



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: June 12, 2025

TO: Historical Resources Board

FROM: Bernie Turgeon, Senior Planner, City Planning Department

SUBJECT: ITEM 1, June 25, 2025, Agenda: Clairemont Community Plan Historic Preservation Component Information Item

With this Information Item, staff is seeking the Board's review and comment on the Clairemont Community Plan Update Cultural Resources Constraints and Sensitivity Analysis, the Clairemont Community Plan Area Historic Context Statement and the 2021 draft community plan's Historic Preservation Element (HPE) policies related to the identification and preservation of Clairemont's archaeological, tribal cultural and historical resources. These documents currently comprise the historic preservation component of the Clairemont CPU. A complete final draft HPE and an environmental document will be provided at a subsequent meeting.

Background

The community of Clairemont is located in the north-central portion of the City and encompasses approximately 11 square miles. The predominant topographic feature in Clairemont is a gently rolling mesa separated by several canyons and hillsides. Development is generally confined to the mesas and along the rim of Tecolote Canyon, Stevenson Canyon, San Clemente Canyon and into the hillside areas (Location Map, Attachment 1).

There are currently two locally designated historical resources within the planning area:

- Stough-Beckett Cottage (HRB #146)
- Aizo and Komume Sogo Farm (HRB #1305)

The City Planning Department began a comprehensive update to the Clairemont Community Plan in 2016, as the last update was in 1989. The first public meetings for the Clairemont Community Plan Update (CPU) were held in January 2017. In February 2018, the City Planning Department contracted with ICF Jones & Stokes and Urbana Preservation & Planning to complete a historic context statement for the Clairemont Community and contracted with ICF and Helix Environmental Planning to prepare a Cultural Resources Constraints and Sensitivity Analysis the following year. These documents are used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historical resources; and provide context. They also serve as required technical studies for the environmental analysis currently underway.

The Clairemont CPU is currently being revised to align with San Diego's comprehensive growth strategy, Blueprint SD. After the first draft of the Clairemont CPU was released in May 2021, the City Planning Department launched the Blueprint SD Initiative. This Initiative amended the City's 2008 General Plan, establishing a citywide policy framework for future growth and development. Blueprint SD focuses on achieving housing, climate, and equity goals by identifying a land use strategy and policies that promote increased housing and job opportunities in areas with high transit accessibility. This approach also aims to increase opportunities to walk, bike/roll and use transit for daily needs. The City Council adopted the Blueprint SD Initiative amendment to the General Plan in the summer of 2024. The second draft of the Clairemont CPU will be consistent with the 2024 General Plan, which will also ensure alignment with both the Climate Action Plan and SANDAG's San Diego Forward: The Regional Plan.

The Clairemont CPU will serve as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. This update envisions developing active, pedestrian-oriented areas to support opportunities for homes, jobs, and mixed-use development near transit. It focuses on retail and employment centers, residential areas, parks and public spaces, and bus rapid and light rail stations. The CPU also envisions a mobility network that serves vehicles and encourages walking, bicycling, and transit use. It acknowledges the natural network of canyons and open spaces as an integral part of the community and aims for a quality-built environment enriched by identifying and preserving Clairemont's significant historical, archaeological, and tribal cultural resources.

The City Planning Department anticipates releasing the second draft CPU this summer, with public hearings to follow in the fall.

Prior to the pause to align the CPU with the Blueprint San Diego Initiative, the Clairemont CPU was presented to the HRB at the May 2021 meeting. Supporting information from that meeting has been incorporated into this memo as well as a revised historic context statement. The staff memo acknowledged that since the inception of the CPU, the City Planning Department has placed a much greater emphasis on addressing equity in our initiatives and that the August 2019 draft historic context statement did not provide a well-rounded picture that addresses the exclusionary and discriminatory aspects of the various New Deal housing initiatives. Comment at the meeting also identified the need to include a discussion of the G.I. Bill (formally known as the Servicemen's Readjustment Act of 1944) with respect to this issue. The June 2025 draft HCS has been revised to acknowledge the discriminatory practice of redlining (page 26) and the effect of the discriminatory implementation of the G.I. Bill (page 43) on racial disparities in homeownership and wealth accumulation. Content was also added to address the scope of San Diego's wartime housing shortage (page 42).

Clairemont Community Plan Cultural Resources Constraints and Sensitivity Analysis

A Cultural Resources Constraints and Sensitivity Analysis report (CRCSA report, Attachment 2) was prepared by Helix Environmental Planning. Cultural resources are the tangible or intangible remains or traces left by prehistoric or historic peoples who inhabited an area. Cultural resources investigations are prepared by professional archaeologists as part of the CEQA analysis. CEQA also requires evaluation of potential impacts to cultural resources that

have value to California Native American tribes. The report provides a discussion of the natural environmental and cultural settings within the planning area; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission (NAHC) and local tribal representatives; analyzes the cultural sensitivity levels; and provides recommendations to best address archaeological and tribal cultural resources.

A request for tribal consultation in accordance with Senate Bill (SB) 18 was initiated by the City on May 2020 for the Clairemont CPU area. No response has been received from any of the Tribes to date.

Cultural Setting and Ethnohistoric Period

The region's cultural setting consists of the three prehistoric periods that archaeologists believe reflect human occupation within San Diego County and an ethno-historic period of events, traditional cultural practices and spiritual beliefs of local Native American groups recorded from the post-contact era. During the ethno-historic period associated with the Mission system, two indigenous groups inhabited San Diego County: the Luiseño and the Diegueño (Kumeyaay). The southern portion of San Diego County (south of Mission San Luis Rey and including the present-day Clairemont) is part of the ancestral land of the Kumeyaay.

The Kumeyaay have resided in San Diego County up through the present-day and their tribal cultural history is reflected in the history, beliefs and legends retained in songs and stories passed down through generations. Kumeyaay creation stories reflect a cosmology that includes aspects of a mother earth and father sky and inform a world view around cycles of the sky and forces of earthly life. Their people were created in the sea at the same time as the earth was created and religious rituals are tied to specific sacred locations.

Ethno-historical accounts describe the Kumeyaay traditionally as loosely patrilineal, exogamous, and each group or clan was associated with a restricted locality, probably their summer home, called *cimul* or *gentes*. Often several lineages lived together in a residential base camp typically located near local springs or water sources. Larger camping spots were located in river valleys and along the shoreline of coastal estuaries and are often called villages or rancherias by ethno-historians. Shelters were made of Tule or California bulrush. In the center of a camping spot was a circular dance ground, made of hard packed soils, where dances took place.

