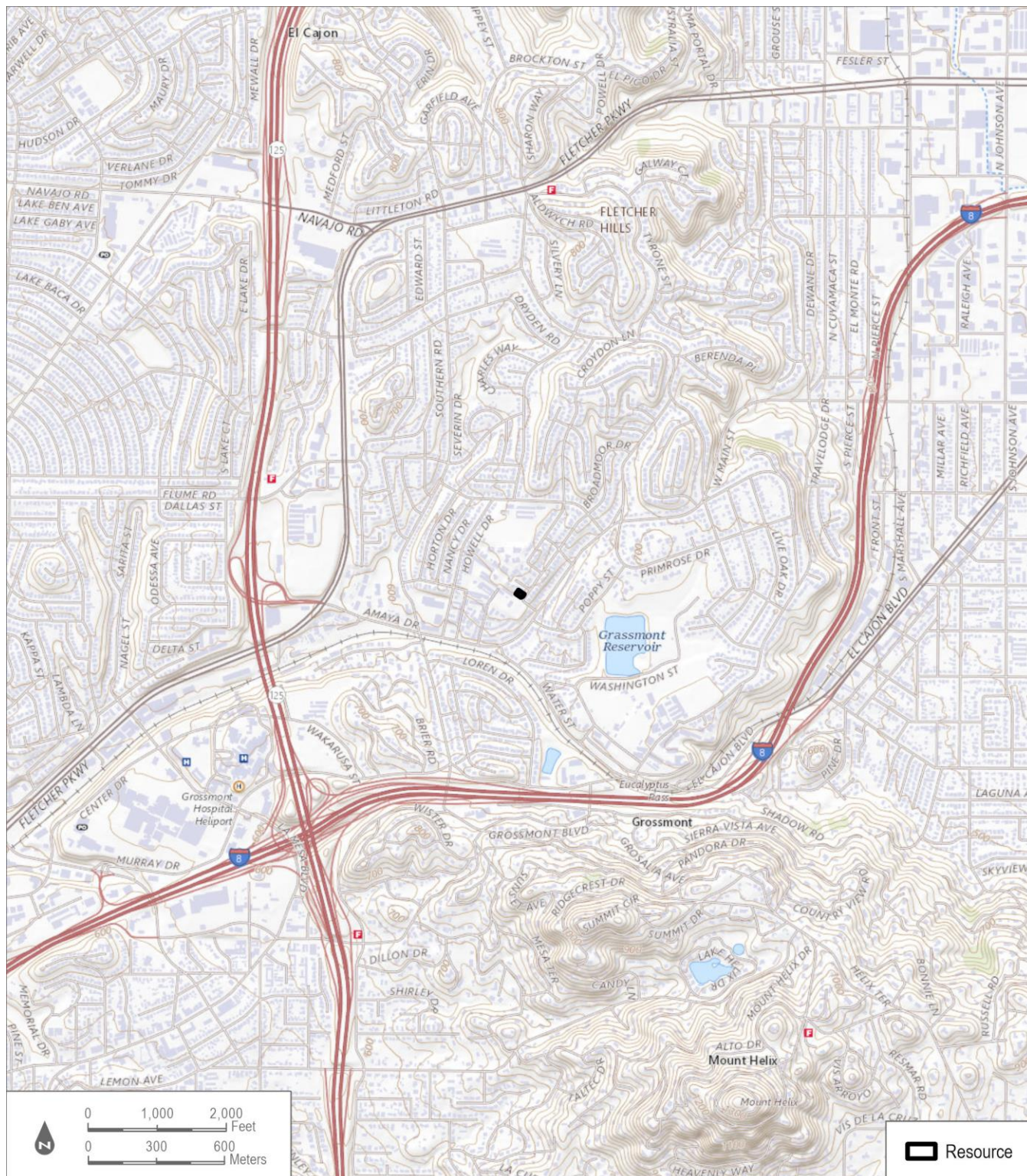
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LOCATION MAP

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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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*** P3a. Description (continued from page 2):**

A CMU wall encloses landscaping along the primary (south) elevation, and a concrete driveway leads to the garage from Broadmoor Drive. Landscaping consists of drought tolerant plantings, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

***B06. Construction History (continued from page 2)**

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 5954 Broadmoor Drive:

- 1973: Add sun deck (Permit #33780)
- 1975: Add pool (Permit #36536)
- 1982: Add sun deck (Permit # not included)
- 1992: Room addition and retaining wall (Permit #67013)
- 2013: Reroof (Permit #B12-505)
- Ca. 2014: addition of solar panels to roof (NETR 2024b)
- Unknown date: Replacement window frames (observed)
- Unknown date: Additions on the south elevation (observed)

***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch

style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning

Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

The single-family residence was constructed in 1968 (City of La Mesa Permit #24560). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the architect of 5954 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of at least five adjacent properties (Map IDs 6, 7, and 9-11). These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Research identified the original owner of the subject property and several others including the current owner. Table 1 summarizes what information was uncovered about the property owners.

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Table 1. Identified Owners/Occupants of 5954 Broadmoor Drive

Years	Name	Notes	Source
1968	Patrick L. Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6 and 7 and Map IDs 9-11.	City of La Mesa Permit #24560 Ancestry.com
1973 -1993	Hugh G. Sikes	Hugh G. Sikes (1931-2001) served in the United States Navy from 1948 until 1973. He was married to Peng S. Sikes. Mary Sikes is their daughter. Research did not identify additional information on the Sikes.	City of La Mesa Permit #33780; #67013 ; #B-04-098; #B12-505 Ancestry.com
2004	Peng S. Sikes		
2013	Mary Sikes		
2021	William K. Scarvie III and Anne Isaaks	Research did not identify information on William Scarvie or Anne Isaaks.	City of La Mesa Permit #P21-070
2023-present	Maximillian F. Duenas	Research did not identify information on Maximilian Duenas.	ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5954 Broadmoor Drive under NRHP and CRHR significance criteria and integrity considerations.

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

The single-family residence at 5954 Broadmoor Drive was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 5954 Broadmoor Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory.

Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6 and 7 and 9-11, indicating that he likely developed the entire block.

Subsequent owners/occupants of the subject property include the Sikes family, consisting of Hugh, Peng, and Mary Sikes who occupied the property from 1974 until circa 2013. High Sikes served in the United States Navy from 1948 until 1973 and was married to Peng Sikes. Subsequent occupants include William K. Scarvie and Anne Isaaks (2021) and Maximilian Duenas (2023-present); however, research did not identify additional biographical or professional information on any of these occupants. It does not appear that these individuals made significant contributions to our pas past and therefore, 5954 Broadmoor Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

While the residence may have once exhibited elements of the Ranch style, it has been substantially altered and is now stylistically undifferentiated. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to its original building permit, the architect of 5954 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 6 and 7 and Map IDs 9-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5954 Broadmoor Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5954 Broadmoor Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

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A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. *It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a heavily altered, stylistically undifferentiated residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. *It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. *It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. *It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. *It is an archeological or paleontological site which has the potential of yielding information of scientific value.*

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

- H. *It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements,*

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or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5954 Broadmoor Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

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1940 United States Federal Census. Los Angeles, Los Angeles, California; Roll: m-t0627-00432; Page: 9A; Enumeration District: 60-1280; Nick Di Meglio.

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PRIMARY RECORD

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Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) 9407 Broadmoor Place

P1. Other Identifier: Map ID 9

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 9407 Broadmoor Place **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500570 **mN** 3627731

e. Other Locational Data: APN 486-740-20

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

The property at 9407 Broadmoor Place (APN 486-740-20) is a two-story L-plan single-family residence clad with stucco siding located on the west side of Broadmoor Place (Photograph 1). It has a low-pitch composition tile side-gable roof with an overhang and closed eaves. A single-story attached garage with a composition tile clad hipped roof is featured on the primary (east) elevation. A brick chimney is located on the north elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a fully glazed sliding door, a partially glazed double-leaf wooden door, and a garage door. See *Continuation Sheet, Page 4*.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (east) elevation, view looking west (Dudek IMG_4192)

P6. Date Constructed/Age and

Source: ☒ Historic. 1967 (City of La Mesa Permit #23777)

***P7. Owner and Address:**

Eugene E. Strand
9407 Broadmoor Place
La Mesa 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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***NRHP Status Code 6Z**

***Resource Name or #** (Assigned by recorder) 9407 Broadmoor Place

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Undifferentiated

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9407 Broadmoor Place:

1968: Swimming pool (Permit #25273)

1994: Tear off and reroof with plywood (Permit #69095)

Unknown date: Replacement window frames (observed)

Unknown date: Possible addition of exterior patio on primary (east) elevation (observed)

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

Original Location:

*B8. **Related Features:** None.

B9a. Architect: Nick Di Meglio

b. Builder: Patrick Ryan

***B10. Significance: Theme** N/A

Area N/A

Period of Significance	N/A
-------------------------------	-----

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9407 Broadmoor Place was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9407 Broadmoor Place. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

