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**REVISED REPORT**

**HISTORIC RESOURCES RECONNAISSANCE SURVEY**

**FOR GRANTVILLE FOCUSED PLAN AMENDMENT**

**GRANTVILLE, SAN DIEGO,  
SAN DIEGO COUNTY, CALIFORNIA**

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# 1. INTRODUCTION

## PURPOSE

This report presents the results of a historic resources study conducted by ASM Affiliates (ASM) for the Grantville Environmental Impact Report Project (Project), located in San Diego, San Diego County, California. The Project consists of three components: 1) a focused amendment to the Navajo Community Plan, 2) the processing of rezones, and 3) an update of the Navajo Facilities Finance Plan.

The Project location, referred to as “Subarea A,” is located within the former Grantville Redevelopment Project Area. As proposed, the focused amendment to the Navajo Community Plan and rezones would introduce residential and mixed-use development in the Grantville neighborhood of the city, which currently predominately comprises industrial and commercial uses. The proposal was developed through a series of design charrettes and several years of monthly stakeholder meetings.

Through an extensive public meeting process, the Grantville Stakeholders Committee has selected Alternative D as the California Environmental Quality Act (CEQA) Project to be analyzed in the Program-Level Environmental Impact Report. Alternative D would result in a net increase of approximately 8,275 residential dwelling units and 10,598,600 ft.<sup>2</sup> of non-residential uses.

This report is submitted in compliance with CEQA and the City of San Diego Land Development Code.

## PROJECT AREA AND SETTING

The Project area is located in San Diego County, in the city of San Diego, California. The Project area can be found on the La Mesa, California, 7.5-minute USGS topographic quadrangle within the unsectioned Mission of San Diego Lands (Figure 1). The community of Grantville is situated in Mission Valley and includes Mission San Diego de Alcalá and the San Diego River. Present-day Grantville’s southern boundary includes a portion of Alvarado Canyon and Interstate 8, which has been used as a roadway since at least the nineteenth century and became Highway 80 in 1926. Subarea A is composed of commercial, office, industrial, public facility, park, and open spaces. The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road, starting at Waring Road. Subarea A comprises approximately 379 acres and approximately 280 parcels (Figure 2). Allied Gardens neighbors the community to the east and Tierrasanta to the north. Grantville Redevelopment Plan Subarea A includes a portion of the San Diego River with its western boundary abutting the San Diego River that naturally separates this part of the community from Mission San Diego de Alcalá. It extends just east of Mission Gorge Road and southeasterly toward Waring Road, skirting most of the residential areas of the community. The only designated historic site in Mission Valley is the Mission San Diego de Alcalá (City Historical Site No. 113). It is also listed in the National Register of Historic Places, is designated a National Historic Landmark, and is a California Registered Landmark.

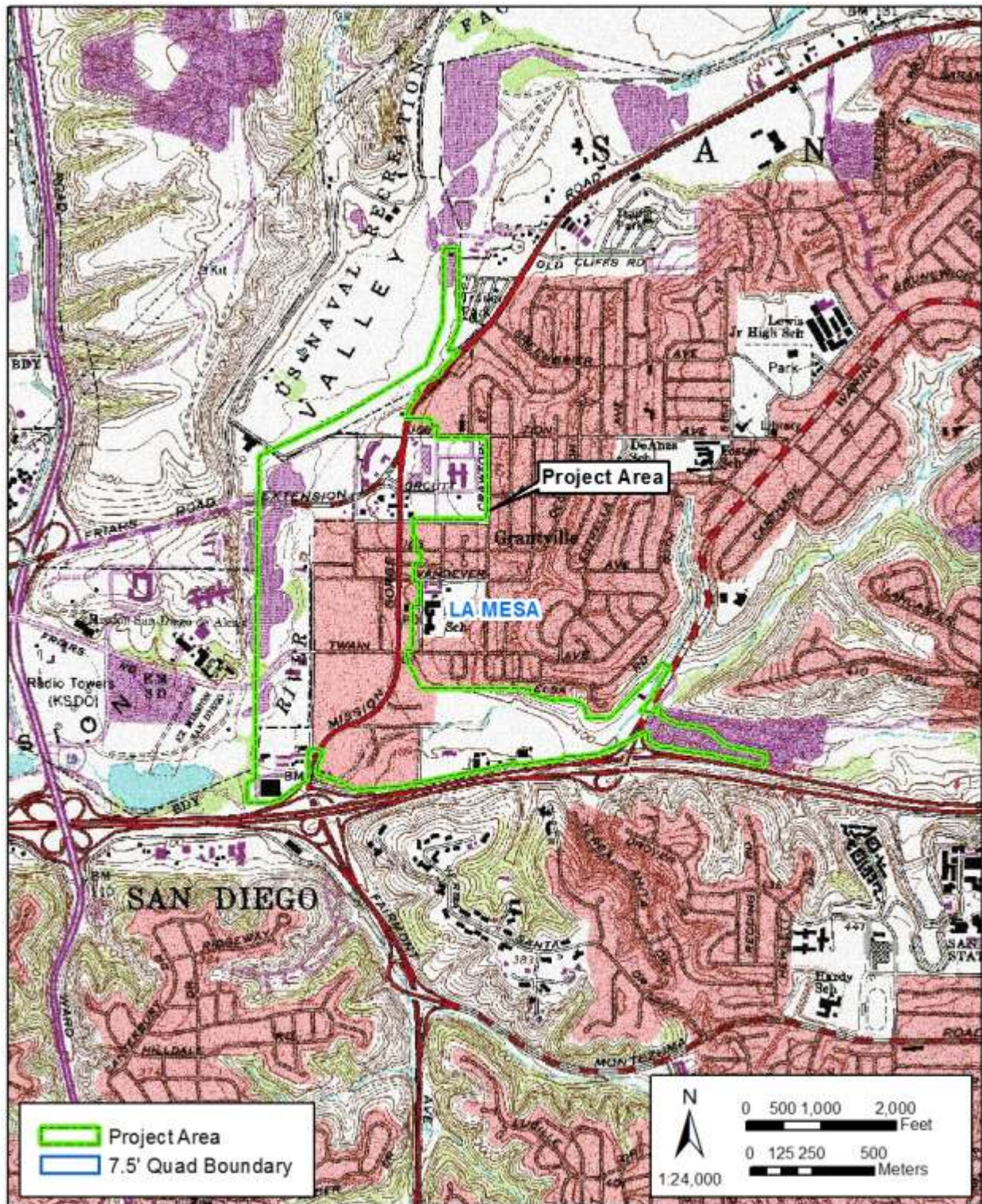


Figure 1. Project location map on La Mesa USGS map.