Subsistence cycles were seasonal and generally focused on an east-west or coast-to-desert route based around the availability of vegetal foods, while hunting and shellfish harvesting added a secondary food source to gathering practices. The Kumeyaay lived in the foothills on the edge of the Colorado Desert in the winter, in the mountains in the spring, and in the inland valleys in the summer, although all settlements of a clan could be occupied throughout the year. It is likely that the Kumeyaay used Rose Canyon and its tributaries as well as the nearby San Diego River valley as travel corridors between the coastal plain and interior areas and travel between several villages located along the San Diego River and within Los Peñasquitos Canyon to the north.

At the time of Spanish colonization in the late 1700s, several major Kumeyaay villages were located in proximity to present-day Clairemont. The closest was the village of Jamo located

adjacent to Clairemont along west side of Rose Canyon near where the Rose Canyon drainage enters into Mission Bay. The village of Cosoy was located along the south side of the San Diego River near the location of the San Diego Presidio and the first location of the Mission de Alcalá, approximately a mile to the south of Clairemont. Both of these village locations were documented as inhabited at the inception of Spanish colonization when they were visited by the Spanish during the Portolá expedition in 1769.

The Kumeyaay are the Most Likely Descendants of all Native American Remains found in the City of San Diego.

Archival Research Results

A records search of the California Historical Resources Information System (CHRIS) was conducted in support of the CPU. Approximately 44 percent of the planning area has been covered by previous cultural resource studies. However much as this coverage can be attributed to overview studies and does not reflect cultural resources investigations that included a pedestrian survey or other fieldwork such as monitoring. It is unknown how much of the study area has been subject to an intensive pedestrian archaeological survey. Much of the remaining portion of the planning area not covered by a cultural resources study is situated on the mesa areas of the community characterized primarily by residential development constructed before the implementation of the California Environmental Quality Act (CEQA).

The CHRIS records search results identified that 129 previous cultural resource studies have been conducted within the study area. No significant archaeological resources have been documented; however, the Sacred Lands File search was returned with positive results, indicating that sacred lands or Native American cultural resources may be present within the study area. Including the prehistoric components of the multi-component sites, a total of 10 prehistoric cultural resources have been documented. These are primarily located within the canyon drainages of Tecolote, Rose and San Clemente Canyons.

The CHRIS records search also retrieved 147 previously evaluated built environment resources consisting of residences, commercial and industrial buildings, educational and religious facilities, bridges, and possible historic districts which are listed in Appendix D of the report.

Cultural Resources Sensitivity Analysis

The cultural sensitivity analysis categorizes the planning area into three cultural resource sensitivity levels rated as either low, moderate or high based on the results of the archival research, the NAHC Sacred Lands File record search, regional environmental factors, and historic and modern development (Cultural Resources Sensitivity Map, Attachment 3). The analysis also incorporates relevant aspects of the existing cultural resources sensitivity analysis contained within the Complete Communities Program EIR and the analysis prepared for the Blueprint SD Initiative PEIR.

The analysis concluded that most of the planning area has a low cultural sensitivity level for the presence of prehistoric and historic archaeological resources. These areas occur within the mesa tops that have been previously mass or rough graded when siting development. A low sensitivity rating indicates areas where there is a high level of disturbance or development and where no previously recorded resources have been documented and the soil

type does not indicate a higher likelihood of containing buried resources. A moderate sensitivity rating is generally applied within canyons or larger drainages that are either undeveloped or less intensively developed historically. These areas may have provided reliable water sources or a high concentration of subsistence resources. The bottoms of the canyons and drainages are typically where young (Holocene) alluvial floodplain deposits are present and are identified as having high sensitivity.

Staff reviews this map as part of the project review process to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the City's Historical Resources Guidelines. If there is any evidence that the project area may contain archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City's Historical Resources Guidelines is required.

Recommendations

The report recommends future discretionary projects conduct a site-specific assessment to determine the presence/absence of cultural resources and evaluate their historical significance per the Mitigation Framework in the report. Generally, projects located in the areas identified with a moderate sensitivity level as well as undeveloped sites would be evaluated by a qualified archaeologist to determine historical significance and propose adequate mitigation as appropriate. Resources determined potentially significant would be required to avoid or minimize any adverse impacts to the resource. Historical sites would be referred to the Historical Resources Board for possible designation on a case-by-case basis. Draft CPU policies are intended to incorporate this recommendation (see policies numbered 2, 3 and 4 below).

Mitigation Measures: Due to previous continual use and development, it is assumed that many of the cultural resources within the planning area have been disturbed. However, it is possible that intact cultural resources are present in areas that have not been previously developed or are buried in alluvial deposits especially within the areas categorized as moderate or high sensitivity. Buried deposits offer a unique opportunity to broaden our understanding of the lives, culture, and lifeways of the diverse occupation of the community through time. For these reasons, future discretionary projects within the planning area would be evaluated by a qualified archaeologist to determine the presence/absence of buried archaeological resources per the following mitigation measures.

- For projects within undeveloped land, a site-specific cultural resources study will be conducted per the Historic Resources Guidelines. If cultural resources are identified during a field reconnaissance survey, their significance under CEQA and eligibility to the CRHR and City Register must be evaluated through a testing program.
- For projects within previously developed land with no ground surface visibility and in areas that have been identified as having a moderate (or high) sensitivity level, a project-level construction monitoring program will be considered to reduce potential subsequent adverse effects to cultural resources.
- For projects proposing excavation, a construction monitoring program will be implemented that will include a notification process and cease-work requirement until the resource can be properly evaluated by a qualified archaeologist and Native American representative(s), and a plan for treatment and/or recovery is reviewed/approved by qualified City staff in the Development Services Department.

Mitigation measures would be initiated for all significant sites, either through avoidance or data recovery. All phases of future investigations, including survey, testing, data recovery, and monitoring efforts, would require the participation of local Native American tribes. Early consultation is an effective way to avoid unanticipated discoveries and local tribes may have knowledge of religious and cultural significance of resources in the area. In addition, Native American participation would ensure that cultural resources within the planning area are protected and properly treated.