***B12. References:** See Continuation Sheet, Page 14

B13. Remarks: None

***B14. Evaluator:** Claire Cancilla, MSHP

***Date of Evaluation:** March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

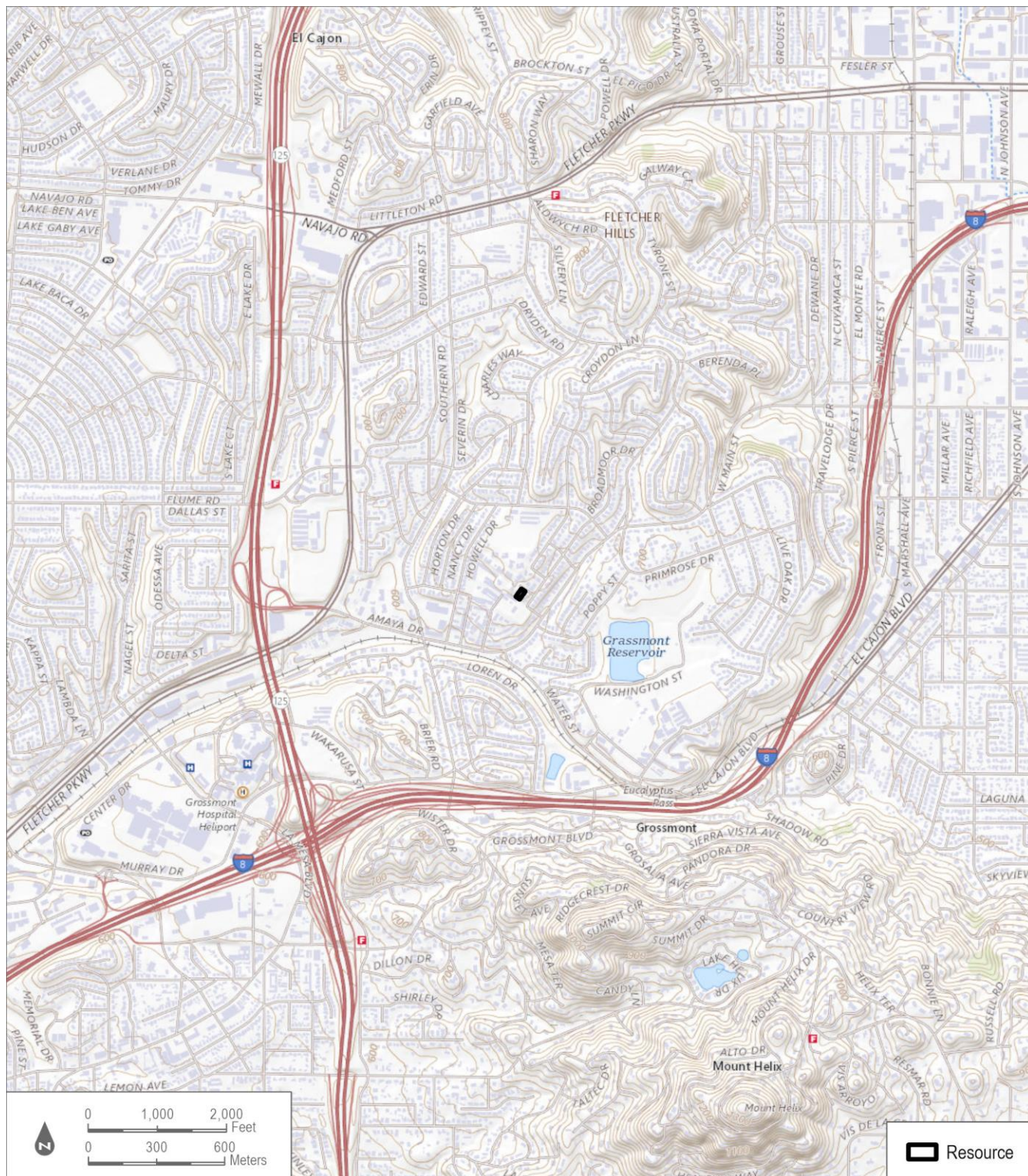
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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

The single-family residence was constructed in 1967 (City of La Mesa Permit #23777). According to its original building permit, the architect of 9407 Broadmoor Place was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of at least five adjacent properties (Map IDs 6-8, 10, and 11). These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Research identified the original owner of the subject property and two other owners including the current owner. Table 1 summarizes what information was uncovered about the property owners.

Table 1. Identified Owners/Occupants of 9407 Broadmoor Place

Years	Name	Notes	Source
1967	Patrick Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6 -8 and Map IDs 10 and 11.	City of La Mesa Permit #23777 Ancestry.com
1968 –1994 2012-2024	Sylvester E. Strand Eugene H. Strand	Sylvester Strand (1918-2011) was born in Minnesota and was a Master Technical Sergeant in the Marine Corps, serving for three years during World War II. In the 1964 San Diego City Directory, his profession is listed as assemblyman. Eugene is Sylvester's son.	City of La Mesa Permit #25273 and #69095 Los Angeles Times 1945: 17 Ancestry.com ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9407 Broadmoor Place under NRHP and CRHR significance criteria and integrity considerations.

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

The single-family residence at 9407 Broadmoor Place was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9407 Broadmoor Place is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6-8 and Map IDs 10 and 11, indicating that he likely developed the entire block.

Subsequent owners/occupants of the subject property include Sylvester E Strand (1968- at least 1994) and his son, Eugene H. Strand (at least 2012 – present). Sylvester Strand (1918-2011) was born in Minnesota and was a Master Technical Sergeant in the Marine Corps, serving for three years during World War II. In the 1964 San Diego City Directory, his profession is listed as assemblyman (Ancestry.com; Los Angeles Times 1945: 17). However, research did not identify additional biographical or professional information on the Strand family. It does not appear that these individuals made significant contributions to our past and therefore, 9407 Broadmoor Place is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a late 1960s single-family tract residence with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to its original building permit, the architect of 9407 Broadmoor Place was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career,

any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 6-8 and Map IDs 10 and 11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9407 Broadmoor Place lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9407 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.*

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As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 9407 Broadmoor Place lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) 9405 Broadmoor Place

P1. Other Identifier: Map ID 10

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 9405 Broadmoor Place **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500548 **mN** 3627738

e. Other Locational Data: APN 486-740-10

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

The property at 9405 Broadmoor Place (APN 486-740-10) is a one-story L-plan single-family residence clad with stucco siding located on the west side of Broadmoor Place (Photograph 1). The residence has a low-pitch composition tile hipped roof with an overhang and closed eaves. An attached garage is featured on the primary (east) elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a single-leaf door obscured by security screen, and a garage door. A concrete driveway leads to the garage from Broadmoor Place. Landscaping consists of drought tolerant plantings, bushes, and trees. Only the primary (east) elevation was visible from the public right-of-way during the survey on February 12, 2024.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary ((east) and south elevations, view looking west (Dudek IMG_4197)

P6. Date Constructed/Age and

Source: ☒ Historic. 1967 (City of La Mesa Permit #23362)

***P7. Owner and Address:**

Frazier Revocable Living Trust
5995 Broadmoor Drive
La Mesa 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:**

Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project.*

Prepared for the City of La Mesa.

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

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☒ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9405 Broadmoor Place

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Building permits provided by the City of La Mesa and observations during the site survey identified the following exterior alterations to 9405 Broadmoor Place:

- 1969: Addition of patio slab for future enclosure (Permit #26847)
- Unknown date: addition of security screen door to main entrance (observed)
- Unknown date: Replacement window frames (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Nick Di Meglio

b. Builder: Patrick Ryan

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9405 Broadmoor Place was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9405 Broadmoor Place. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 14*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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LOCATION MAP

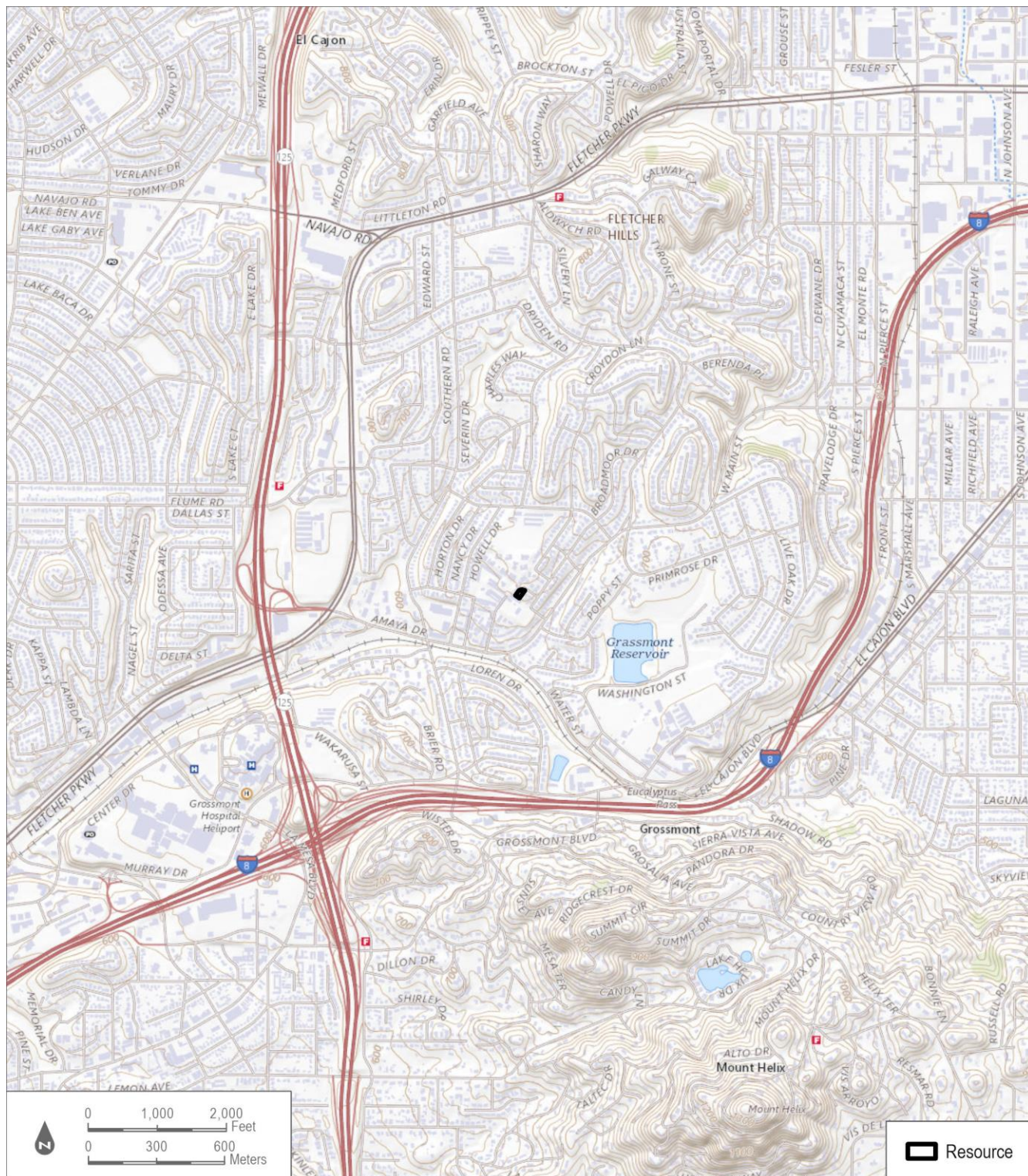
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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes And Gardens*, and *House Beautiful*. Later, Ranch houses were popular as a custom-built type of housing, which was especially common in the later 1940s and 1950s. During the 1940s, the style was one of the few built under FHA financing guidelines. Ranch houses built in the 1940s were smaller in size than later versions after builders lobbied for higher loan limits and FHA guidelines were revised in the 1950s. In the San Diego region examples of the style were abundant as it became the most prevalent type of post-World War II suburban tract-style housing (McAlester 2015: 597; City of San Diego 2007: 70-75). Many Tract Ranch homes were erected as the San Diego region experienced rapid suburban growth in the mid and late 1950s. Tract Ranch homes differ from “Custom Ranch” homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style (McAlester 2015: 597; City of San Diego 2007: 70-75; Grimes and Chiang 2009: 44; Horak et.al. 2015: 21-26).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- One to two stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimneys details
- Attached garages often linked to residence by breezeways
- Stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window
- May have decorative features such as wood shutters and dovescotes

Property History

The single-family residence was constructed in 1967 (City of La Mesa Permit #23362). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the architect of 9405 Broadmoor Place was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio’s occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects

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associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of at least five adjacent properties (Map IDs 6-9 and 11). These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Research identified the original owner of the subject property and three others, including the current owner. Table 1 summarizes what information was uncovered about the property owners.