Figure 2. Project area map.

## **METHODOLOGY**

This study included an archaeological resource survey, archival research and a historic resource reconnaissance survey. The archaeological resource survey included a records search, Native American consultation and a pedestrian survey of undeveloped land within Subarea A. The archaeological survey report, including record search results and Native American correspondence, is provided in Appendix A.

ASM conducted archival research to develop a regional historical context and area-specific context for resources within the Project area. ASM conducted research at the San Diego History Center where primary documents and secondary literature were gathered, historical aerials from the United States Department of Agriculture were analyzed, a variety of maps and newspaper articles were reviewed from multiple sources, secondary literature was gathered from the University of San Diego, and other sources such as census data were considered, as appropriate.

Historic USGS topographic maps as well as historic aerials from [historicaerials.com](http://historicaerials.com) were also analyzed and show the historical development of the Project area. ASM also obtained general construction dates for the built environment resources within the Project area from the SANGIS database, and augmented those dates through [historicaerials.com](http://historicaerials.com) to identify all parcels developed prior to 1974 (Figure 3) ([Historicaerials.com](http://Historicaerials.com) 1953, 1964, 1980, 1989, 2003).

ASM conducted a historic resource reconnaissance survey on November 4, 2013, to identify potential historic resources within the Project area. The reconnaissance-level field survey was conducted by ASM's Senior Architectural Historian Shannon Davis and Assistant Architectural Historian Justin Castells through a windshield survey of the entire Project area. During the survey, the architectural historians took written notes and photographs of overall street views and neighborhood settings. All buildings constructed prior to 1974 were identified, and information was recorded for architectural style, year built (based on the SANGIS database and [historicaerial.com](http://historicaerial.com) data), resource attributes (property type), integrity, and National Register of Historic Places NRHP status code (Appendix B). For any properties recommended for future evaluation the potential NRHP criteria was noted. Information recorded for each parcel was directly entered in a City of San Diego Access database.



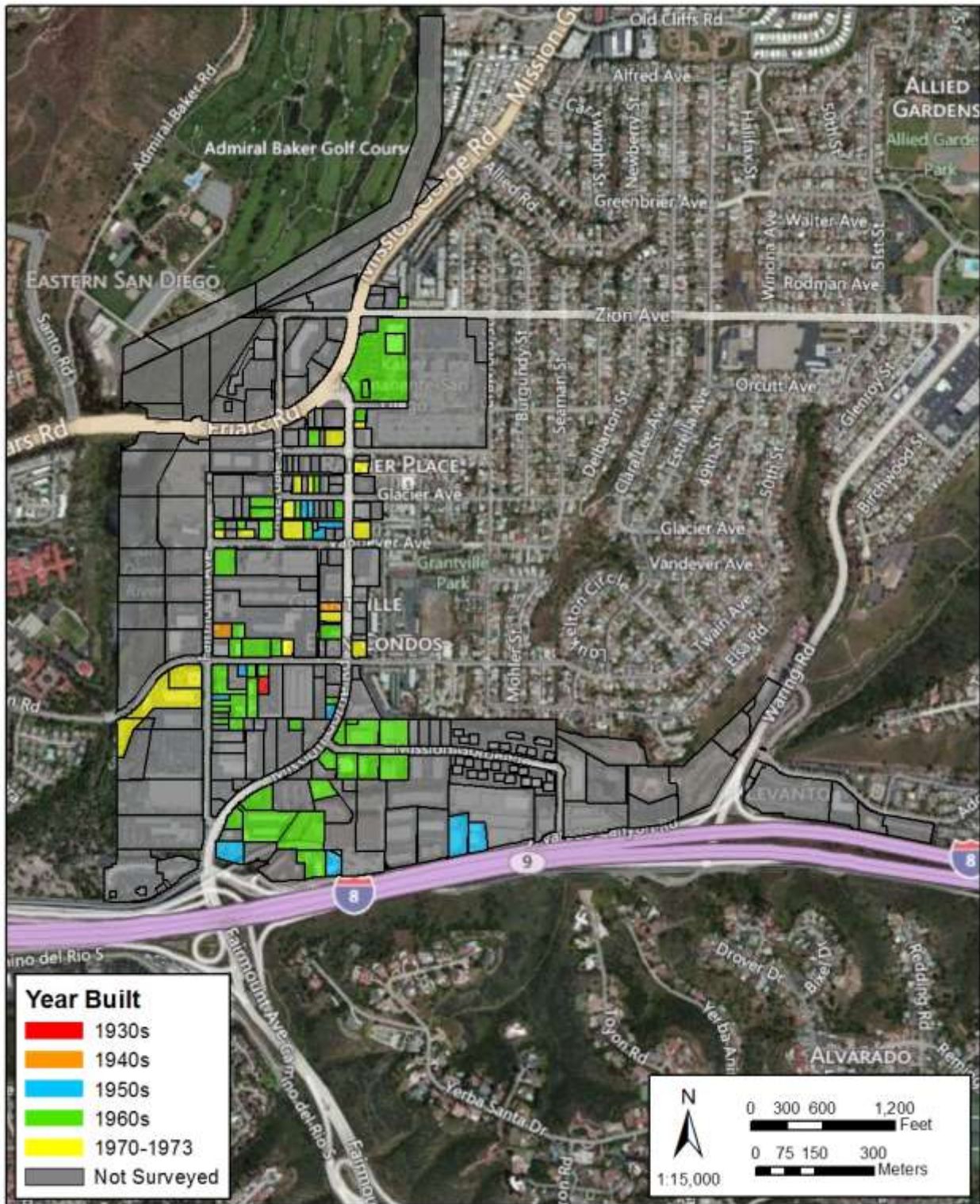


Figure 3. Project area map identifying parcels developed prior to 1974.



## 2. KNOWN RESOURCES AND PREVIOUS STUDIES

### RECORDS SEARCH RESULTS

ASM conducted a records search at the SCIC of the California Historical Resources Information System (CHRIS) at San Diego State University on October 9, 2013. The records search area included a 0.5-mi. buffer zone around the Project area. The search included a search of all relevant site records on file with the SCIC, as well as a search of the NRHP, California Register of Historical Resources (CRHR), and other local registers, to determine if significant archaeological or historical sites had previously been recorded within or near the project survey area (Appendix A).

### Previous Studies

Ninety-six previous cultural reports have addressed areas either within the Project area or within the 0.5-mi. records search buffer (Table 1). These reports are on file at the SCIC. Thirty-three of the previous reports have addressed portions of the Project area. The entire Project area has been previously inventoried for cultural resources. Full record search results are provided in the archaeological survey report provided in Appendix A.