Clairemont Community Plan Historic Context Statement

Urbana Preservation & Planning prepared a draft historic context statement identifying the historical themes and associated property types important to the development of the community (Attachment 4). The purpose of the HCS is to identify the types of historical resources likely to be encountered within the planning area and to provide the context to understand their historic significance. The HCS will be used to guide the identification and evaluation of historic properties throughout the planning area as well as to inform future planning decisions and surveys. The HCS contains a study list of representative properties uncovered during research for each development theme.

The HCS presents an overview of the history of the Clairemont Area community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within the planning area were identified. Archaeological and Tribal Cultural resources are addressed in the Cultural Resources Constraints and Sensitivity Analysis discussed previously.

HISTORIC DEVELOPMENT PERIODS & THEMES

The HCS presents the history of the built environment from the Spanish Period to the present day including a brief discussion of San Diego's early history including Spanish settlement with the establishment of the Mission San Diego de Alcalá and an American period beginning in 1850 with the platting of "New Town San Diego" in present-day downtown. The community's formative development history is encapsulated by a post-World War II suburban development boom and by the vision of its initial developers in creating a large-scale residential community with lands allocated for schools, shopping centers, parks and other civic uses following the latest planning principles. The community has three prominent development themes summarized below:

Morena Townsite, Victorian-Period Development Patterns, & Subsequent Development Stasis, 1888-1929

This theme is associated with one property type - Victorian dwellings. The theme discusses early improvements in the CPA, specifically within the Morena townsite and surrounding tracts, and outlines the identifying exterior features of the Victorian style of domestic architecture along with limited integrity considerations.

Bay Park Village, Community Building, and FHA Principles, 1936-1950

This theme is associated with three property types - Minimal Traditional style dwellings described as "Colonial," "Hacienda," and "Monterey" styles in early newspaper

publications, and Schools and Commercial Buildings. The theme discusses the impetus for affordable housing constructed consistent with FHA principles, and financed by the FHA, with a particular focus on the development of Bay Park Village at the western edge of the CPA. Identifying exterior features for Minimal Traditional style dwellings, schools, and commercial buildings constructed in the 1936–1950 timeframe, in and around Bay Park Village are provided along with limited integrity considerations.

San Diego's Premiere Suburb: Clairemont, a Village Within a City, 1950s–1970s

This theme reflects the almost a large majority of the current built environment and is associated with three property types – Tract Ranch style single-family dwellings and multi-family buildings, Contemporary Tract style single-family dwellings and multi-family buildings, and Contemporary commercial and public serving buildings including civic, religious, and educational properties. The theme discusses post-WWII suburbanization and the founding of Clairemont, San Diego's premier suburban community. Identifying exterior features for Tract Ranch, Contemporary Ranch, and Contemporary Public Serving Buildings, are included along with limited integrity considerations.

Historic Preservation Policies of the Clairemont Community Plan Update

The City's General Plan is the foundation upon which all land use decisions in the City are based. Through its eight elements, the General Plan expresses a citywide vision and provides a comprehensive policy framework for how the City should grow and develop, provide public services, and maintain the qualities that define the City of San Diego. The City's 52 community plans are written to refine the General Plan's citywide policies, designate land uses and housing densities and include additional site-specific recommendations based upon the needs of the community. Together, the General Plan and the community plans seek to guide future growth and development to achieve citywide and community-level goals.

In an effort to streamline the community plans and make the documents more user-friendly, the Planning Department has altered the approach to community plan formatting and content. Because community plans are intended to work in concert with the General Plan, content and policies from the General Plan will not be replicated in community plan updates. Instead, the community plans focus on issue areas and policies that are unique to the needs of each community. Each element within the community plan is streamlined to provide the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate.

As previously noted, a revised draft Community Plan will be distributed for public review this summer. Draft policies are excerpted from the 2021 HPE as follows:

Draft Overarching Policies

1. Conduct project-specific Native American tribal consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
2. Conduct project specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

3. Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development; include measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor. Ensure measures are taken to minimize adverse impacts and are performed under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor if archaeological and tribal cultural resources cannot be entirely avoided.
4. Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American tribal cultural sites that may be identified as part of future development within the Clairemont Area and refer sites for designation as appropriate.
5. Promote opportunities for education and interpretation of the Clairemont Area's unique history and historic resources through mobile technology; brochures; walking tours; interpretative signs, markers, displays, exhibits; and art. Encourage the inclusion of both extant and non-extant resources.

Draft Policies Specifically Implementing the Historic Context Statement

6. Identify and evaluate properties for potential historic significance, and preserve those found to be significant under local, state, or federal designation criteria.
7. Prioritized consideration to the properties identified in the Study List contained in the Clairemont Area Community Planning Area Historic Context Statement.
8. Complete a Reconnaissance Survey of the Community Planning Area based upon the Clairemont Community Planning Area Historic Context Statement to assist in the identification of potential historic resources, including districts and individually eligible resources. Priority should be given to the areas of Bay Park Village (1936-1950), Clairemont (1950-1956) and East Clairemont (1957-ca.1973).
9. Prepare a focused Historic Context Statement and Reconnaissance Survey regarding the Contemporary style commercial and public serving buildings in Clairemont and consider establishment of a Multiple Property Listing for such resources.

Conclusion

At this meeting, staff is seeking the Board's review of and comment on the draft documents described above. Staff will review comments received from the Board and the public and revise the documents as appropriate as we proceed with the CPU process. The CPU is currently in the final phase of its development with public hearings expected towards the end of this year. As part of a future adoption hearing, the Board will be requested to provide a formal recommendation to the City Council on the final draft documents.