Table 1. Identified Owners/Occupants of Map ID 10: 9405 Broadmoor Place

Years	Name	Notes	Source
1967	Patrick L. Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6-9 and Map ID 11.	City of La Mesa Permit #23362 Ancestry.com
1969	Ralph W. Graves	Ralph Graves (1924-2015) served in the army during World War II.	City of La Mesa Permit #26847 Ancestry.com
2016	Cynathia C. Maina	Research did not identify information on Cynathia C. Maina	City of La Mesa Permit #M16-053
2021-present	Frazier Revocable Living Trust	Research did not identify information on the Frazier Revocable Living Trust	ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9405 Broadmoor Place under NRHP and CRHR significance criteria and integrity considerations.

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

The single-family residence at 9405 Broadmoor Place was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9405 Broadmoor Place is not eligible under NRHP Criterion A or CRHR Criterion 1.

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Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to the original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6-9 and Map ID 11, indicating that he likely developed the entire block.

Subsequent owners/occupants of the subject property include Ralph G. Graves (1969) who served in the army during World War II; Cyanthia C. Maina (2016); and the Frazier Revocable Living Trust. Research did not identify additional biographical or professional information on these individuals and entity. It does not appear that these individuals made significant contributions to our past and therefore, 9405 Broadmoor Place is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a tract Ranch house built in 1968. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a ubiquitous style applied to residences throughout the neighborhood, La Mesa, San Diego County, and California. Due to its simple form and easy replicability with prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades throughout San Diego County (City of San Diego 2007: 70). The subject property is an unremarkable example of a ubiquitous style and there are many similar examples.

According to its original building permit, the architect of 5954 Broadmoor Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map IDs 6 and 7 and Map IDs 9-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the

significance of a potential or existing historic district. Overall, 5896 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9405 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

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As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous 1970s Ranch style house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. *It is an archeological or paleontological site which has the potential of yielding information of scientific value.*

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. *It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.*

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 9405 Broadmoor Place lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

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1940 United States Federal Census. Los Angeles, Los Angeles, California; Roll: m-t0627-00432; Page: 9A; Enumeration District: 60-1280; Nick Di Meglio.

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*Date February 12, 2024



Continuation



Update

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) 9403 Broadmoor Place

P1. Other Identifier: Map ID 11

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

***a. County** San Diego **and** (P2c, P2e, and P2b or P2d.

***b. USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. Address: 9403 Broadmoor Place **City:** La Mesa **Zip:** 91942

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500519 **mN** 3627767

e. Other Locational Data: APN 486-740-18

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

The subject property at 9403 Broadmoor Place (APN 486-740-18) is a two-story L-plan single-family residence clad with stucco siding located on the west side of Broadmoor Place (Photograph 14). The property has a low-pitch composition tile cross-gable roof with an overhang and closed eaves. An attached garage with a composition tile side-gable roof is featured on the primary (south) elevation. A brick chimney is located on the east elevation. Fenestration consists of horizontal sliding vinyl-frame windows, a fully glazed double-leaf door, and a garage door. All of which are replacements. A concrete driveway leads to the garage from Broadmoor Place. Landscaping consists of drought tolerant plantings, bushes, and trees. Only the primary (south) elevation was visible from the public right-of-way during the survey on February 12, 2024.

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (primary (south) and east elevations, view looking west (Dudek IMG_4200)

P6. Date Constructed/Age and

Source: ☒ Historic. 1967 (City of La Mesa Permit #22864)

***P7. Owner and Address:**

Carlos E. & Vicki L. Drago
9403 Broadmoor Place
La Mesa 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☒ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z
9403 Broadmoor Place

*Resource Name or # (Assigned by recorder)

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Undifferentiated

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

N/A

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Nick Di Meglio

b. Builder: Patrick Ryan

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9403 Broadmoor Place was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9403 Broadmoor Place. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 14*

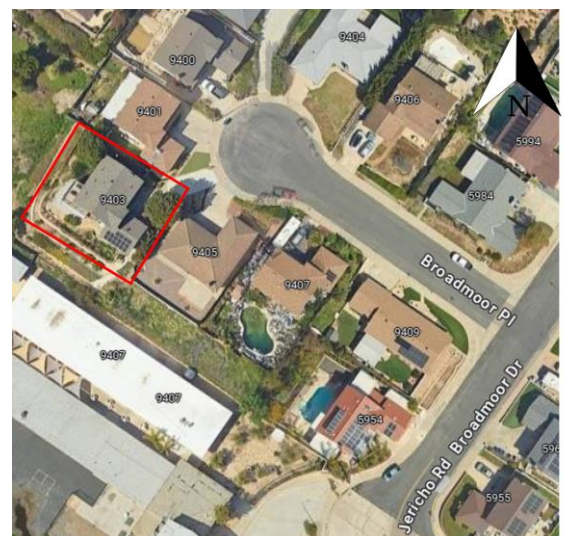
B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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LOCATION MAP

Primary #

HRI#

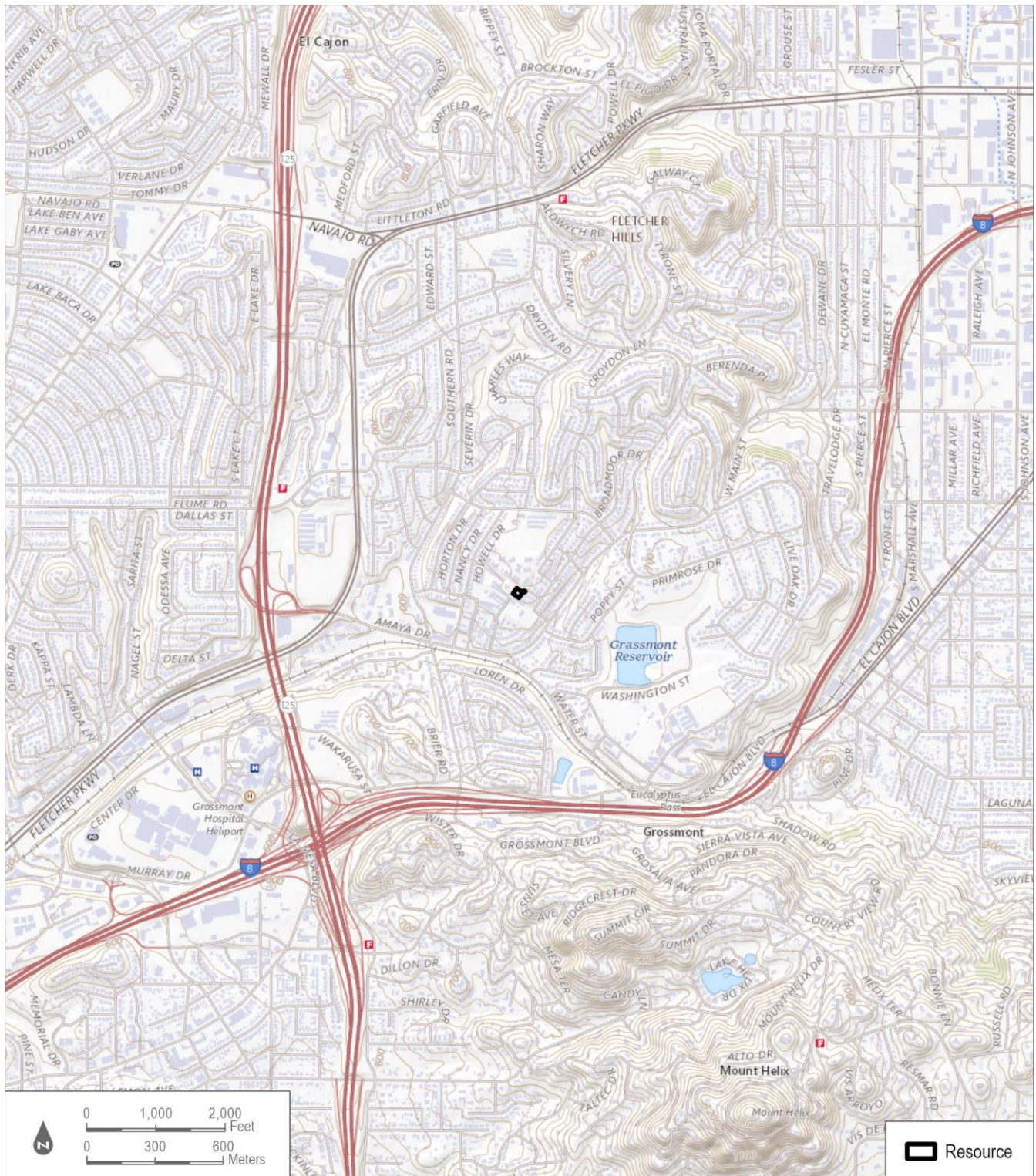
Trinomial

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*Map Name: El Cajon Quadrangle

*Resource Name or # (Assigned by recorder) 9403 Broadmoor Place

*Scale: 1:24000 *Date of map: 2021



***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

The single-family residence was constructed in 1967 (City of La Mesa Permit #22864). Prior to its construction, the lot on which it sits was undeveloped. According to its original building permit, the architect of 5954 Amaya Drive was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). His family moved to San Pedro, and he was elected class president of San Pedro High School in 1950 (Vidovich 1950: 3). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career, any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of at least five adjacent properties (Map IDs 6-10). These properties also have the same original permit number associated with them, indicating Ryan likely developed the entire block.

Research identified the original owner of the subject property and two other owners, including the current owner. Table 1 summarizes what information was uncovered about the property owners.

Table 1. Identified Owners/Occupants of 9403 Broadmoor Place

Years	Name	Notes	Source
1967	Patrick L. Ryan	Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer. Patrick Ryan also owned/developed Map IDs 6-10.	City of La Mesa Permit #22864 Ancestry.com
1981	Ward-Steinman	There was no first name listed on the building permit; however, research identified a David Ward-Steinman, a musician, composer, and professor of music at San Diego State University from 1961 to the 1980s. Research could not definitively confirm if this individual was the owner of the subject property.	City of La Mesa Permit #45292 Herman 1984: 57 Times-Advocate 1968: 9
2013-present	Carlos E. and Vicki L. Drago	Research did not identify information on Carlos E. or Vicki L. Drago	ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9403 Broadmoor Place under NRHP and CRHR significance criteria and integrity considerations.

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

The single-family residence at 9403 Broadmoor Place was constructed in 1968. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property.. Therefore, 9403 Broadmoor Place is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

According to its original building permit, the residence was originally owned by Patrick Ryan, who was also listed as the property's contractor. Research identified a Patrick L. Ryan whose occupation is listed as real estate broker in the 1976 City of San Diego directory and a Patrick L. Ryan whose occupation is listed as an engineer in the 1973 San Diego City Directory. Research could not definitively confirm whether either of these individuals is the same Patrick Ryan as the residence's original owner/developer (Ancestry.com). Ryan was also listed as the owner/contractor for Map IDs 6 -10, indicating that he likely developed the entire block.