### Previous Recorded Historic Addresses

Nine historic addresses have been previously recorded within the 0.5-mi. records search buffer (see Table 1); none of the historic addresses is within the Project area.

Table 1. Historic Buildings within the Project Area and 0.5-mi. Records Search Radius

<b>Address</b>	<b>Common/Historic Name</b>	<b>City</b>	<b>Location in Relation to the Project Area</b>
10810 San Diego Mission Road	San Diego Mission Church	San Diego	Outside
2400 Admiral Baker Road	Van Deman Hall USAR Center	San Diego	Outside
4256 Ridgeway	-	San Diego	Outside
4449 Yerba Santa Drive	Bond-Neutra House	San Diego	Outside
5317 E. Palisades Road	Edna Thomas House	San Diego	Outside
6914 Mission Gorge Road	-	San Diego	Outside
6974 Mission Gorge Road	-	San Diego	Outside
6980 Mission Gorge Road, Suite B	-	San Diego	Outside
6980 Mission Gorge Road, Suite E	-	San Diego	Outside



### 3. IDENTIFYING ELIGIBLE RESOURCES

In order to identify historically significant, or eligible, resources in Grantville, ASM first identified important themes to this specific community. Second, we identified potential property types that might reflect or represent those important themes. The identification of those themes and property types then provide a framework for considering the historical significance of specific resources based on criteria established by the NRHP, CRHR, City of San Diego Register, and CEQA—all of which are identified at the end of this section.

#### THEMES

After conducting area-specific research, four important themes were identified for the Grantville community:

- 1) Mission San Diego de Alcalá and Ex-Mission Rancho (1769-1887)
- 2) Early Community Development (1887-1888)
- 3) Agricultural Community Development (1887-1953)
- 4) Commercial, Industrial, and Manufacturing Development (1954-1973)

#### PROPERTY TYPES

Several property types were identified that have the potential to represent those important themes. These include residential, commercial, industrial, agricultural, and institutional.

##### Residential

Few residential buildings remain in the Grantville area, but a few single-family and multi-family dwellings were identified in the reconnaissance survey. Most were constructed in the 1950s and 1960s, and are typically small single-family houses, with one example of a low-rise apartment building. Most are vernacular, constructed with only minor stylistic influences from popular early to mid-twentieth century architectural styles such as Craftsman or Minimal Traditional. The earliest of these buildings have the potential to be historically significant for their association with community development prior to the growth of industry and manufacturing in Grantville (Figure 4).

##### Commercial

Multiple commercial buildings remain in Grantville, most being less than three stories in height. Commercial development is concentrated along the major streets, especially Mission Gorge Road (Figure 5). No commercial buildings remain prior to 1949; most relate to the Commercial, Industrial, and Manufacturing Development period. Most were constructed without reference to stylistic elements of popular mid-twentieth century architectural styles. Only a few examples of Contemporary, Google, or Post-Modern exist (Figure 6).

### 3. Identifying Eligible Resources

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Figure 4. 4385 Twain Avenue, a residential building in project area, one of few remaining of this property type.



Figure 5. Typical commercial buildings in project area, east side of 6200 block of Mission Gorge Road.



Figure 6. Typical commercial buildings in project area, west side of 6000 block of Mission Gorge Road including an example of Googie style architecture.

### **Industrial**

Several industrial buildings remain in Grantville, scattered throughout the area. No industrial buildings remain prior to 1946 and relate to the Commercial, Industrial, and Manufacturing Development period. All were constructed without reference to stylistic elements of popular mid-twentieth century architectural styles (Figure 7).

### **Agricultural**

No agricultural properties were identified within the project area, although that was the characteristic property type for the area prior to the mid-twentieth century.

### **Institutional**

Few institutional buildings were identified. A community hall for the Veterans of Foreign Wars (VFW) is the only such building with the project area (Figure 8). It is a vernacular building, constructed without reference to stylistic elements of popular mid-twentieth century architectural styles. Kaiser Hospital occupied multiple parcels within Grantville; however, all buildings are less than 40 years old.

### 3. Identifying Eligible Resources

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Figure 7. Typical industrial building in project area, 4530 Mission Gorge Place.



Figure 8. Typical institutional and commercial buildings in project area, north side of Twain Avenue including VFW Hall in center.



## EVALUATION CRITERIA

Districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality illustrating or interpreting the heritage of San Diego, California, or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the City of San Diego Register, CEQA, CRHR, and NRHP provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

### National Register of Historic Places

Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation.

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

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

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- 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; or
- c) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- 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; or
- 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.

### **California Register of Historical Resources**

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined 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” (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

### **City of San Diego Register of Historic Places**

Chapters 11, 12, and 14 of the City of San Diego’s Municipal Code established the Historical Resources Board to administer the City’s historical preservation program (City of San Diego 2008). The municipal code also establishes criteria by which landmarks and historic districts can be locally designated. In order to be eligible for designation on the San Diego Register of Historic Places (San Diego Register) by the Historical Resources Board, an improvement,

building, structure, sign, interior element and fixture, feature, site, place, district, area, or object must satisfy at least one of the following criteria:

- A. Exemplifies or reflects special elements of the city's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- B. Is identified with persons or events significant in local, state, or national history.
- C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.
- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value, or which represent one or more architectural periods or styles in the history and development of the city.

In addition to meeting one or more of the above criteria, a City of San Diego Register-eligible property must also retain sufficient integrity to convey its significance. Although the City's municipal code does use a 45-year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing in the City's register.

### **California Environmental Quality Act**

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project's impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics

of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource is considered by the lead agency to be a "historical resource" if it:

- 1) Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC.
- 3) Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

### **Integrity**

In order to be eligible for listing in the NRHP, CRHR, or San Diego Register, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1998). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.

5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.