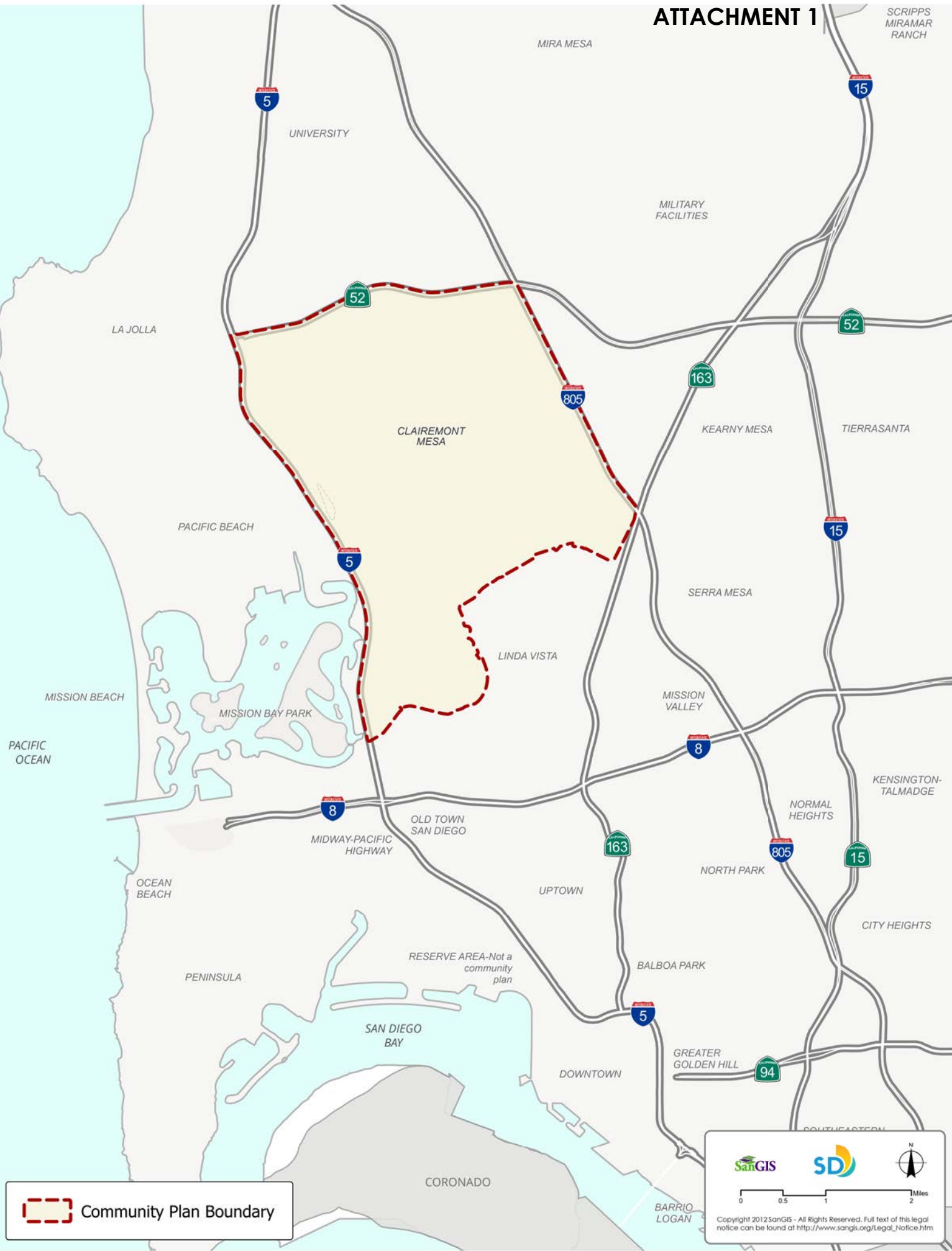
Senior Planner
BT/bwt

Attachments: 1. Location Map
2. Cultural Resources Constraints and Sensitivity Analysis report

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3. Cultural Resources Sensitivity Map
4. Clairemont Area Historic Context Statement

cc: Kelley Stanco, Deputy Director, Planning Department



Clairemont Community Plan Update

Cultural Resources Constraints and Sensitivity Analyses

Prepared for:

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March 2025 | 00149.00205.005

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National Archaeological Database Information

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Firm: HELIX Environmental Planning, Inc.

Client/Project: City of San Diego / Clairemont Community Plan Update

Report Date: March 2025

Report Title: Cultural Resources Constraints and Sensitivity Analyses for the Clairemont Community Plan Update, City of San Diego, California

Submitted To: City of San Diego, City Planning Department

Type of Study: Constraints and Resources Sensitivity Analyses

New Sites: N/A

Updated Sites: N/A

USGS Quadrangle: *La Jolla 7.5'* Quadrangle

Acreage: Approximately 7,675.07 acres

Key Words: San Diego County; Pueblo Lands of San Diego Land Grant; City of San Diego; Clairemont; Community Plan Update; Constraints and Sensitivity Analyses

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ADRP	Archaeological Data Recovery Program
AMSL	above mean sea level
APE	area of potential effect
BP	before present
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
City	City of San Diego
CRHR	California Register of Historical Resources
CPU	Community Plan Update
DPR	Department of Parks and Recreation
EIR	Environmental Impact Report
HELIX	HELIX Environmental Planning, Inc.
HRB	Historical Resources Board
I-	Interstate
MCAS Miramar	Marine Corps Air Station Miramar
MMRP	Mitigation Monitoring and Reporting Program
NAGPRA	Native American Graves and Repatriation Act
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
RPA	Register of Professional Archaeologists
SB	Senate Bill
SCIC	South Coastal Information Center
SR	State Route
THPO	Tribal Historic Preservation Officer
USC	United States Code
USGS	U.S. Geological Survey

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EXECUTIVE SUMMARY

The City of San Diego (City) contracted HELIX Environmental Planning, Inc. (HELIX) to conduct a constraints analysis and resources sensitivity analysis for cultural resources and Tribal Cultural resources for the community of Clairemont in the City of San Diego, California, in support of the Clairemont Community Plan Update (CPU). A cultural resources study including a records search, a Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and a review of existing documentation was completed for the Clairemont CPU area, or study area.

The records search of the California Historical Resources Information System (CHRIS), on file at the South Coastal Information Center (SCIC), indicated that 129 previous cultural resources studies have been conducted, and a total of 190 cultural resources have been previously identified, within the Clairemont CPU area. The 190 cultural resources consist of 43 archaeological resources and include eight prehistoric archaeological resources (six archaeological sites and two isolates); 33 historic archaeological resources (three historic archaeological sites, one historic structure, and 29 historic isolates); and two multi-component archaeological sites (both of which are lithic and shell scatters that also contain historic refuse). One-hundred-forty-seven built environment resources have been previously recorded within the Clairemont CPU study area and have been assigned primary numbers. The 147 built environment resources consist of six historic structures (bridges), three historic districts, and the remaining 138 resources are historic period buildings. An additional prehistoric resource not on file at the SCIC, yet assigned a San Diego Museum of Man (now San Diego Museum of Us) number, SDM-W-155, has been recorded within the current project area. However, no specific locational data for the individual features or artifacts associated with this resource are available.