Per a building permit from 1981, the owner of the property was Ward-Steinman; however, this permit did not include a first name. Research identified a David Ward-Steinman who was a musician, composer, and professor of music at San Diego State University from 1961 to the 1980s (Times-Advocate 1968: 9; Herman 1984: 57). While Ward-Steinman appears to have been a prolific musician, research could not confirm that he was the resident of the subject property or that any of his work was produced at the subject property. Subsequent owners/occupants of the subject property include Carlos E. and Vicki L. Drago (2013 - present); however, research did not identify additional information on these individuals. It does not appear that these individuals made significant contributions to our past and therefore, 9403 Broadmoor Place is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a late 1960s single-family tract residence with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to its original building permit, the architect of 9403 Broadmoor Place was Nick Di Meglio. De Meglio was born circa 1933 in New York to Sicilian immigrants (Ancestry.com). In 1959, Di Meglio's occupation was listed as Draftsman in the City of San Diego directory (Ancestry.com). He resided in La Jolla as of 1971 (San Pedro News Pilot 1971: 2). While it appears that De Meglio had experience working in the architecture field, research did identify additional information on his career,

any memberships in professional architecture organizations, or additional architectural projects associated with Di Meglio. As such, it does not appear that he was a master architect.

The contractor is listed as the home's owner, Patrick Ryan. While research did not identify substantive biographical or professional information on Ryan, he was also the original owner of Map ID 6 and Map IDs 8-11. These properties also have the same original permit number associated with them, indicating Ryan developed many homes in the neighborhood. However, it does not appear that Ryan was a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 9403 Broadmoor Place lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9403 Broadmoor Place is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1968 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. It is representative of the notable work of an acclaimed builder, designer, or architect.*

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*Resource Name or # (Assigned by recorder) 9403 Broadmoor Place

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As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated late 1960s tract house constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of residences constructed in the same time period, with many being developed by the same person, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 9403 Broadmoor Place lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

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*Recorded by Ahmanson, Dudek

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 10 *Resource Name or #: (Assigned by recorder) 9330 Earl Street

P1. Other Identifier: Map ID 12

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d.

*b. USGS 7.5' Quad San Bernardino Date 2023 T 16S; R 1W; ☐ of ☐ of Sec 16; San Bernardino B.M.

c. Address: 9330 Earl Street City: La Mesa Zip: 91942

d. UTM: (Give more than one for large and/or linear resources) Zone 11N mE/ 500473 mN 3627775

e. Other Locational Data: APN 486-670-05

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

A gate restricts access to the property from Early Street and obscures the view of the property from the public-right-of-way. Therefore, the building was not visible during the survey on February 12, 2024 (Photograph 1). The following description is based on aerial imagery. The property at 9330 Earl Street (APN 486-670-05) contains one two-story building. It has a flat roof and a U-shape footprint with what appears to be a courtyard at its center. There is an ancillary structure at the north of the lot that has a rectangular footprint and gable roof (Exhibit 3). See *Continuation Sheet, page 4*.

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Exterior gate at the located on the west of the parcel (Dudek IMG_6955)

P6. Date Constructed/Age and

Source: ☒ Historic. 1940
(ParcelQuest 2024)

***P7. Owner and Address:**

Robert L. & Nancy K. Busley Living Trust
9330 Earl Street
La Mesa 91942

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

*P11. Report Citation: Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9330 Earl Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: N/A

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

Building permits provided by the City of La Mesa identified that in 1984, the construction of an aluminum patio cover screen enclosure (Permit #48187; visible in historic aerial photographs at the southwest corner of the property) was permitted.

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

Original Location:

*B8. Related Features: None.

B9a. Architect: N/A

b. Builder: N/A

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9330 Earl Street was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9330 Earl Street. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 9*

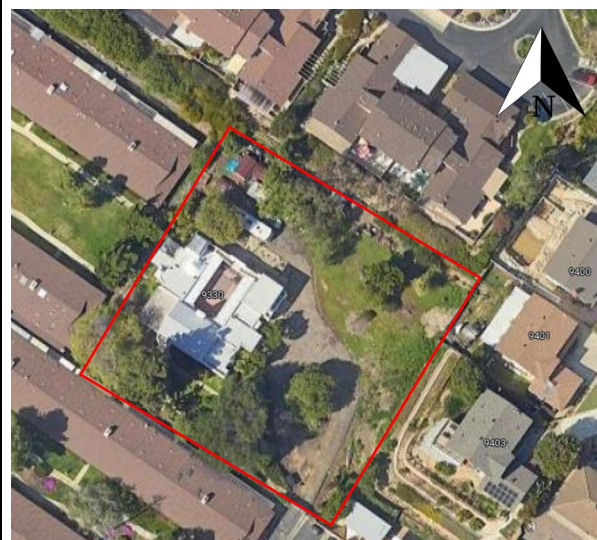
B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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LOCATION MAP

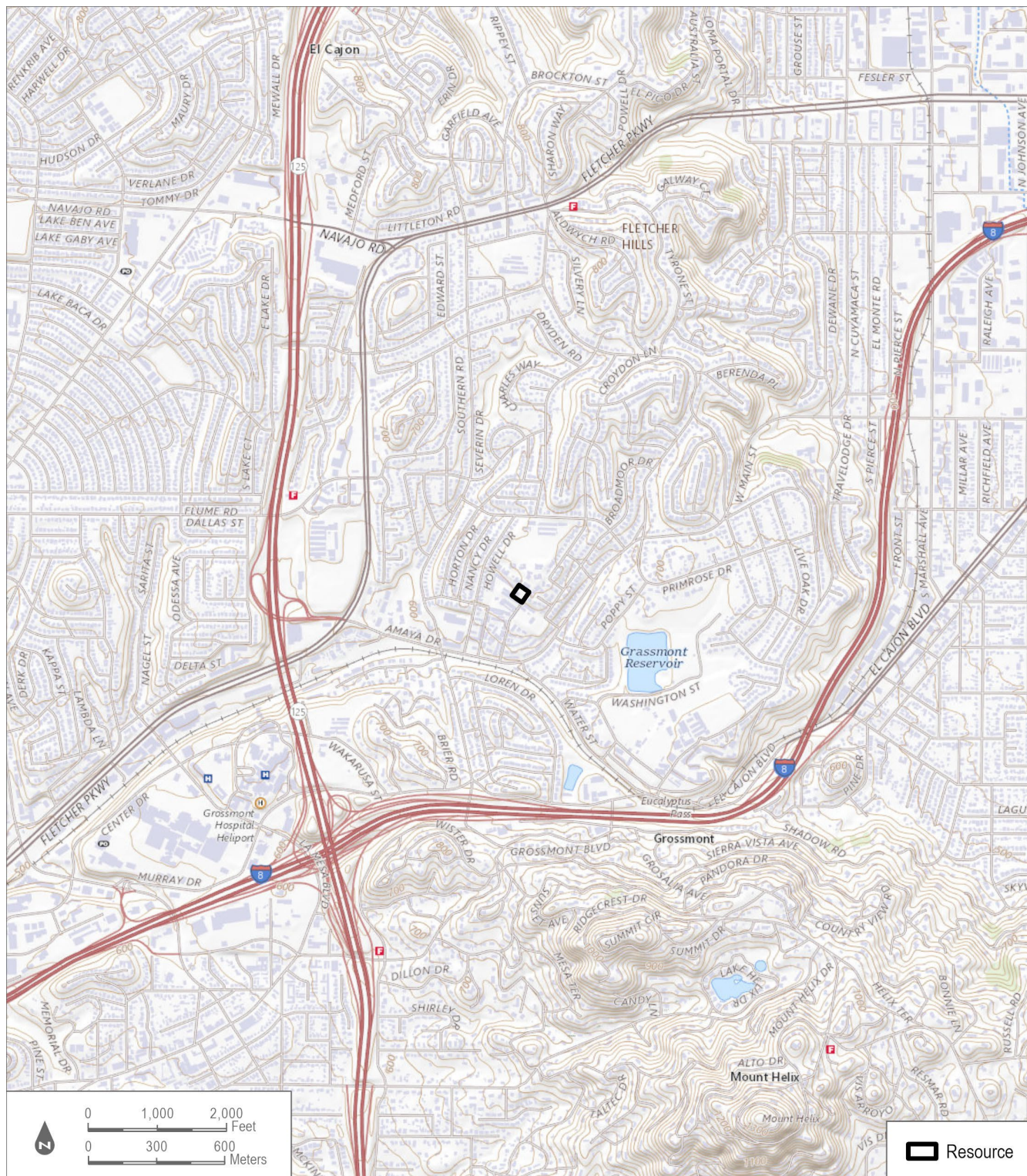
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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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*** P3a. Description (*continued from page 2*):**

Historic aerial photographs indicate that the subject property's footprint, configuration, roadways, and ancillary structure have remained consistent since 1953 (NETR 2024a). The property is bounded by multi-family residences to the south, west, and north, as well as two single family residences (9401 and 9403 Broadmoor Place) and Cavalry Church at 9407 Jericho Road to the east.

***B10. Significance (*continued from page 2*):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the

development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer

lines (Caltrans 2011: 49).

La Mesa’s residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region’s post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

The single-family residence located at 9330 Earl Street was constructed in 1940 (ParcelQuest 2024). The earliest available photograph of the subject property from 1953 shows it retains the same overall footprint, roadway configuration, and general landscaping as the present day. The property was originally surrounded by undeveloped land until circa 1964, when single and multi-family residences began to proliferate in the area (including Map ID 14: 9320 Earl Street which abuts the subject property to the west) (NETR 2024a). Research did not identify the original architect, builder, or contractor of 9330 Earl Street and the City of La Mesa did not have the original building permit on file.

Research revealed that the same family has owned the property since 1984 (Table 1). No other owners or occupants were identified.

Table 1. Identified Owners/Occupants of 9330 Earl Street

Years	Name	Notes	Source
1984-2018	Robert M. Busley	Robert M. Busley (1926-2016) was discharged from the United States Navy circa 1942. Robert L. Busley is his son. Research did not identify additional information on the Busley family.	City of La Mesa Permits #48187 and #P18-139
2019-2024	Robert L. and Nancy K. Busley Living Trust		Ancestry.com ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9330 Earl Street under NRHP and CRHR significance criteria and integrity considerations.

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

Archival research did not identify and such any direct associations. The subject property was not visible from the public right-of-way at the time of the survey. It is not included on the City of La Mesa Historic Resources Inventory and Landmarks Table, which documents properties that were identified as part of a survey in 1985, nor is it a designated City of La Mesa landmark.