## 4. HISTORIC CONTEXT

### MISSION SAN DIEGO DE ALCALÁ AND EX-MISSION RANCHO (1769-1887)

During the Spanish period, land that became Grantville was part of Mission San Diego de Alcalá. The mission had been founded as the first of 21 Spanish missions (1769-1823). Charged with converting pagan Indians to Christianity, the mission system and its soldiers safeguarded Spain's interest. Soldiers protected the mission from Presidio Hill and Friar Junípero Serra first served the new mission by overseeing its operations and assumed control over the land as a trustee for the Indians. The mission system operated under the expectation that once the Indians had been Christianized and "civilized," land would become a pueblo. In 1774, the presidio became a Royal Presidio and the mission had been relocated 6 mi. up the San Diego River to its present site. Indians living near the Mission complex continued working the land, slowly transforming it into orchards (citrus and olive), vineyards, farm crops, and cattle ranch land. Indians in the backcountry, however, preferred to keep their distance from the mission to resist disease and retain their way of life (Engstrand 2005:50-54; Pourade 1960:xv, 18-19, 117; Robinson 1948:23-26). By 1797, mission land encompassed 50,000 acres. Livestock on mission land had grown to 20,000 sheep, 10,000 cattle, and 1,250 horses (Mission San Diego de Alcalá 2013). A dam and aqueduct<sup>1</sup> had been constructed providing a regular supply of water for the mission orchards and fields (Engstrand 2005; Pourade 1960).

When the Spanish-Mexican War ended in 1821, San Diego became the new capital of Alta California and the area began transitioning from a religious and military outpost to a civilian town with outlying ranches. By 1824, unpaid presidio soldiers of Mission San Diego de Alcalá began constructing homes at the base of Presidio Hill in present-day Old Town and made it into the center of local activity. Beginning in 1834, mission land was converted into large land grants or ranchos as part of secularization of missions. Although some land had been granted to Indians, most of the land went to military men or merchants loyal to the new government (Christenson and Sweet 2008:7; Engstrand 2005:64-66; Robinson 1948:23-72). Present-day Grantville had been part of mission land and during desecularization became part of the Ex-Mission Rancho (Smith 1985:2).

Land ownership became hotly contested following the Mexican-American War (1846-1848). New government taxes, together with challenges to their land holdings and difficulty obtaining federal land patents severely hindered Californios. By 1860, most did not retain their original land holdings. Large tracts of unimproved farmland and substantial, often unconfirmed, ranchos characterized the largely uninhabited San Diego County (Garcia 1975). Meanwhile, William Heath Davis' 1850 attempt to establish a coastal New Town in San Diego failed after a short period of time. Alonzo E. Horton's second attempt to establish New Town in 1867 became the

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<sup>1</sup> A ditch extended from the mission aqueduct through present-day Grantville, near the original Grantville Elementary School, and became known as the Grantville Ditch (Smith 1985:8).

successful foundation for present downtown San Diego (MacPhail 1971; Mills 1968; Padilla-Corona 1997). In the late 1860s and early 1870s, new settlers began to arrive in San Diego, attracted by the availability of former ranch land became officially conveyable. Small farming communities were quickly established throughout San Diego County (Pourade 1964:167-191). As New Town developed, the Grantville area remained on the fringe until the real estate boom of the 1880s.

### **Associated Property Types**

Mission San Diego de Alcalá and its associated structures are the most important properties associated with this theme and period; early ranchos or residential complexes might be another associated property type. While significant to the general history of the area, these resources are located outside the project area. No property types that reflect this important theme are extant in Grantville Subarea A.

## **EARLY COMMUNITY DEVELOPMENT (1887-1888)**

In 1885, the California Southern Railroad connected San Diego with the rest of the United States and opened up new possibilities for San Diego. Land companies and railroads promised settlers great opportunities in real estate located in an unbeatable climate. Settlers poured into San Diego and the population more than quadrupled between 1880 and 1890; real estate prices skyrocketed. As people rushed to San Diego, the need for goods and services increased and freight shipments rose exponentially. Land companies bought and subdivided land for new town sites, and often railroad depots became centers of new communities (Lowell 1985; Smythe 1908:391-412). At the height of the boom just before its bust, a number of towns developed including San Ysidro (1886), La Jolla (1887), Golden Hill (1887), Pacific Beach (1887), Ocean Beach (1887), and Grantville (1887) (Barman et al. 1985).

Grantville developed as a chosen town site for the Grand Army of the Republic as the first Soldiers' Home in California for disabled and aging veterans. The Junipero Land and Water Company organized and laid out the new town as a 220-acre property with 1,500 lots (Davidson 1935; Fetzer 2005:55; Fox 1894; Golden Era 1887). The designed Soldiers' Home for disabled and aged veterans extended two blocks as Grant Circle. Streets took on the names of war heroes on the east-west planes and assumed names of town founders for streets running north and south. The "City Beautiful" movement justified the need for designing parks as part of town plots. In Grantville, a 20-acre garden and park was plotted at the San Diego River and Logan Avenue. Securing a water supply for a new town was essential for its success. The Junipero Company laid out water pipes that delivered water from the San Diego River stored in a 250,000-gallon reservoir constructed by the Junipero Company and the San Diego Flume Company (Smith 1985:4-5). War veteran and manager of the San Diego Development Company Colonel W. H. Holabird<sup>2</sup> promoted the new veteran-centered town across the United States as a fellow comrade-

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<sup>2</sup> Colonel Holabird had been working for the Atchison, Topeka, and Santa Fe Railroad as a traveling agent and made his way out to San Diego to assist his Civil War comrade, Hampton L. Story, on his successful Hotel Del Coronado



in-arms, and praised Mission Valley for its idyllic qualities (Davidson 1935; Fetzer 2005:55). In a little more than six months, 400 of the 1,500 lots had been sold. A few families constructed their homes, largely on 5-acre lots, and began planting on their property. Although one wing of the Soldiers' Home had been constructed in June 1888, it is unclear if the home was actually finished as the real estate bust in 1888 likely caused a slowdown or abandonment of the project (Smith 1985:5-6).

### **Associated Property Types**

Property types that have the potential to reflect this theme and period could include residential properties, institutional, utility, railroad resources, or landscapes. No extant resources were identified in Grantville Subarea A that represent this important theme.

## **AGRICULTURAL COMMUNITY DEVELOPMENT (1887-1953)**

Although the plotted town did not develop as planned, enough people, primarily farmers, lived in Grantville to justify the establishment of the first post office, Holabird (March-July 1888). The post office became Orcutt, possibly named after a local scientist Charles R. Orcutt, but most likely its namesake was the first post master, Herman C. Orcutt. The post office moved to adjacent Gravilla community from 1897 to 1905 (Fetzer 2005:55). Gravilla was a small "villa" near a gravel pit, prompting the short-lived name and community (California 1904; Durham 2000; Fetzer 2005:55). At the time of the 1891 and 1898 surveys of the Grantville/Gravilla area, there were potentially 20 structures in the small rural town with linkage by road to the mission via a bridge across the San Diego River. The county road that later became Highway 80 in 1926 and Interstate 8 in the 1950s was the main east-west thoroughfare (United States Geological Survey 1930). One of the known structures constructed in 1890 was the small one-room school house where 29 students went to school<sup>3</sup> (Smith 1985:7). The school became the center of the rural community and remained as such for many years (Gwynne n.d.).<sup>4</sup>