Built environment resources within the Clairemont CPU study area are addressed in the Clairemont Mesa Community Planning Area Historic Context Statement, prepared by Urbana Preservation & Planning, LLC (Urbana Preservation & Planning 2019).

The Native American Heritage Commission (NAHC) was contacted on November 11, 2024, for a search of their Sacred Lands File. The NAHC responded on December 3, 2024, that the search of the Sacred Lands File was positive and to contact the Viejas Band of Kumeyaay Indians for additional information. The NAHC also included a list of 19 local tribal representatives who may have additional information. Outreach letters were sent to the 19 local tribal representatives, including the Viejas Band of Kumeyaay Indians, on December 6, 2024. Tribal consultation noticing in accordance with Senate Bill (SB) 18 will be conducted by the City of San Diego.

The Clairemont CPU study area has been categorized into three cultural resource sensitivity levels rated low, moderate, or high based on the results of archival research and the records search, geographical and environmental conditions, and the amount of historic and modern development that has occurred. A low sensitivity rating indicates areas within the study area where there is a high level of disturbance or modern development and where few or no previously recorded intact resources have been documented. The majority of cultural sensitivity in the study area is assessed as low. A moderate sensitivity rating indicates that previously recorded resources have been identified in that area, and the potential for additional prehistoric or historic archaeological resources to be present would be moderate. Undeveloped areas within or near canyons or larger drainages, as well as those areas that could contain historic resources from the early development of the community, contain a moderate sensitivity for archaeological resources. A high sensitivity rating indicates those areas where significant

prehistoric or historic archaeological resources have been documented or would have the potential to be identified.

No significant archaeological resources have been documented within the study area; however, the Sacred Lands File search was returned with positive results, indicating that sacred sites or cultural resources may be present within the study area. Additionally, the major canyon bottoms (primarily Tecolote and San Clemente canyons), where young alluvial flood-plain deposits are present, may contain the potential for buried cultural material. As such, these areas contain a high sensitivity for archaeological resources or Tribal Cultural resources to be present.

Before the issuance of any discretionary permit for a future development project within the Clairemont CPU area, steps should be taken to determine (1) the presence of cultural resources and/or tribal cultural resources, and (2) the appropriate mitigation for any significant resources that may be impacted. According to the City's Historical Resources Guidelines (City 2001), for the purposes of environmental review (in compliance with the California Environmental Quality Act [CEQA]), cultural resource surveys are required under the following circumstances:

Archaeological surveys are required when development is proposed on previously undeveloped parcels, when a known resource is identified on site or within a one-mile radius, when a previous survey is more than five years old if the potential for resources exists or based on a site visit by a qualified consultant or knowledgeable City staff.

In addition, the participation of the local Native American community is crucial to the effective identification and protection of cultural resources and Tribal Cultural resources in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines. Native American participation is required for all subsurface investigations and disturbances whenever a Traditional Cultural Property or any archaeological site located on City property or within the area of potential effect (APE) of a City project is the subject of destruction.

1.0 INTRODUCTION

HELIX Environmental Planning, Inc. (HELIX) completed a constraints analysis and resources sensitivity analysis for potential cultural resources and Tribal Cultural resources within the community of Clairemont in the City of San Diego (City), California, in support of the Clairemont Community Plan Update (CPU). This report documents the existing cultural resources located within the Clairemont Community Plan Area (study area) and identifies the cultural resources sensitivity for the study area.

1.1 PROJECT LOCATION AND SETTING

The Clairemont CPU study area is located in the north central portion of the City, in western San Diego County (Figure 1, *Regional Location*). The study area is located within the unsectioned Pueblo Lands of San Diego Land Grant on the U.S. Geological Survey (USGS) 7.5-minute *La Jolla, California* quadrangle within Townships 15 and 16 South, Range 3 West (Figure 2, *USGS Topography*). The Clairemont CPU area encompasses approximately 7,675.07 acres and is bounded by State Route (SR) 52 on the north, Interstate (I-) 805 on the east, and I-5 on the west (Figure 3, *Aerial Photograph*). Surrounding communities include University to the north; Kearny Mesa to the east; Linda Vista to the south; and La Jolla, Pacific Beach, and Mission Beach to the west.

Clairemont is one of the first post-World War II suburban developments in the City, with many of its homes built in the 1950s and 1960s. Developed areas of Clairemont occur primarily atop mesas punctuated by several major canyon systems, including Tecolote Canyon that traverses the center of the CPU area, San Clemente Canyon in the north, and Stevenson Canyon in the west portion of the CPU area.

Clairemont is predominantly comprised of single-family residential neighborhoods. Several community and neighborhood-serving commercial centers are located at the intersections of major transportation corridors, such as Clairemont Drive and Clairemont Mesa Boulevard, as well as Balboa Avenue and Genesee Avenue. Smaller pockets of commercial development are interspersed throughout the community and within corridors along Morena Boulevard and Clairemont Mesa Boulevard. Transit service currently consists of a number of local and express bus lines as well as the Mid-Coast Trolley, which connects the Clairemont community to the University community in the north and the border of Mexico in the south.

1.2 PROJECT DESCRIPTION

The Clairemont CPU is a comprehensive update to the current community plan, which was adopted in 1989 and most recently amended in June 2019 (City 2019a). The Clairemont CPU is guided by the land use and policy framework established by the Blueprint SD Initiative, which identifies areas where future increases in development capacity should be focused to further the citywide transportation mode share goals of the City's Climate Action Plan for walking, bicycling, and transit. The City Planning Department prepared a Program Environmental Impact Report (Program EIR; State Clearinghouse No. 2021070359) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update (City 2024).

1.3 PROJECT PERSONNEL

Stacie Wilson, M.S., RPA, served as principal investigator and is a co-author of this technical report. Shelby Castells, M.A., RPA; James Turner, M.A., RPA; and Theodore G. Cooley, M.A., RPA, are also report co-authors. Ms. Wilson, Ms. Castells, Mr. Turner, and Mr. Cooley are listed in the Register of Professional Archaeologists (RPA) and meet the City's qualifications for Archaeological Principal Investigator. Resumes for key project personnel are presented in Appendix A.