The single-family residence at 9330 Earl Street was constructed in 1940 (ParcelQuest 2024). By 1930, the city of La Mesa’s population was approximately 2,500, expanding to 3,912 by 1940 (City of La Mesa 2012: HP-3). While single-family residences such as the subject property were developed sporadically throughout La Mesa to accommodate this population increase, “little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers” (City of

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La Mesa 2012: HP-3). As such, the subject property represents the beginning of a decades long period of residential construction in La Mesa and the neighborhood that predominately began after World War II. However, mere association with a broad trend is not enough to reach the threshold of eligibility and the property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9330 Earl Street is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Research did not identify the original owner of the subject property; the only identified occupants of the property were Robert M. Busley (1984-2018), who was discharged from the United States Navy in 1942 (Ancestry.com) and teh Robert L. and Nacy K. Busley Living Trust (2019-2024), operated by Robert M. Busley's son and daughter in-law (City of La Mesa Permits #48187 and #P18-139). Research did not identify additional biographical or professional information on these individuals. Due to a lack of identified significant associations with any persons important in our past, 9330 Earl Street is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property was not visible at the time of the field survey, so its architectural style could not be observed. It is not included on the City of La Mesa Historic Resources Inventory and Landmarks Table, which documents properties that were identified as part of a survey in 1985, nor is it a designated City of La Mesa landmark, indicating that it has not previously been recognized for its architecture. Based on available information, it does not appear that the subject property likely embodies the distinctive characteristics of a type or period.

Aerial photographs from 1953 to 2022 show that the subject property's footprint, orientation, landscaping, roadway configuration, and ancillary structure have all remained consistent since 1953, except for the enclosure of a patio on the southwest elevation in 1984 (City of La Mesa Permit #HERE; NETR 2024a). Archival research did not identify an architect, designer, or builder, and there was no original building permit on file for the property. Based on available imagery and archival research, it does not appear that the subject property was the work of a master builder or architect. Research did not identify any information that would indicate the subject property was not constructed through already well-documented and common construction techniques and methods. The last portion of Criterion C refers to a district, and the property does not contribute to the significance of a potential or existing historic district. Based on available information, 9330 Earl Street appears to lack sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9330 Earl Street is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of

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the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It was constructed in 1940 at the onset of a multi-decade period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. *It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property was not visible during the field survey. Based on available information, the subject property does not appear to embody the distinctive characteristics of a style, type, period, or method of construction. Research did not indicate that the property is a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

- D. *It is representative of the notable work of an acclaimed builder, designer, or architect.*

As discussed under NRHP/CRHR Criteria C/3, the subject property does not appear to be a representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

- E. *It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.*

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

- F. *It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.*

As discussed under NRHP/CRHR Criteria C/3, the subject property was not visible at the time of the survey. However, based on available aerial imagery and research, it does not appear embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

- G. *It is an archeological or paleontological site which has the potential of yielding information of scientific value.*

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

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H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. The subject property is located in a neighborhood of residences predominately constructed in the 1960s and 1970s. There are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 9330 Earl Street lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

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Continuation



Update

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. *Los Angeles Citywide Historic Context Statement: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources.
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 10 *Resource Name or #: (Assigned by recorder) 5810 Amaya Drive

P1. Other Identifier: Map ID 13

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

*a. County San Diego and (P2c, P2e, and P2b or P2d.

*b. USGS 7.5' Quad San Bernardino Date 2023 T 16S; R 1W; ☐ of ☐ of Sec 16; San Bernardino B.M.

c. Address: 5810 Amaya Drive City: La Mesa Zip: 91942

d. UTM: (Give more than one for large and/or linear resources) Zone 11N mE/ 500484 mN 3627573

e. Other Locational Data: APN 486-670-38

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

The subject property at 5810 Amaya Drive (APN 486-670-38) is located on the north side of Amaya Drive and contains 19 two-story multi-family residential buildings. Each building is rectangular in plan with stucco siding and composition tile mansard roofs with an overhangs and closed eaves (Photographs 1 and 2). Brick quoins are included on the corners of each elevation. Fenestration consists of horizontal sliding vinyl-frame windows and fully glazed sliding doors. Fencing encases the southern boundary of the property. An asphalt driveway leads to parking lots on the property. Landscaping consists of grass, bushes, and trees. Only the rear (south) elevations of four of the buildings were visible from the public right-of-way during the survey on February 12, 2024.

***P3b. Resource Attributes:** HP3. Multiple Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: Primary (south) elevation, view looking north (Dudek IMG_6919)

P6. Date Constructed/Age and

Source: ☒ Historic. 1970 (City of La Mesa Permit #27604)

***P7. Owner and Address:**

Universe at Serena Vista D E LLC
1875 Century Park E. #1800
Los Angeles, CA 90067

***P8. Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**

February 12, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5810 Amaya Drive

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Undifferentiated

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

Building permits provided by the City of La Mesa identified the following exterior alterations to 5810 Amaya Drive:

- 1976: Fire damage repairs (Permit #37100)
- 1980: Fire damage repair (Permit #43945)
- 1992: Deck repairs (Permit #66680)
- 2016: Install new vinyl retrofit windows and doors and remove existing vents and fixed glazing on all apartment buildings (Permits #B16-652; #B16-653; #B16-769 through #B15-784)
- 2021: Vehicle collision damage repair for apartment 2J (Permit #B21-417)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Robert T. Peters

b. Builder: N/A

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 5810 Amaya Drive was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5810 Amaya Drive. See *Continuation Sheet, Page 4*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 9*

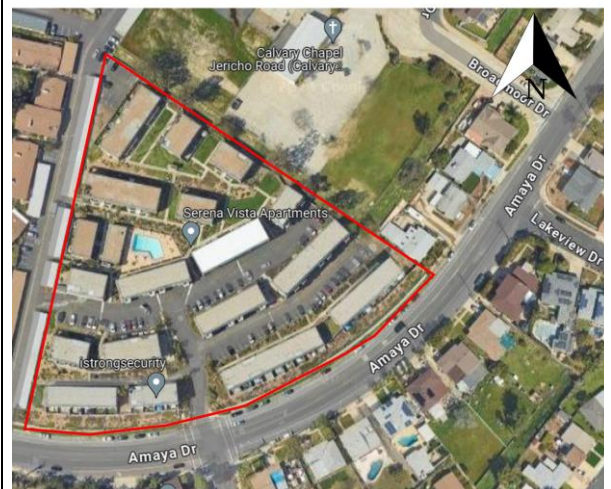
B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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LOCATION MAP

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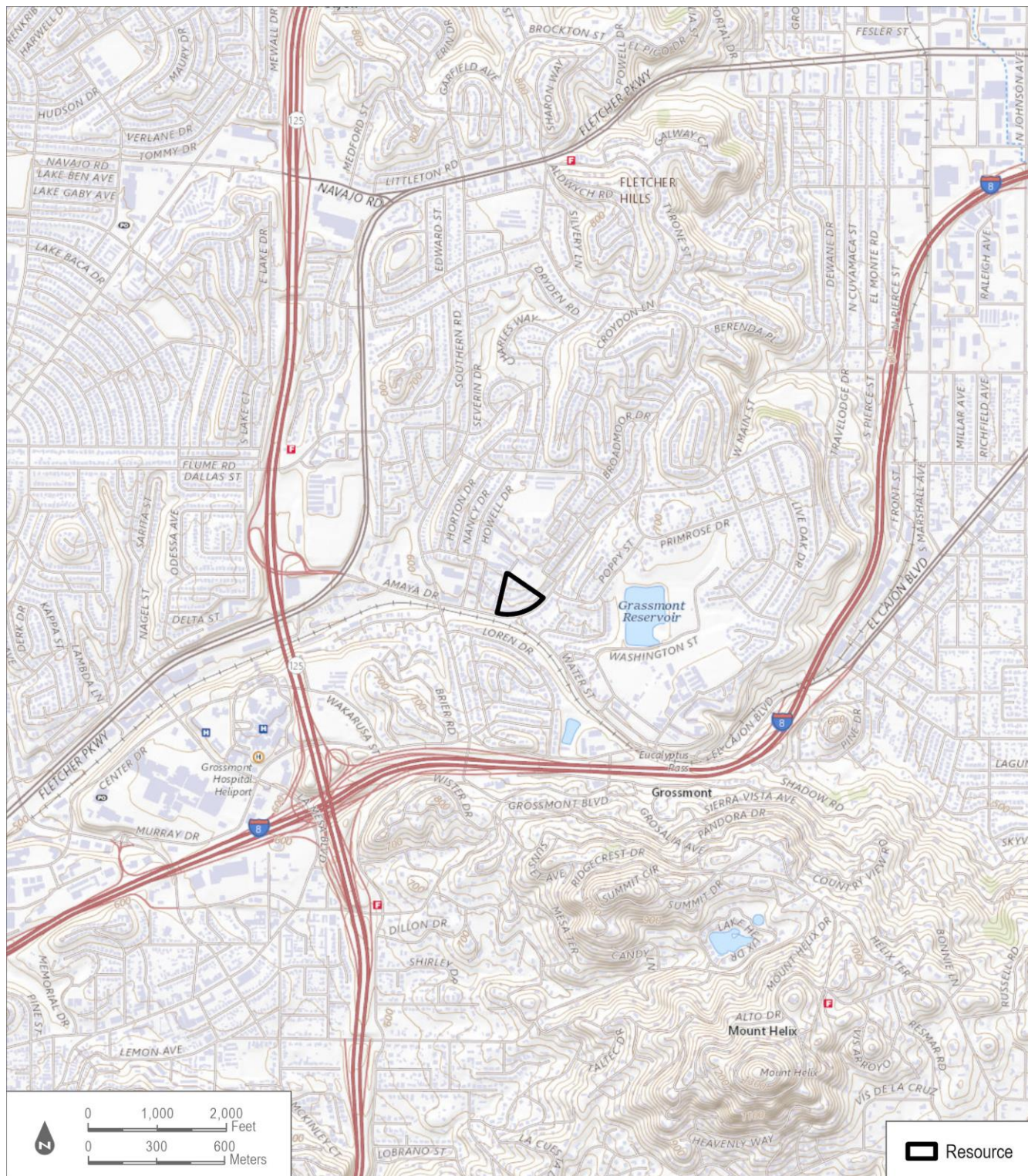
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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000

*Date of map: 2021



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***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

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Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular

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architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

The multi-family residential complex was constructed in 1970 (City of La Mesa Permit #27604). Prior to its construction, the lot on which the property sits was undeveloped. According to its original building permit, the architect of 5810 Amaya Drive was Robert T. Peters. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on Robert T. Peters.

Because this is a multi-family residential complex it has had numerous owners and occupants since it was constructed in 1970. Table 18 provides a summary of the identified owners and occupants of 5810 Amaya Drive since its construction in 1970 (Table 18). Research did not provide additional information on these owners and occupants.

Table 1. Identified Owners/Occupants of 5810 Amaya Drive

Years	Name	Source
1970	PRC Development Corp.	City of La Mesa Permit #27604
1975-1977	Vista Amaya Apartments	City of La Mesa Permits #36802 and #39590
1976	Monarch Properties	City of La Mesa Permit #37100
1980	CBS Realtors	City of La Mesa Permit #44001
1992	Walters Management Co.	City of La Mesa Permit #66832
1992	Home Fed. Bank	City of La Mesa Permit #66680
1996-2007	Vista Amaya L.P.	City of La Mesa Permits #P96-00083 and #B07-487
2016	5810 Amaya LLC	City of La Mesa Permit #B16-652
2020-2024	Universe at Serena Vista D. E. LLC.	ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 5810 Amaya Drive under NRHP and CRHR significance criteria and integrity considerations.