From 1890 to 1900, San Diego's population was relatively stagnant due to the national depression that caused a collapse in the local real estate market. By 1910, a growing agricultural economy and an increasing military presence contributed to a growth spurt (California Development Board 1918; Heibron 1936; United States Census 1890, 1900, 1910, 1920). In Mission Valley, agriculture was an essential economic driver into the early 1900s. Most people living in the valley were ranchers, farmers, and dairymen, including Charles A. Moretti, Adolph A. Guglielmetti, David L. Akers, who were farmers in Grantville. Baishi Otsuka was a local Japanese gardener. A variety of agricultural crops and livestock were grown in the Grantville area including hogs, horses, alfalfa, and dairy cows. By 1915, four of the 52 dairies in the county were located in the small town of Grantville. By the end of the 1920s, the population of Grantville was small with potentially fewer than a dozen families living in the community.

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venture with Elisha Babcock. Holabird was remembered as having laid out towns along the Santa Fe Railroad in Southern California (Van Dyke 1888:203-205).

<sup>3</sup> The school was later rebuilt after the 1916 flood (Smith 1985:7).

<sup>4</sup> For a number of years, citizens within the Mission Precinct voted at the school (San Diego Union 1896).

Relatively small farm acreage characterized the properties in Grantville with alfalfa fields, horses, stables, corrals, hen houses, and fruit trees (San Diego Union 1921; Tax Factor 1928). The core of the community extended from Orcutt to Vandever Avenues and present-day Riverdale and Holabird Streets. Since the community's founding, present-day Fairmount to Twain Avenues to Mission Gorge Road has been the main roadway artery through the community since at least the late 1890s (United States Geological Survey 1930). In 1930, there was a dairy at Fairmount and Vandever Avenues where barley was sown and harvested (California 1910, 1916, 1926; Chandler 2001:138; Fisher et al. 1899; San Diego Directory Company 1909, 1915, 1916, 1920, 1925, 1930, 1935; San Diego Union 1899). By 1936, people with other occupations were living in Grantville, such as Henry Christiansen who was a truck driver (California 1936). However, dairy farming remained the main occupation for most in Mission Valley in the early 1940s. In 1940, there were 20 dairies in the valley alone producing 160,000 gallons of milk. In Grantville, there were at least two family dairy farms: Model and Barker. Other families raised horses or poultry on their farms. Citrus and deciduous orchards existed on the eastern side of the valley, including Grantville. Most homes were small farm properties and there were not typical subdivisions in the area (California 1942, 1944; San Diego Union 1939, 1940, 1946). Some families had two-story farm houses, barns, small auxiliary buildings, and outhouses (Smith 1985).

### **Associated Property Types**

Property types that have the potential to reflect this theme and period could include residential commercial, institutional, agricultural/ranch, or landscapes—especially vernacular agricultural landscapes. Only three property types were identified in Grantville Subarea A that are associated with this time period: residential, commercial, and industrial.

#### **Residential**

Residential properties that are associated with Grantville's Agricultural Community Development will be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:

- sufficiently represent Grantville's Agricultural Community Development period;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, feeling, and association. Properties should also retain moderate integrity of setting, design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. Properties generally eligible under these criterion should retain a high degree of integrity of setting. However, because the area is no longer agricultural in nature, changes to the setting are to be expected, and would not preclude eligibility. The extent to which the setting has been changed, and the significance of that change, should be considered along with all other aspects of integrity when evaluating each property within its historical context, especially given the rarity of this type of resource.

Residential properties that are associated with Grantville's Agricultural Community Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual who contributed to Grantville's Agricultural Community Development period;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

It is unlikely that any residential properties associated with Grantville's Agricultural Community Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural styles, types, and methods of construction for the two remaining residential resources from this time period are not distinctive, but typical of small residences built throughout San Diego during the first half of the twentieth century. It is also unlikely that a residential property in Grantville was designed by a master architect, builder, designer, or engineer during the Agricultural Community Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1887-1953;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. Properties should also retain moderate integrity of location, setting, feeling, and association.

### ***Recommendations***

Only two residential buildings constructed before 1954 remain in Grantville Subarea A. 4385 Twain Avenue, built in 1930, is the oldest remaining property in the project area, retains moderate integrity, and has the potential to be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B. The other property, 4421 Glacier Avenue, has low integrity and is not likely to be eligible.

### **Commercial**

Commercial properties that are associated with Grantville's Agricultural Community Development will be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:

- sufficiently represent Grantville's Agricultural Community Development period;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

Commercial properties that are associated with Grantville's Agricultural Community Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual who contributed to Grantville's Agricultural Community Development period;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

It is unlikely that any commercial properties associated with Grantville's Agricultural Community Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural styles, types, and methods of construction for the three remaining commercial resources from this time period are not distinctive, but typical of small commercial buildings constructed throughout San Diego during the first half of the twentieth century. It is also unlikely that a commercial property in Grantville was designed by a master architect, builder, designer, or engineer during the Agricultural Community Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1887-1953;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. Properties should also retain moderate integrity of location, setting, feeling, and association.

### ***Recommendations***

Only three commercial buildings constructed before 1954 remain in Grantville Subarea A: 5801, 6041, and 6121 Fairmount Avenue. All possess low overall integrity and are not likely to be eligible.

### **Industrial**

Industrial properties that are associated with Grantville's Agricultural Community Development will be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:

- sufficiently represent Grantville's Agricultural Community Development period;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

Industrial properties that are associated with Grantville's Agricultural Community Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual who contributed to Grantville's Agricultural Community Development period;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

It is unlikely that any industrial properties associated with Grantville's Agricultural Community Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural styles, types, and methods of construction for the three remaining industrial resources from this time period are not distinctive, but typical of small industrial buildings constructed throughout San Diego during the first half of the twentieth century. It is also unlikely that an industrial property in Grantville was designed by a master architect, builder, designer, or engineer during the Agricultural Community Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1887-1953;
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. Properties should also retain moderate integrity of location, setting, feeling, and association.

### ***Recommendations***

Only one industrial building constructed before 1954 remain in Grantville Subarea A: 6140 Mission Gorge Road. It possesses low overall integrity and is not likely to be eligible.