2.0 EXISTING CONDITIONS

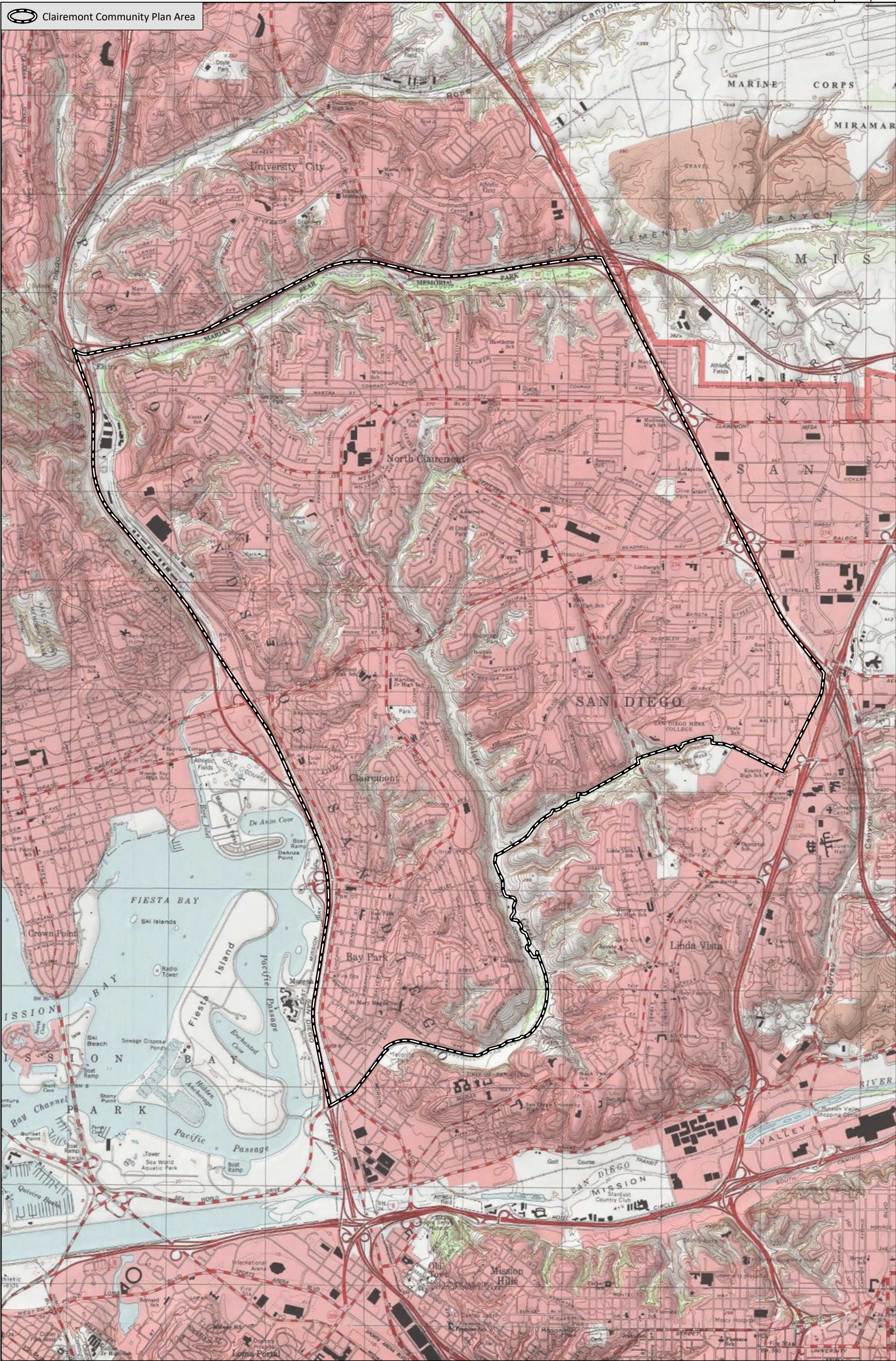
2.1 NATURAL ENVIRONMENT

The community of Clairemont is situated within the coastal plain of western San Diego County, where the climate is characterized as semi-arid steppe, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The study area is situated on a mesa, the remnant of an ancient wave-cut marine terrace, with San Clemente Canyon forming the northern border of the study area, Rose Canyon the western boundary, and the southern portion of the Tecolote Canyon drainage system forming the southern boundary (see Figure 2). The Tecolote Canyon drainage system extends from near the northern community boundary, south, through the central area of the community, before angling to the west and entering Mission Bay. A majority of this drainage and its watershed, therefore, lie within the CPU boundary. The San Diego River is located approximately a half mile to the south, at its closest point. The elevation of the study area ranges from approximately 15 feet above mean sea level (AMSL) along the southwestern boundary of the CPU area, east of Mission Bay, to a maximum of approximately 425 feet AMSL on the mesa along the east-central margin of the community.

Geologically, a majority of the study area is underlain by sedimentary deposits of early Pleistocene age (Lindavista Formation). This formation consists of near-shore marine and nonmarine sediments deposited on the 10 kilometer-wide wave-cut Linda Vista terrace platform (Kennedy 1975a:29). These sediments are formed of reddish brown "interfingered strandline, beach, estuarine and colluvial deposits composed of siltstone, sandstone and conglomerate" (Kennedy and Tan 2008:8). In the eroded drainage walls and ravines along San Clemente Canyon in the north, as well as along the Tecolote Canyon drainage system through the center of the study area, mid- to late-Eocene-age sedimentary formations are exposed, including, most frequently, the Friars and Scripps formations, with lesser exposures of the Stadium Conglomerate Formation in a few areas along the two drainages (Kennedy 1975b). Along the western margin of the study area, the mid-Eocene-age Ardath Shale Formation and the mid-Pleistocene-age Bay Point Formation are exposed along Rose Canyon at the western edge of the mesa (Kennedy 1975b). Young alluvial deposits are present at the bottom of canyons (The Bodhi Group, Inc. 2020).