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

Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The multifamily apartment complex at 5810 Amaya Drive was constructed in 1970, which is near the end of this significant residential development trends in La Mesa. Therefore, it is not directly associated with the post-World War II decades and only has a mere association with La Mesa's development. However, mere association with a broad trend is not enough to reach the threshold of eligibility. The property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred at the property. Therefore, 5810 Amaya Drive is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

The property has been owned by various entities from 1970 to the present day, including PRC Development Corporation (1970) and Vista Amaya Apartments (1975–2007). Research did not identify any names associated with these entities, or

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any individuals who inhabited the subject property who played an important role in history. Therefore, 5810 Amaya Drive is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a multifamily residential complex with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California. According to its original building permit, the architect of 5810 Amaya Drive was Robert T. Peters. Research, through Newspapers.com, Calisphere, Ancestry.com, and the American Institute of Architects Historical Directory, did not identify additional information on Robert T. Peters. It appears unlikely that the property was constructed by a master architect or builder.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The subject property does not contribute to the significance of a potential or existing historic district. Overall, 5810 Amaya Drive lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 5810 Amaya Drive is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1 and C/3, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is a multi-family residential apartment complex constructed in 1970 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

- B. *It is identified with persons or events significant in local, state, or national history.*

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

- C. *It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable*

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example of the use of indigenous materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common 1970s apartment complex. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated 1970 multi-family residential complex constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of single and multi-family residences constructed in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

Because 5810 Amaya Drive lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

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Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

Caltrans (California Department of Transportation). 2011. "Tract Housing in California, 1945-1975: A Context for National Register Evaluation." Sacramento, CA. 2011. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>.

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Morgan, W. 2004. *The Abrams Guide to American House Styles*. New York City, New York: Harry N Abrams Inc.

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U.S. Department of the Interior (USDIO). 2002. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service, Cultural Resources. Accessed December 2023.
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Photograph 2. Driveway entrance to 5810 Amaya Drive, view looking north. Photograph taken on February 12, 2024 (Dudek IMG_4239).



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PRIMARY RECORD

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HRI #
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NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 12 *Resource Name or #: (Assigned by recorder) 9320 Earl Street

P1. Other Identifier: Map ID 14

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

*a. **County** San Diego and (P2c, P2e, and P2b or P2d.

*b. **USGS 7.5' Quad** San Bernardino **Date** 2023 **T** 16S; **R** 1W; ☐ of ☐ of **Sec** 16; San Bernardino **B.M.**

c. **Address:** 9320 Earl Street **City:** La Mesa **Zip:** 91942

d. **UTM:** (Give more than one for large and/or linear resources) **Zone** 11N **mE/** 500413 **mN** 3627843

e. **Other Locational Data:** APN 486-670-27

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

The subject property at 9320 Earl Street (APN 486-670-27), also known as Grossmont Village, is a condominium complex, located on the northeast side of Earl Street. The complex contains 11 one-story multi-family residential buildings comprising a total of approximately 150 condominiums. Each building is rectangular in plan with stucco siding and composition tile hipped roofs with overhangs and closed eaves (Photographs 1-3). Board-and-batten gables are located at the ends of each roof. See *Continuation Sheet, Page 4*.

*P3b. **Resource Attributes:** HP3. Multiple Family Property

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

P5a. Photograph 1.



P5b. Description of Photo 1:

Photo 1: west elevation of a multi-family building, view looking east (Dudek IMG_4244)

P6. Date Constructed/Age and

Source: ☒ Historic. 1963 (City of La Mesa Permits #18686 and #19147

*P7. **Owner and Address:**

Robert S. and Carol J. Haller
497 Sandy Run Drive
Sparta, GA 31087

*P8. **Recorded by:**

Katie Ahmanson, MHC
Dudek
225 S Lake Ave, Suite M210
Pasadena, CA 91101

*P9. **Date Recorded:**

February 12, 2024

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** Dudek. 2024. *Built Environment Inventory and Evaluation Report for 9407 Jericho Road Project*. Prepared for the City of La Mesa.

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

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☒ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Undifferentiated

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

The following exterior alterations to 9320 Earl Street were identified the field survey:

- Unknown date: addition of metal security screen doors (observed)
- Unknown date: replacement window frames on several condominium units (observed)

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

Original Location:

*B8. Related Features: None.

B9a. Architect: Stan Ring

b. Builder: Walter G. Kurz

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

The single-family residence at 9320 Earl Street was evaluated for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of La Mesa Historic Landmark designation criteria. The subject property was found not eligible due to a lack of significant associations and architectural merit. The subject property was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and found not to be a historical resource for the purposes of CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 9320 Earl Street. See *Continuation Sheet, Page 5*.

B11. Additional Resource Attributes: None

*B12. References: See *Continuation Sheet, Page 11*

B13. Remarks: None

*B14. Evaluator: Claire Cancilla, MSHP

*Date of Evaluation: March 18, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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*Map Name: El Cajon Quadrangle

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*Scale: 1:24000 *Date of map: 2021



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Continuation



Update

***P3a. Description (continued from page 2):**

Fenestration consists of vinyl and metal-frame horizontal sliding windows, vinyl-frame double-hung and fixed windows, and single-leaf doors obscured by metal security screen doors. An asphalt driveway leads to parking lots on west, south, and east boundaries of the property. Landscaping throughout the complex includes winding concrete paths, grass, bushes, and mature trees (Photographs 2 and 3). Only partial views of the buildings were visible from the public right-of-way during the survey on February 12, 2024.

Photograph 2. The primary (east) elevation of a multi-family building at 9320 Earl Street, view looking west. Photograph taken on February 12, 2024 (IMG_6969).



Photograph 3. The primary (south) elevation of a multi-family building at 9320 Earl Street, view looking northwest. Photograph taken on February 12, 2024 (IMG_6960.JPG).



***B10. Significance (continued from page 2):**

Historic Contexts

The City of La Mesa's 2012 General Plan Historic Preservation Element includes a historical overview of the city's establishment and development. This overview is reproduced below to provide sufficient context through which to evaluate the subject property:

Founded in 1869, the lands comprising present-day La Mesa were initially within the boundaries of Rancho Mission San Diego de Alcalá. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. In 1887 Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early twentieth century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700 (City of La Mesa 2012: HP-2).

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa. By 1930 La Mesa's population increased to 2,500, however, because of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers (City of La Mesa 2012: HP-3).

By 1940 the city's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region. Infrastructure demands and land annexations characterize the post-World War II period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts. These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including SRs 94 and 125 (City of La Mesa 2012: HP-3).

By the early 1950s, the student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opening in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second regional mall built in San Diego County (City of La Mesa 2012: HP-4).

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of La Mesa created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts

culminating in the adoption of the city's inaugural Historic Preservation Program in the mid-1980s, including adoption of the city's first Historic Preservation Element (City of La Mesa 2012: HP-4).

Post-World War II Tract Housing (1945-1975)

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, the War Production Board prohibited non-essential construction during wartime including market-driven housing in 1942. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary (Caltrans 2011: 5).

The government programs intended to assist working-class families and veterans to purchase a house contributed to a post-World War II development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. In 1950, the Federal Housing Authority (FHA) attempted to address this racial discrimination by deciding to refuse insuring mortgages on properties subject to restrictive covenants (Mead & Hunt and Louis Berger Group, Inc. 2012: 56). In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees (Caltrans 2011: 30). California passed its own open-housing legislation known as the Unruh Act in 1959. This was followed by the Rumford Act in 1963, which specifically prohibited racial discrimination by banks, real estate brokers and mortgage companies. With the government programs and new housing opportunities, racial residential patterns slowly began to change in California.

Two popular trends in post-World War II housing development were tract housing and cluster planning. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions (Caltrans 2011: 43-48). Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes (City of San Diego Planning Department 2007: 36-39). Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy (City of Palo Alto 2018: 33-36). Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features (City of San Diego Planning Department 2007: 39). Customizable features could include, rooflines, exterior cladding materials, light fixtures, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Cluster planning provided public spaces such as parkland, pedestrian and bicycle paths. This allowed developers to move less earth and remove fewer trees, which local governments often supported. It was a trend supported by local governments and environmentalists. It was also economically beneficial for developers because they could avoid areas where it would be costly to develop and reduced their costs for infrastructure like water and sewer lines (Caltrans 2011: 49).

La Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning. Within the API, all of the subject properties are located in Tract 5572 in the Northmont neighborhood La Mesa

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followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it contains Tract Ranch and Contemporary master-planned neighborhoods, which became ubiquitous in the region's post-World War II era. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary (City of San Diego Planning Department 2007: 40-49)

Property History

Grossmont Village condominiums located at 9320 Earl Street were constructed in 1963 (City of La Mesa Permits #18686 and #19147; NETR 2024). Prior to its construction, the lot on which the complex sits was undeveloped. According to original building permits from the property's construction in 1963, the architect was Stan Ring. Research identified a Stan Ring who, in 1984, owned Taylor Paper Tubes Company, which produced cardboard tubes (Hardy 1984: 34) According to a newspaper article about the business, Ring "started looking for a new source of income after deciding to get out of the real estate business" (Hardy 1984: 34). Research did identify additional information on Ring's career, any memberships in professional architecture organizations, or additional architectural projects. The contractor is listed as the complex's original owner, Walter G. Kurz (City of La Mesa Permits #18686 and #19147). Besides what is listed in Table 19, research did not identify additional biographical or professional information on Kurz, nor did it identify additional projects constructed by Kurz.

Dudek received 345 pages of building permits from the City of La Mesa for 9320 Earl Street. Because of the number of owners and residents (66) for this large complex, Table 1 below is limited to information on identified property owners or residents who verifiably owned or occupied a condominium in the complex for two years or longer. Information on these occupants primarily comes from building permits associated with the property; some of these permits included ownership information that was limited to an individual's last name with no identifying first name or other biographical information. As such, these names are excluded from the table below.

Table 1. Selected Owners/Occupants of Grossmont Village, 9320 Earl Street

Years	Name	Notes	Source
1963-1964	Walter G. Kurz	Walter G. Kruz was the original owner/developer of the Grossmont Village condominiums. In the 1963 City of San Diego directory, he was listed as a contractor.	City of La Mesa Permits #18686 and #19147 Ancestry.com
1979-1982	Eddie and Judy Simon (Apt. #20)	Research did not identify information on Eddie or Judy Simon.	City of La Mesa Permits #42783 and #46007
1981-1984	Margaret Ellis O'Neal (Apt. #60)	Research did not identify substantive biographical or professional information on Margaret Elis O'Neal (1900-1992). Per the 1973 San Diego directory, Margaret O'Neal was retired at that time.	City of La Mesa Permits #45740 and #48392 Ancestry.com
1982-2018	Betty J. Kandt (Apt. #37)	Research did not identify information on Betty J. Kandt.	City of La Mesa Permits #47980 and #B18-1040
1994-2009	Judith Peterson (Apt. #33)	Research did not identify information on Judith Peterson.	City of La Mesa Permits #69325 and #P09-055
2002-2005	Donna Cross (Apt. #48)	Research did not identify information on Donna Cross.	City of La Mesa Permits #B02-318 and #B05-539
2002-2020	Eileen M. Black (Apt. #15)	Research did not identify information on Eileen M. Black.	City of La Mesa Permits #P02-003 and #M20-088

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Table 1. Selected Owners/Occupants of Grossmont Village, 9320 Earl Street

Years	Name	Notes	Source
2012-2024	Robert S. and Carol J. Haller	Research did not identify information on Robert S. and Carol J. Haller.	ParcelQuest 2024

NRHP/CRHR Evaluation

The following section provides an evaluation of the single-family residence at 9320 Earl Street under NRHP and CRHR significance criteria and integrity considerations.