## **COMMERCIAL, INDUSTRIAL, AND MANUFACTURING DEVELOPMENT (1954-1973)**

Grantville remained a small, rural agricultural community from the 1880s until the early 1950s when the construction of the large suburban community of Allied Gardens and a new asphalt-mixing plant signified a shift away from an agricultural land use. While San Diego's population notably grew during and following World War II, limited post World War II infill was most notably around the town core (Orcutt to Vandever Avenues and present-day Riverdale and Holabird Streets) and in the southwestern area of the community, south of Twain and east of Fairmount Avenue. Road improvements between 1947 and 1955 indicate some growth in the community with an extension of Fairmount Avenue to Sheridan Lane as well as side streets that provided access to many new buildings at the corner of Fairmount and Twain Avenues, including several industrial or commercial buildings. New buildings were constructed north of Twain Avenue and east of Fairmount Avenue as well as at Fairmount Avenue and Sheridan Lane. Buildings were also constructed north of the new four-lane Interstate 8, east of Fairmount Avenue, and southeast of present-day Mission Gorge Road. In the northern part of the community, new commercial buildings were constructed north of Orcutt Avenue and east of

Riverdale Street (San Diego County 1938; United States Census Bureau 1940, 1950; United States Department of Agriculture 1953, 1964; United States Geological Survey 1942, 1947, 1955, 1959, 1969). Arguably the most significant building constructed for the community was the Grantville Elementary School in 1954 (Gwynne n.d.).<sup>5</sup> At that time, the business district was minute with only a store and a restaurant to serve the small community. Only a few small paved streets facilitated traffic in the community: Powers Street north from the intersection of Fairmount Avenue and Camino del Rio turning into Twain Avenue, and Mission Gorge Road northeast from Twain. The main east-west roads that intersected Mission Gorge Road were still dirt lined: Vandever, Orcutt, Lassen, and Zion (Smith 1985:9). Big changes in Grantville followed the incoming suburban community of Allied Gardens.<sup>6</sup>

Development of large-scale residential projects in San Diego in the early 1950s became possible with new funding options when the city had been identified as a critical defense center during and following World War II. Developers began designing large expanses of land in the San Diego Metropolitan area for expansive residential tracts and one of the largest was Allied Gardens (San Diego Union 1951). In 1953, grading for Allied Gardens began on 1,800 acres of the old Waring Ranch. By 1957, Bollenbacher and Kelton, Inc. constructed 4,000 homes making Allied Gardens and Clairemont the largest subdivisions in the City of San Diego at that time (Smith 1985:9). Other subdivisions soon followed.

Similar to other areas around San Diego County, farmland in Grantville quickly became more valuable for development. One of the new manufacturing businesses to the Mission Valley area in the early 1950s was an asphalt-mixing plant operated by M. H. Golden Construction Company and the Ed Fletcher Company. Locals voiced their concerns fearing that the allowance of asphalt plants only a few miles from the center of Grantville would prompt industrial businesses to take over the area. Many also feared the impact of heavy trucking on the community's main road, Mission Gorge Road, would harm existing farmers (San Diego Union 1954a, 1954b). The incoming asphalt plant signaled a monumental transition in land use in the community.

From the mid-1950s to 1964, the agricultural composition of Grantville quickly dissolved into industrial and commercial properties. In the early part of 1955, Grantville was annexed by the City of San Diego (San Diego Union 1955). By September 1956, the City of San Diego was considering a proposal to permanently zone Grantville for industrial, commercial, and residential, in opposition to some local businessmen and residents who were leery of the permanent zoning (San Diego Union 1956a). When the area had been rezoned, new businesses followed such as the Star Beverage Company property at the corner of Vandever and Power Streets where Mr. and Mrs. Leo V. Price planned on constructing a new bottling plant (San Diego Union 1956b). In the late 1950s, a number of properties newly zoned for manufacturing

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<sup>5</sup> The Grantville Elementary School that had been rebuilt in 1916 remained the epicenter of the community. Although it was part of the vast and growing San Diego Unified School District, the four-classroom school remained small and rural with only 107 students. Some still rode horses to school since grounds that surrounded the school provided pasturage for horses and cattle. The small community was not yet connected to the city water and sewer systems as it was still a part of the county. Plans for a new school had been approved by March 1953 at a location one block from the old school site (San Diego Union 1953).

<sup>6</sup> The new suburban community had been named after the corporation that oversaw the construction, Allied Contractors (Smith 1985:9).

were for sale (San Diego Union 1958). A longstanding dairy-farming family, the Jaussauds, subdivided their land<sup>7</sup> at Mission Gorge Road and Mission Gorge Place for use by the M. H. Golden Construction Company in the late 1950s (Nolan 1957). Land that had been pasture near the Grantville Elementary School was for sale in 1960 (San Diego Union 1960a). Most of the buildings that were constructed south of Twain Avenue were industrial or commercial. Reshaping Mission Gorge Road's contours between 1959 and 1964 meant a number of buildings in the southwestern corner of the community at Fairmount and Twain Avenues were bypassed and direct access from the major road was no longer possible. However, the road improvement provided better access to the new Golden Grantville Industrial Tract. By 1964, the rural character of the community had almost vanished (United States Department of Agriculture 1953, 1964; United States Geological Survey 1959, 1969).

Over the years, Grantville Elementary School had been a bulwark in the community and so was its PTA.<sup>8</sup> In 1960, the Grantville Kiwanis Club organized and Grantville obtained its first post office since the 1880s (Fetzer 2005:55; San Diego Union 1960b). Although some remember that the Toyota dealership on Mission Gorge Road was the first in the United States, the first Toyota dealership was actually established in Hollywood, California in October 1957 (Toyota 2013). Kaiser Permanente Hospital and Friars Shopping Center and the adjacent strip mall west of Riverdale Street were constructed between 1964 and 1980 (United States Department of Agriculture 1964, 1980). By 1973, the 5,000- to 6,000-acre Waring Ranch had been built out to 6,000 homes and became home to 18,000 residents (Smith 1985:10). In recent decades, many businesses in the community have adapted earlier buildings to serve new functions.

## **Associated Property Types**

Property types that have the potential to reflect the Commercial, Industrial, and Manufacturing Development (1954-1973) theme and period could include residential, commercial, industrial, institutional, or educational. Four property types were identified in Grantville Subarea A that are associated with this time period: residential, commercial, industrial, and institutional.

### **Residential**

Residential properties that are associated with Grantville's Commercial, Industrial, and Manufacturing Development are predominately suburban residential developments. No eligible historic districts were identified within Subarea A, so residential properties only have the potential to be eligible as individual resources. Residential properties would be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:

- sufficiently represent the suburban residential tract development typical of Grantville's Commercial, Industrial, and Manufacturing Development period;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement (City of San Diego 2007).

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<sup>7</sup> The property was renamed Golden Grantville Industrial Tract.