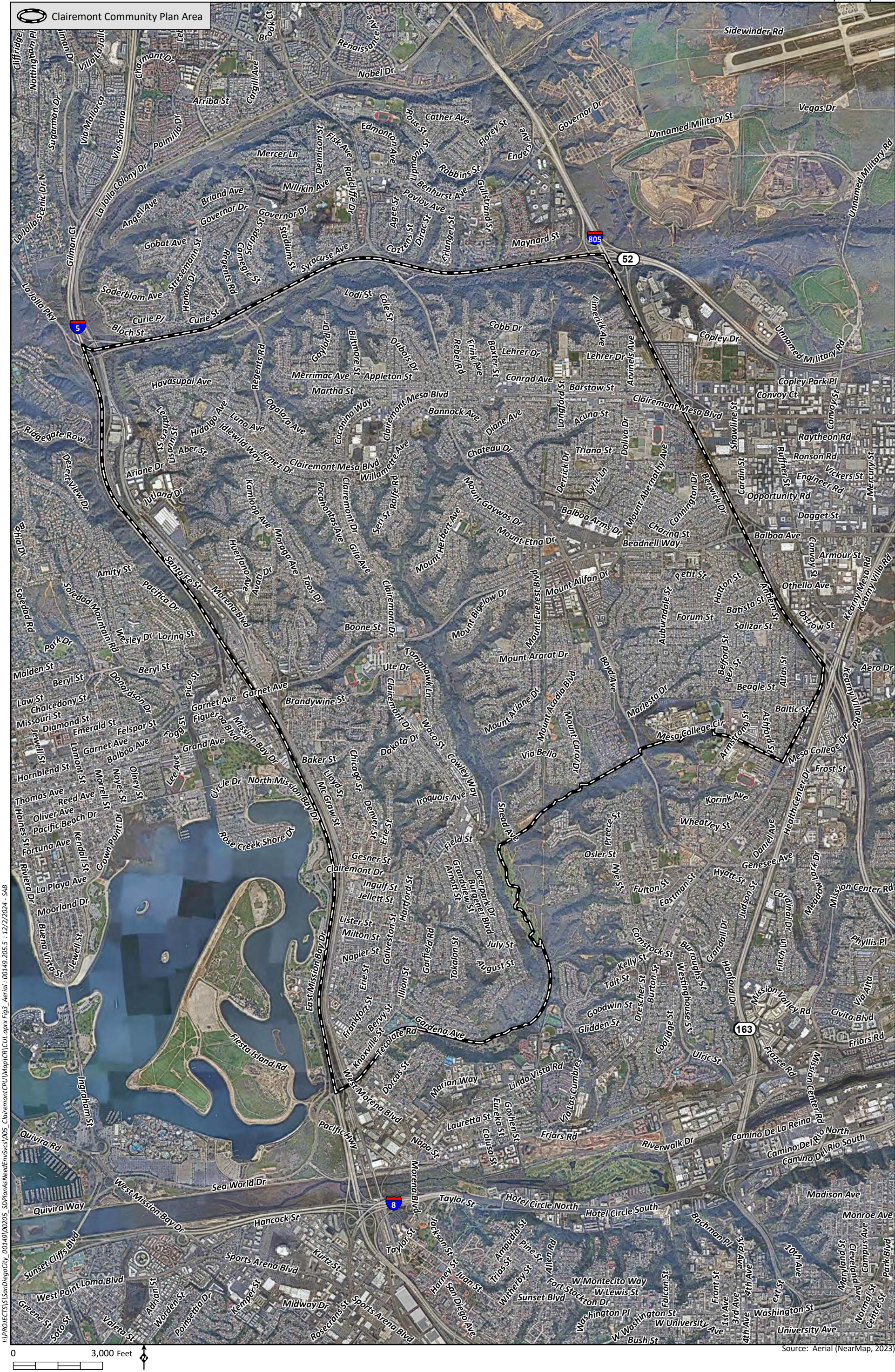
The study area is characterized predominantly by urban development. In addition to the geologic units discussed above, large portions of the community are underlain by artificial fill as a result of buildings and infrastructure development, and the soils on the mesa have been altered to create level building sites or streets (The Bodhi Group, Inc. 2020). In addition, areas within and immediately surrounding the study area include transportation infrastructure and residential, aviation, commercial, and industrial development. Consequently, while a number of soil series are present in the study area, the series mapped for the largest areas are the Chesterton urban land complex (9 to 15 percent slopes), the Carlsbad urban land complex (9 to 30 percent slopes), and the Huerhuero urban land complex (2 to

 Clairemont Community Plan Area



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Source: LA JOLLA 7.5' Quad (USGS)



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9 percent slopes). These series reflect the largely developed condition of most of the mesa-top areas of the study area. Each of these series are described as “landscape [that] has been altered through cut and fill operations and leveling for building sites” (Bowman 1973:36-37, 55). In the disturbed areas of these series, the substrata are described as “ferruginous sandstone” with “a weakly cemented sandy hardpan” in the Carlsbad series, or as “iron hardpan” in the Chesterton series, or as “unconsolidated sandy marine sediments” in Huerhuero series (Bowman 1973:36-37, 55). While numerous soil series are present within the eroded drainages in the study area, the most commonly occurring are the Gaviota series of fine sandy loam, 30 to 50 percent slopes (Bowman 1973:50) and the Terrace escarpments series, consisting of steep to very steep escarpments and escarpment-like landscapes (Bowman 1973:79).

Prior to development, as reflected in the developed soil areas described above, the soil series that predominated within the study area were the Carlsbad, Chesterton, Huerhuero, Gaviota, and Terrace escarpments (Bowman 1973). The Carlsbad, Chesterton, and Huerhuero series comprised the majority of the soils found on the mesa top in the study area. If undisturbed, the Carlsbad series is composed of moderately well-drained and well-drained gravelly loamy sands that are moderately deep over hardpan formed in place on ferruginous sandstone; in a natural state, this soil generally chiefly supports vegetation such as chamise, black sage, sumac, and annual forbs and grasses. The Chesterton series is composed of moderately well-drained fine sandy loams that formed from soft sandstone that weathered in place; in a natural state, this soil generally supports vegetation such as chamise, flattop buckwheat, sumac, black sage, and annual forbs and grasses. The Huerhuero series is found on the mesa top areas located mostly in the southwestern portion of the study area and consists of moderately well-drained loams that have a clay subsoil, developed on sandy marine sediments. Uncultivated, these soils support vegetation of mainly tarweed, wild oats, star-thistle, red brome, Russian-thistle, and annual grasses and forbs. The Gaviota series occurs within drainage areas and is composed of well-drained, shallow fine sandy loams that formed from marine sandstone; this soil mainly supports chamise, cactus, scrub oak, sumac, flattop buckwheat, and annual forbs and grasses. Terrace escarpment lands occur in the highly eroded areas along the ravines and canyon walls of the drainages in the study area. In most areas they consist of eight to 10 inches of loamy or gravelly sediments over soft sandstone, shale, or gravelly sediments. Natural vegetation in these areas ranges from a sparse cover of brush and annual forbs and grasses on south-facing slopes, to a fairly dense cover on north-facing slopes (Bowman 1973).