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

Grossmont Village, a multifamily condominium complex located at 9320 Earl Street, was constructed in 1963. Following World War II's conclusion in 1945, La Mesa's population increased dramatically and the "municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region" (City of La Mesa 2012: HP-3). The subject property was thus part of the La Mesa's growth post-World War II to accommodate the needs of an influx of new residents. While the post-World War II growth was an important trend regionally and in California, this property did not play a significant role in this trend. It was one of many constructed during this period of growth and did not influence this trend. It is also not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9330 Earl Street is not eligible under NRHP Criterion A or CRHR Criterion 1.

The subject property was thus part of a period of rapid residential development in La Mesa following World War II that accommodated the city's exponential population growth. However, mere association with a broad trend is not enough to reach the threshold of eligibility and the property is not known to be directly associated with events that have made a significant contribution to the history of the City of La Mesa, California, or the nation. Research also did not identify a significant historical event that occurred on the property. Therefore, 9330 Earl Street is not eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: [Properties] that are associated with the lives of persons significant in our past.

Grossmont contains approximately 150 condominiums. Building permit research identified numerous occupants from the property's construction to the present day. Residents who verifiably resided at Grossmont Village for more than two years are as follows: Eddie and Judy Simon (1979-1982); Eddie and Judy Simon (1979-1982); Margaret Ellis O'Neal (1981-1984); Betty J. Kandt (1982-2018); Judith Peterson (1994-2009); Donna Cross (2002-2005); Eileen M. Black (2002-2020); and Robert and Carol Haller (2012-2024). However, research did not identify additional biographical or professional information

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on these individuals, and it does not appear that they made significant contributions to our past. Therefore, 9320 Earl Street is not eligible under NRHP Criterion B or CRHR Criterion 2.

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

The subject property is a modest and architecturally undistinguished example of a multifamily residential complex with no particular style. It is a ubiquitous example of its type and there are many similar examples in La Mesa, San Diego County, and California.

According to original building permits from the property's construction in 1963, the architect was Stan Ring. The contractor is listed as the complex's original owner, Walter G. Kurz (City of La Mesa Permits #18686 and #19147). Research identified a Stan Ring who, in 1984, owned Taylor Paper Tubes Company, which produced cardboard tubes (Hardy 1984: 34). According to a newspaper article about the business, Ring "started looking for a new source of income after deciding to get out of the real estate business" (Hardy 1984: 34). Research did identify additional information on Ring's career, any memberships in professional architecture organizations, or additional architectural projects. As such, it appears unlikely that Ring was a master architect. According to the 1963 San Diego directory, Kurz's profession was listed as a contractor (Ancestry.com). However, research did not identify additional biographical or professional information on Kurz, nor did it identify additional projects constructed by Kurz. He does not appear to be a master builder or contractor.

The subject property appears to have been constructed through already well-documented and common construction techniques and methods and does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. The last portion of Criterion C refers to a district, and this property does not contribute to the significance of a potential or existing historic district. Overall, 9320 Earl Street lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

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

Under NRHP Criterion D and CRHR Criterion 4, 9320 Earl Street is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

City of La Mesa Evaluation

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the following criteria:

- A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed under NRHP/CRHR Criteria A/1, the subject property does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is a multi-family residential condominium complex constructed in 1963 during a period of rapid residential development throughout La Mesa. As such, the subject property is recommended not eligible under City of La Mesa Criteria A.

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B. It is identified with persons or events significant in local, state, or national history.

As discussed under NRHP/CRHR Criteria B/2, the subject property is not associated with a significant person or events in local, state, or national history. As such, the subject property is recommended not eligible under City of La Mesa Criteria B.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is a common Ranch style single-family residence. It is constructed of already well-documented materials and techniques and is not a valuable example of the use of indigenous materials or craftsmanship. As such, the subject property is recommended not eligible under City of La Mesa Criteria C.

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

As discussed under NRHP/CRHR Criteria C/3, the subject property is not representative of a notable work of an acclaimed builder, designer, or architect. As such, the subject property is recommended not eligible under City of La Mesa Criteria D.

E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with a person or group who significantly contributed to the culture and development of the City. As such, the subject property is recommended not eligible under City of La Mesa Criteria E.

F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship.

As discussed under NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, detail, materials, or craftsmanship. It is a ubiquitous, stylistically undifferentiated 1960s multi-family condominium complex constructed with already well documented materials. As such, the subject property is recommended not eligible under City of La Mesa Criteria F.

G. It is an archeological or paleontological site which has the potential of yielding information of scientific value.

As discussed under NRHP/CRHR Criteria D/4, the subject property is not an archaeological or paleontological site which has the potential of yielding information of scientific value. As such, the subject property is recommended not eligible under City of La Mesa Criteria G.

H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

As discussed under NRHP/CRHR Criteria 3, a geographically definable area possessing a concentration of associated buildings or sites is most applicable to districts. While the subject property is located in a neighborhood of single and multi-family residences constructed in the same time period, there are many such neighborhoods throughout La Mesa and research did not identify this neighborhood as having significant historical associations. As such, the subject property is recommended not eligible under City of La Mesa Criteria H.

Integrity Considerations

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Because 9320 Earl Street lacks sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, or as a City of La Mesa Historic Landmark, an integrity analysis was considered immaterial. To be eligible for listing in either register, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and can convey its significance.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and City of La Mesa criteria and integrity requirements. As a result of the evaluation, the subject property is recommended not eligible for inclusion in the NRHP, CRHR, or as a City of La Mesa Historic Landmark under all listing criteria due to a lack of significant associations and architectural merit. The subject property is not currently designated or listed under any national, state, or local landmark programs, nor has it been previously identified as eligible for local designation by any historical resource surveys.

***B12. References (continued from page 2):**

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Appendix C

Preparer's Qualifications

Katie Ahmanson, MHC

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with 3 years' experience in the field of architectural history and heritage conservation. She has experience with Historic-Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has worked with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act, and Sections 106 and 110 of the National Historic Preservation Act.



Education

University of Southern
California School of
Architecture
MA, Heritage
Conservation, 2022
Claremont McKenna
College
BA, Art History, 2019

Project Experience

2021 Lincoln Avenue Department of Parks and Recreation Form, Action Day Schools, San José, California. Dudek was retained by the Action Day Schools to evaluate the property located at 2021 Lincoln Avenue in the City of San José, California (subject property) for eligibility for the NRHP, the California Register of Historical Resources (CRHR), and as a City of San José Landmark. As an architectural historian, coauthored a DPR 523 form documenting the history of the subject property and evaluating it for eligibility under all applicable criteria. Wrote building descriptions and significance evaluations, and completed archival research. (2023)

Atascadero Armory Department of Parks and Recreation Form, Department of General Services, Atascadero, California. Dudek was retained by the Department of General Services to evaluate the Atascadero Armory located at 6105 Olmeda Avenue in the City of Atascadero in San Luis Obispo County, California (subject property) for eligibility for the NRHP, the CRHR, and as a California Historical Landmark. As an architectural historian, coauthored a DPR 523 form documenting the history of the subject property and evaluating it for eligibility under all applicable criteria. Completed the property survey, wrote building descriptions and significance evaluations, and completed archival research. (2023)

915 F Avenue Historic Resource Evaluation Report, City of Coronado, California. Dudek was retained by the City of Coronado to evaluate the property located at 915 F Avenue (Assessor's Parcel Number [APN]: 537-322-03) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, coauthored the report, wrote significance evaluations, and completed archival research. (2023)

Mesa Verde Specific Plan Built Environment Inventory and Evaluation Report, Mesa Verde Owners, LLC, Calimesa, California. Dudek was retained by Mesa Verde Owners, LLC to complete a built environment inventory and evaluation report (BEIER) for the proposed Mesa Verde Specific Plan 2023 Project, which is an Amendment to the Mesa Verde Estates Specific Plan (SPA 13-01) that was previously adopted in 2007 and subsequently amended in

2017. The purpose of the report is to determine if the project would impact any historical resources pursuant to CEQA. As an architectural historian, coauthored the report, wrote significance evaluations and building descriptions, and completed archival research. (2023)

South Bay Area Plan Project Historic Context Statement, unincorporated Los Angeles County, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement (HCS) for the South Bay Area Plan (SBAP) project. The HCS is one component of the larger SBAP project that addresses the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills (SBAP communities). Collectively, these SBAP communities reside within the South Bay Planning Area, which is one of the 11 Planning Areas identified in the County General Plan. The purpose of the HCS is to inform and enhance the larger SBAP project as it relates to historical resources within the SBAP communities, including the preparation of goals, policies, and implementation programs. As an architectural historian, surveyed the area and completed archival research for the report. (2023)

721 J Avenue Historic Resource Evaluation Report, City of Coronado, California. Dudek was retained by the City of Coronado to evaluate the property located at 721 J Avenue (APN: 537-052-04-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, coauthored the report, wrote significance evaluations, completed archival research, and surveyed the property. (2023)

1118 Flora Avenue Historic Resource Evaluation Report, City of Coronado, California. Dudek was retained by the City of Coronado to evaluate the property located at 1118 Flora Avenue (APN: 537-540-04-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, coauthored the report, wrote significance evaluations, completed archival research, and surveyed the property. (2023)

Marysville High School Track and Fields Improvement Project Built Environment Inventory and Evaluation Report, Marysville Joint Unified School District, Marysville, California. Dudek was retained by the Marysville Joint Unified School District to complete a BEIER for compliance with CEQA for the Marysville High School Track and Fields Improvement Project on the Marysville High School campus located in the City of Marysville, Yuba County, California. The project would replace the existing track and sports field facilities at the high school. The purpose of the report is to determine if the project would impact any historical resources pursuant to CEQA. As an architectural historian, coauthored the report, wrote significance evaluations and building descriptions, and completed archival research. (2023)

873 G Avenue Historic Resource Evaluation Report, City of Coronado, California. Dudek was retained by the City of Coronado to evaluate the property located at 873 G Avenue (APN: 537-231-13-00) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of

Claire Cancilla, MSHP

ARCHITECTURAL HISTORIAN

Claire Cancilla (KLAIR Kan-sil-uh; she/her) is an Architectural Historian with 5 years' professional and academic experience that encompasses a wide variety of project types in varied geographic locations, including Los Angeles, Laguna Beach, Agoura Hills, Baldwin Park, Glendale, Pasadena, South Pasadena, Poway, Riverside, San Diego, Rialto, Vista, Sequoia National Park, New York City, and Venice, Italy. She has completed historic significance evaluations and impacts analyses in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria for single-family residences, commercial properties, educational institutions, warehouse and industrial properties, and municipal facilities. Additional project experience includes writing national register and local register nominations, conducting historic archival research, performing conditions assessments and reconnaissance surveys, conducting CEQA impacts analyses, preparing environmental impact report (EIR) sections, and conducting design reviews under the Secretary of the Interior's Standards. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.