<sup>8</sup> The Grantville Elementary School is no longer used as an elementary school. It closed in 1989 (California Department of Education 2013).

- retain high overall integrity (because of the large number of resources in Grantville—although almost all are outside the project area);

Residential properties that are associated with Grantville’s Commercial, Industrial, and Manufacturing Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual who contributed to Grantville’s Commercial, Industrial, and Manufacturing Development period;
- possess elements reflective of Modernism as established in the City of San Diego’s Modernism Context Statement.

retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

It is unlikely that any residential properties associated with Grantville’s Commercial, Industrial, and Manufacturing Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural styles, types, and methods of construction for the five remaining residential resources from this time period are not distinctive, but typical of small single-family residences or low-scale multi-family dwellings built throughout San Diego during the mid-twentieth century. It is also unlikely that a residential property in Grantville was designed by a master architect, builder, designer, or engineer during the Commercial, Industrial, and Manufacturing Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1954-1973;
- possess elements reflective of Modernism as established in the City of San Diego’s Modernism Context Statement.
- retain high overall integrity. The property should especially retain a high degree design, materials, and craftsmanship, as well as moderate integrity of location, setting, feeling, and association.

### ***Recommendations***

Only five residential buildings constructed between 1954 and 1973 remain in Grantville Subarea A. None sufficiently represent the suburban residential tract development typical of Grantville’s Commercial, Industrial, and Manufacturing Development period, and all possess only low or moderate integrity. None are likely to be eligible..

### **Commercial**

Numerous commercial properties are extant in the project area that are associated with Grantville’s Commercial, Industrial, and Manufacturing Development. Commercial properties will be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:



- represent businesses, industries, or manufacturers that made significant contributions to the development of Grantville from 1954 and 1973;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high overall integrity due to the large number of comparable properties with the potential to represent this theme.

Commercial properties that are associated with Grantville's Commercial, Industrial, and Manufacturing Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual associated with Grantville's Commercial, Industrial, and Manufacturing Development period;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high overall integrity due to the large number of comparable properties with the potential to represent this theme.

It is unlikely that any commercial properties associated with Grantville's Commercial, Industrial, and Manufacturing Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural styles, types, and methods of construction for the remaining commercial resources from this time period are generally not distinctive, but typical of small commercial buildings constructed throughout San Diego during the mid-twentieth century. It is also unlikely that a commercial property in Grantville was designed by a master architect, builder, designer, or engineer during the Commercial, Industrial, and Manufacturing Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1954-1973;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high overall integrity, especially a high degree design, materials, and craftsmanship due to the large number of comparable properties with the potential to represent this theme.

### ***Recommendations***

Of more than 50 commercial buildings constructed between 1954 and 1973, only four retain high integrity, 4411 Glacier Avenue, 6201 Mission Gorge Road, 6290 Riverdale Street, and 4340 Vandever Avenue, and have the potential to be eligible.

### **Industrial**

Industrial properties that are associated with Grantville's Commercial, Industrial, and Manufacturing Development will be eligible under NRHP Criterion A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:

- represent businesses, industries, or manufacturers that made significant contributions to the development of Grantville from 1954 and 1973;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high overall integrity due to the large number of comparable properties with the potential to represent this theme.

Industrial properties that are associated with Grantville's Commercial, Industrial, and Manufacturing Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual associated with Grantville's Commercial, Industrial, and Manufacturing Development period;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high overall integrity due to the large number of comparable properties with the potential to represent this theme.

It is unlikely that any industrial properties associated with Grantville's Commercial, Industrial, and Manufacturing Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural styles, types, and methods of construction for the three remaining industrial resources from this time period are not distinctive, but typical of small industrial buildings constructed throughout San Diego during the mid-twentieth century. It is also unlikely that an industrial property in Grantville was designed by a master architect, builder, designer, or engineer during the Commercial, Industrial, and Manufacturing Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1954-1973;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high overall integrity, especially a high degree design, materials, and craftsmanship due to the large number of comparable properties with the potential to represent this theme.

### ***Recommendations***

Eleven industrial buildings constructed between 1954 and 1973 remain in Grantville Subarea A. None possess high integrity and are therefore not likely to be eligible.

### **Institutional**

Institutional properties that are associated with Grantville's Commercial, Industrial, and Manufacturing Development are rare. Such properties would be eligible under NRHP Criterion

A/CRHR Criterion 1/HRB Criterion A and B for their association with this significant theme if they:

- represent institutions that made significant contributions to the development of Grantville from 1954 and 1973;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain moderate overall integrity (because of the rarity of the resource). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

Institutional properties that are associated with Grantville's Commercial, Industrial, and Manufacturing Development will be eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B for their association with this significant theme if they:

- are closely associated with an important individual who contributed to Grantville's Commercial, Industrial, and Manufacturing Development period;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain moderate overall integrity (because of the rarity of the resource, moderate integrity is acceptable). The property should retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain moderate integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable.

It is unlikely that any institutional properties associated with Grantville's Commercial, Industrial, and Manufacturing Development period will be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D for the theme of architecture. The architectural style, type, and method of construction for the one institutional resource from this time period are not distinctive, but typical of small institution buildings constructed throughout San Diego during the mid-twentieth century. It is also unlikely that an institutional property in Grantville was designed by a master architect, builder, designer, or engineer during the Commercial, Industrial, and Manufacturing Development period. If additional properties were to be identified in Grantville outside Subarea A, those properties could be eligible under the architecture theme for this period if they:

- represent distinctive characteristics of a style, type, period, or method of construction type, period, or method of construction typical of San Diego from 1954-1973;
- possess elements reflective of Modernism as established in the City of San Diego's Modernism Context Statement.
- retain high integrity of design, materials, and craftsmanship, as well as moderate integrity of location, setting, feeling, and association.

### ***Recommendations***

Only one institutional building constructed between 1954 and 1973 remains in Grantville Subarea A: the VFW Hall. The VFW Hall does not sufficiently represent Grantville's Commercial, Industrial, and Manufacturing Development theme, and it possesses only low integrity. As such, it is not likely to be eligible.



## 5. CONCLUSION AND RECOMMENDATIONS

The reconnaissance survey of Grantville's Subarea A revealed that few resources remain that potentially represent important historical themes and periods of this area of San Diego. No property types remain that reflect the theme of Mission San Diego de Alcalá and Ex-Mission Rancho (1769-1887), nor Early Community Development (1887-1888). Few properties remain in Grantville Subarea A that are related to the theme of Agricultural Community Development (1887-1953), including two residential buildings (only one with moderate integrity), three commercial buildings (all with low integrity) and one industrial building (low integrity). The one residential building with moderate integrity is the only building associated with this theme and period that has potential to be eligible.

More properties remain in Grantville Subarea A that relate to the theme of Commercial, Industrial, and Manufacturing Development (1954-1973), however few have the potential to be eligible as good representations of this theme and/or lack integrity. Five residential buildings remain that are potentially associated with this theme, but none sufficiently represent the suburban residential tract development typical of the theme and period, and all possess only low or moderate integrity. Of more than 50 commercial buildings potentially associated with this theme, only four retain high integrity. None of the 11 industrial buildings potentially associated with this theme retain high integrity. Only one institutional building exists that was constructed during the period of this theme, however it is not a good representation of it and lacks integrity. As such, only four commercial buildings with high integrity and are associated with this theme and period have the potential to be eligible.

In conclusion, only five parcels are recommended for future evaluation within Grantville's Subarea A as potential eligible historic resources (Table 1, Figures 9-14, and Appendix B). Future investigations into other areas in Grantville outside of Subarea A may identify resources that better represent the community's important themes, such as Allied Gardens and Mission San Diego de Alcalá.

4. Historic Context

Table 2. Potentially Eligible Historic Resources in Grantville’s Subarea A Keyed to Figure 9

<b>KEY</b>	<b>ADDRESS</b>	<b>YR. BUILT</b>	<b>APN</b>	<b>Integrity</b>	<b>Resource Attributes</b>	<b>STYLE</b>	<b>CRHR Code</b>
1	6290 RIVERDALE ST	1966	4585103200	High	1-3 Story Commercial Building	Contemporary	7R
2	4340 VANDEVER AV	1970	4585102800	High	1-3 Story Commercial Building	Post-Modern	7R
3	4411 GLACIER AV	1970	4585221700	High	1-3 Story Commercial Building	No Style	7R
4	6201 MISSION GORGE RD	1970	4585321200	High	1-3 Story Commercial Building	Googie	7R
5	4385 TWAIN AV	1930	4611601000	Moderate	Single Family Property	Craftsman Bungalow	7R

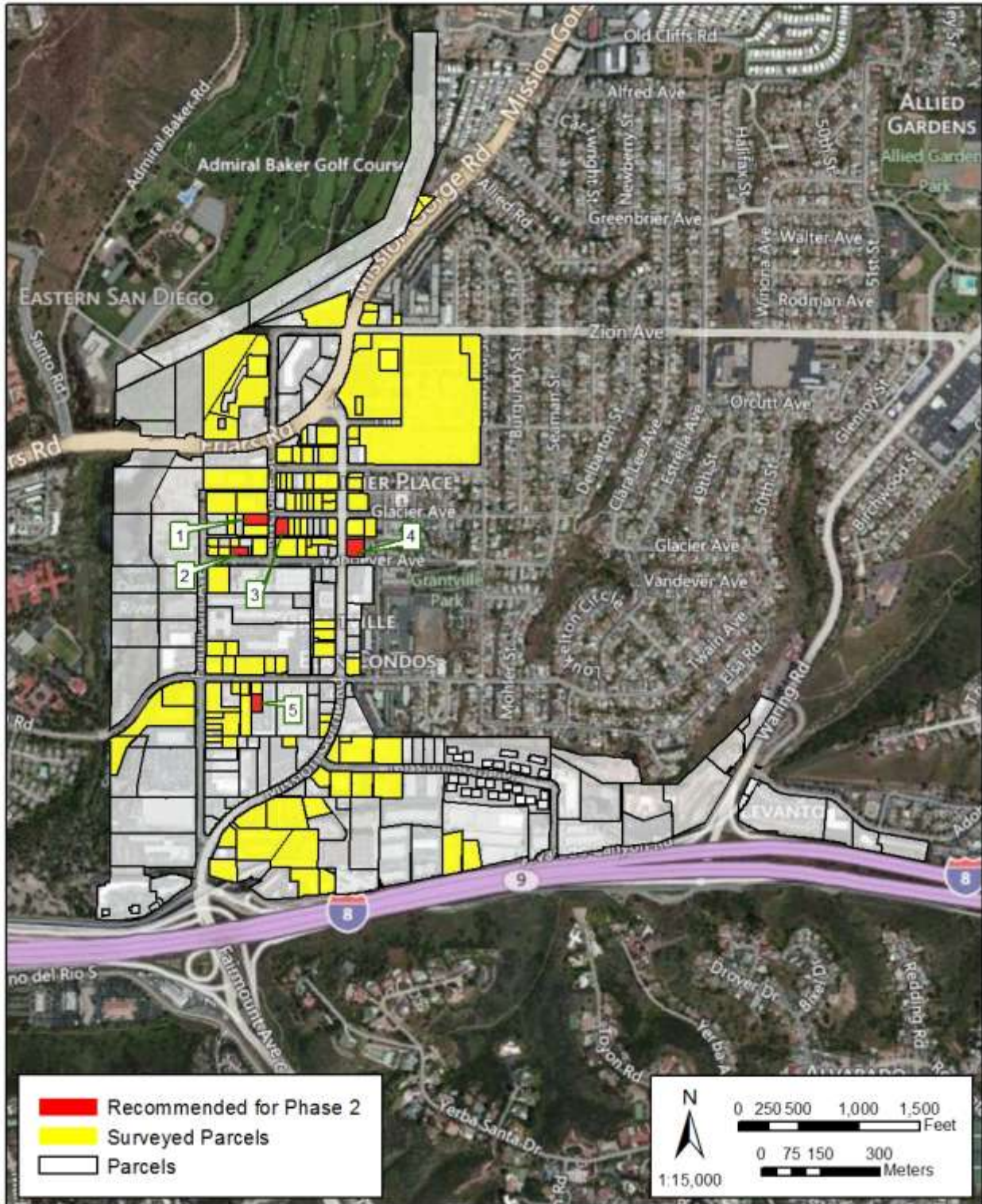


Figure 9. Parcels recommended for future evaluation with potential for eligibility.

4. Historic Context



Figure 10. 6290 Riverdale Street



Figure 11. 4340 Vandever Avenue





Figure 12. 4411 Glacier Avenue



Figure 13. 6201 Mission Gorge Road



Figure 14. 4385 Twain Avenue, a residential building in project area, one of few remaining of this property type (duplicate of Figure 4).

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# APPENDICES



## **APPENDIX A**

### **Cultural Resources Technical Report for the Grantville EIR Project**



## **APPENDIX B**

### **List of Historic Resources Surveyed in Grantville Subarea A**