Education

*Columbia University
Graduate School of
Architecture, Planning,
and Preservation,
MSHP, Historic
Preservation, 2020
Occidental College
BA, History, 2016*

Dudek Project Experience

Skylight Replacement Project, Los Angeles Harbor Department (LAHD), San Pedro, California. Dudek is included on the Los Angeles Harbor Department's list of on-call historic consultants and was retained by the LAHD to conduct a Secretary of the Interior Standards conformance review for a skylight replacement project of four buildings located at the Port of Los Angeles. This work involves updating previously completed Department of Parks and Recreation 523 forms for three properties and preparing new DPR forms for one property. This work further involves the review of schematics and plans for proposed skylight replacements for conformance with the Secretary of the Interior's Standards for Rehabilitation. Ms. Cancilla is the lead author of this ongoing work. (2023-present).

Berths 58-60 Secretary of the Interior Standards Conformance Review, Los Angeles Harbor Department (LAHD), San Pedro, California. Dudek was retained by the LAHD to conduct a Secretary of the Interior Standards conformance review for proposed alterations in anticipation of an adaptive reuse of Berths 58-60, a historical resource and former transit shed constructed in 1913 located on City Dock No. 1 at the Port of Los Angeles. Ms. Cancilla conducted the site visit with the property tenants, project architect, and LAHD representatives; reviewed plans and schematics; and conducted an analysis of all proposed alterations to ensure Rehabilitation. (2022).

Siemens Industrial Mixed Use Expansion Project, City of Pomona, Pomona, California. Dudek was retained by the City of Pomona to prepare a Built Environment Inventory and Evaluation Report for a proposed industrial expansion of a Siemens electrical manufacturing facility and warehouse. The existing warehouse and manufacturing facility was constructed in 1973. Ms. Cancilla was the lead author of the report and conducted the fieldwork; research; and evaluation of the property for significance at the national, state, and local level. (2022).

Vista Old Taylor Project, TTLC Management Inc., Vista, California. Dudek was retained by TTLC Management Inc. to prepare a Built Environment Inventory and Evaluation Report for a proposed residential development project. This work involved the recordation and evaluation of two single-family residential properties constructed in the 1940s and 1950s. Ms. Cancilla is the lead author of the BEIR, conducted fieldwork, and prepared the property significance evaluations under national, state, and local eligibility criteria (2022 – 2023).

Alice / Willow Avenue Warehouse Project, Patriot Development Partners, Rialto, California. Dudek was retained by Patriot Development Partners to conduct a Built Environment Inventory and Evaluation Report for a 6.19-acre site in the city of Rialto, California. Ms. Cancilla was the lead author of the BEIR, which involved research on and evaluation of six light industrial and commercial buildings over 45 years of age. (2022 – 2023).

Kaiser Baldwin Park Medical Center Project, Top Commercial Realty, Baldwin Park California. Dudek was retained to complete a Built Environment Inventory and Evaluation Report for a proposed project involving the development of the Kaiser Baldwin Park Medical Center. Ms. Cancilla was the lead author of the Built Environment Inventory and Evaluation Report for a 1970s vernacular commercial building. (2022).

Arlington Avenue Historic Resources Technical Report, Foulger Pratt, Riverside, California. Dudek was retained to complete a Historic Resources Technical Report on a Mid-Century Modern former Sears Department Store in the city of Riverside, California for a proposed redevelopment. Ms. Cancilla contributed to the significance evaluation and historic contexts for the technical report. (2022).

Oak Knoll Road, Poway, San Diego County, California. Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Cancilla contributed to the significance evaluation and historic contexts for the technical report. (2022)

2121 Orange Street Built Environment Inventory and Evaluation Report, Alhambra, California. Dudek was retained to complete a Built Environment Inventory and Evaluation Report for a proposed self-storage redevelopment in the City of Alhambra. The Project proposes the demolition of an existing office building and warehouse in 1974. As an architectural historian, Ms. Cancilla conducted the fieldwork, research, and evaluation for the property. (2022).

4235 State Street Historic Resources Technical Report, Santa Barbara County, California. Dudek was retained to prepare a Historic Resources Technical Report evaluating the significance of a prefabricated gas station constructed in 1953 in unincorporated Santa Barbara County for a proposed redevelopment. As an architectural historian, Ms. Cancilla conducted the fieldwork, research, and evaluation for the property. (2022).

Los Angeles County Metro Area Plan Project, Los Angeles County, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement (HCS) in support of the Metro Area Plan (MAP) project. The goal of the HCS component of the project is to inform, enhance, and streamline the larger MAP project as it pertains to historical resources. The communities included within the MAP HCS include East Los Angeles, East Rancho Dominguez, Florence–Firestone, Walnut Park, West Athens–Westmont, West Rancho Dominguez–Victoria, and Willowbrook. The HCS documents the development history of the communities from the rancho period to the present; identifies important themes, events, and patterns of development; and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Responsibilities include report section preparation and archival research. (2022)

Patricia Ambacher

SENIOR ARCHITECTURAL HISTORIAN

Patricia Ambacher (*she/her*) is a senior architectural historian with 21 years' professional experience specializing in historic preservation, Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA)/California Environmental Quality Act (CEQA), and cultural resources management.

Ms. Ambacher has prepared a range of technical documents including historic resources evaluation reports, finding of effects, built environment treatment plans, and historic property management plans, as well as Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscapes Survey (HALS) documentation. Her clients include public and private entities seeking expertise in cultural resources and historic preservation.



Education

California State University, Sacramento

MA, History– Emphasis in Public History, 2002

BA, History, 1993

Professional Affiliations

California Preservation Foundation

Relevant Previous Experience

Development

Various Privately Owned Properties Historic Resources Evaluations, City of

Davis, California. The City of Davis has a historic preservation ordinance that requires evaluation of the historical significance of properties that are more than 50 years old if an applicant proposes to demolish the building. Prepared the historic resources evaluation reports and evaluated properties using the criteria for the City of Davis' two local registration programs, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR) for three separate projects. Also presented the findings before the Davis Historical Resources Management Commission. For one of the properties, the analysis was met with opposition, but ultimately the city accepted the documentation and all the projects moved forward. (2009–2010)

Historic Resource Evaluations for the Stanislaus County Courthouse, Stanislaus County Hall of Records, Modesto Bee Building, and Team Modesto Properties, California Administrative Office of Courts, Modesto, California. The California Administrative Office of Courts (AOC) was seeking a new location for the Stanislaus County Courthouse and required the existing eight buildings at those sites be evaluated for compliance with California Public Resources Code (PRC) Section 5024.5. Because of state budgetary cuts, the project did not move forward for execution, but the analysis was completed and submitted to the State Historic Preservation Officer (SHPO) as documentation for the future when budgetary costs allow for the project. As the lead architectural historian, oversaw research, historic context development, and the evaluation. (2011)

Historic Resource Evaluation Report for a CVS Pharmacy Store, Armstrong Development Properties Inc., Sacramento, California. The project was to develop the parcel that contained a former mid-twentieth century little league baseball field. The site required evaluation against the criteria for the NRHP, the CRHR, and the city's local register to comply with CEQA and the local historic preservation ordinance. The findings were accepted by the

preservation director and the project was constructed. As the lead architectural historian, conducted archival research, fieldwork, and the evaluations. (2011)

Cultural Resources Investigation of the Clarion Hotel, Pacifica Companies, Sacramento, California. Pacifica Companies bought the former Clarion Hotel. To comply with local ordinances and CEQA, the hotel needed to be evaluated for its potential eligibility for the NRHP, CRHR, and the Sacramento Register of Historical and Cultural Resources. The hotel was the early work of the prominent, locally recognized architectural firm of Dreyfuss & Blackford and landscape architect Robert Deering. The findings were accepted by the City of Sacramento and the report was eventually used for CEQA compliance. As the lead historian, conducted archival research and prepared an evaluation for the three registration programs. (2013)

Glenn County Superior Courthouse Initial Study/Mitigated Negative Declaration, California Administrative Office of Courts, Willows, California. The California AOC proposed to purchase and demolish a residence built in 1913 to construct a new parking lot for the Superior Court. The residence needed to be evaluated for the CRHR to comply with CEQA. The findings were accepted and the project was completed. As the lead architectural historian, prepared an inventory and evaluation of the residence for its eligibility for the CRHR. Conducted research and wrote the report verifying that the building had no historical significance. (2013)

800 Indiana Preservation Alternatives Analysis, Avalon Bay, San Francisco, California. The proposed project would have demolished a large warehouse building to construct a new housing development. The project was subject to CEQA, and the City and County of San Francisco requires project applicants prepare preservation alternatives as part of project alternatives analyzed in an environmental impact report (EIR). As lead architectural historian, worked with the applicant's architects to develop preservation alternatives that could incorporate the historic resource in the design and prepared the technical documentation outlining how the preservation alternatives could meet the Secretary of the Interior's Standards for Rehabilitation. This analysis was used later in the CEQA documentation. (2013–2014)

CVS Pharmacy Store Historic Resource Evaluation, Armstrong Development Properties Inc., Sacramento, California. The project was for the demolition of an existing grocery store, which was historically a Safeway grocery store designed by a known architect who designed several grocery stores, schools, and other public buildings during the mid-twentieth century in Sacramento and the greater region. The building required evaluation against the criteria for the NRHP, the CRHR, and the city's local register to comply with CEQA and the local historic preservation ordinance. The project met with resistance from a local historic preservation group. The findings were accepted by the preservation director and the new CVS was built. As the lead architectural historian, conducted archival research, fieldwork, and evaluation. (2014)

Sacramento Commons EIR, Kennedy Wilson, Sacramento, California. The project proposed to demolish a mid-century modern garden apartment complex determined eligible for the NRHP by the Keeper of the Register. That determination made the property a historical resource for the purposes of CEQA. As lead architectural historian, provided peer review of a sub-consultant's historical resources evaluation of the apartment complex. Because the environmental assessment concluded that the project would have a significant and unavoidable impact to the historic resource, mitigation measures were crafted for the project, which included preparing a Level II HABS for the resource. Also conducted archival research pertaining to the architectural plans at the University of California, Berkeley, Environmental Design Archives and prepared the work plan for the creation of the documentation. (2014–2015)