Prior to historic and modern activities, the study area vicinity would have consisted of grassland communities and coastal sage scrub on the mesa, with stands of riparian vegetation within major drainages such as along the San Clemente, Rose, and Tecolote canyons (Beauchamp 1986). The riparian community would have consisted of plants such as sycamore (*Platanus racemosa*), Fremont cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*) and willow (*Salix* spp.) (Beauchamp 1986; Munz 1974). Major wildlife species found in this environment prehistorically were coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), grizzly bear (*Ursus arctos*), mountain lion (*Puma concolor*), rabbit (*Sylvilagus audubonii*), jackrabbit (*Lepus californicus*), and various rodents, the most notable of which are the valley pocket gopher (*Thomomys bottae*), California ground squirrel (*Spermophilus beecheyi*), and dusky footed woodrat (*Neotoma fuscipes*) (Head 1972; University of Michigan 2020). Acorns and grass seeds were staple food resources in the Late Prehistoric Period in southern California (Bean and Shipek 1978). Rabbits, jackrabbits, and rodents were very important to the prehistoric diet as well; deer were somewhat less significant for food but were an important source of leather, bone, and antler. In addition, many of the plant species naturally occurring in the study area and vicinity are known to have been used by native populations for medicine, tools, ceremonial, and other uses (Christenson 1990; Hedges and Beresford 1986; Luomala 1978).

2.2 CULTURAL SETTING

The cultural history in San Diego County presented below is based on documentation from both the archaeological and ethnographic records. While this information comes from the scientific reconstructions of the past, it does not necessarily represent how the Kumeyaay see themselves. While the material culture of the Kumeyaay is contained in the archaeological record, their history, beliefs, and legends have persevered and are retained in the songs and stories passed down through the generations. It is important to note that Native American aboriginal lifeways did not cease at European contact. Ethnohistoric refers to the chronological trend of continued Native American aboriginal lifeways at the cusp of the recorded historic period in the Americas.

2.2.1 Prehistoric Period

The Clairemont CPU study area is located along the southern San Diego coast, within the Southern Coast Archaeological Region of California (Moratto 1984). The following cultural history outlines and briefly describes the known prehistoric cultural traditions in the vicinity of the study area. The approximately 10,000 years of documented prehistory of the San Diego region has often been divided into three periods: Early Prehistoric Period (San Dieguito tradition/complex), Archaic Period (Milling Stone Horizon, Encinitas tradition, and La Jolla and Pauma complexes), and Late Prehistoric Period (Cuyamaca and San Luis Rey complexes).

2.2.1.1 Early Prehistoric Period Traditions/Complexes

The Early Prehistoric Period represents the time period of the first known inhabitants in California. In some areas of California, it is referred to as the Paleo-Indian period and is associated with the big-game hunting activities of the peoples of the last Ice Age occurring during the Terminal Pleistocene (pre-10,000 years ago) and the Early Holocene, beginning circa 10,000 years ago (Erlandson et al. 2007). In the western United States, most evidence for the Paleo-Indian or Big-Game Hunting peoples during this time period derives from finds of large fluted spear and projectile points (Fluted-Point Tradition) at sites outside of California in places such as Clovis and Folsom in the Great Basin and the desert southwest (Moratto 1984:79-88). In California, most of the evidence for the Fluted-Point Tradition derives from less substantial sites in the southeastern areas of the state along the margins of the Great Basin and adjacent Mojave Desert and from isolated fluted point occurrences scattered elsewhere in the state (Dillon 2002; Rondeau et al. 2007). Some of these isolated finds, however, have occurred along the southern California coast (Erlandson et al. 1987; Fitzgerald and Rondeau 2012), including some finds on the Baja Peninsula (Des Lauriers 2008; Hyland and Gutierrez 1995).

While an isolated fluted point has been found in the eastern mountains of San Diego County, approximately 50 miles northeast of the study area (Kline and Kline 2007), the most well-documented sites in the San Diego area dating to the Early Prehistoric Period belong to the San Dieguito Tradition, now documented to be over 9,000 years old (Warren et al. 2008; Warren and Ore 2011). The San Dieguito Tradition, with an artifact assemblage distinct from that of the Fluted Point Tradition, has been documented mostly in the coastal and near coastal areas in San Diego County (Carrico et al. 1993; Rogers 1966; True and Bouey 1990; Warren 1966; Warren and True 1961), as well as in the southeastern California deserts (Rogers 1939, 1966; Warren 1967), but with some evidence for it proposed in the eastern mountains of San Diego County (Pignoli 2005) and in the coastal area north of San Diego County (Sutton and Grenda 2012). The content of the earliest component of the C.W. Harris Site (CA-SDI-149/316/4935B), located along the San Dieguito River, approximately nine miles north of the study

area, formed the basis upon which Warren and others (Warren 1967; Warren and True 1961; Rogers 1966) identified the “San Dieguito complex,” and which Warren later reclassified as the San Dieguito Tradition (1968). This tradition is characterized by an artifact inventory consisting almost entirely of flaked stone biface and scraping tools but lacking the fluted points associated with the Fluted-Point Tradition. Diagnostic artifact types and categories associated with the San Dieguito Tradition include elongated bifacial knives, scraping tools, crescentics, and leaf-shaped projectile points (Knell and Becker 2017; Rogers 1939, 1966; Vaughan 1982; Warren 1966, 1967, 1968).

The subsistence system or emphasis of the San Dieguito Tradition, while not as yet entirely agreed upon, is suggested by Warren as having an orientation toward a hunting rather than gathering economy, based on an artifact assemblage of primarily hunting-associated tools, in contrast to the more gathering-oriented complexes that were to follow in the Archaic Period (Warren 1967, 1968, 1987; Warren et al. 2008). Other researchers have interpreted the San Dieguito subsistence system to be possibly ancestral to, or a developmental stage for, the predominantly gathering-oriented “La Jolla/Pauma complex” of the subsequent Archaic Period (e.g., Bull 1983; Ezell 1987; Gallegos 1985, 1987, 1991; Koerper et al. 1991). Based on uncalibrated radiocarbon dates, Warren originally indicated this tradition to have begun some time before 9,000 years before present (BP) and to have ended sometime between 8,500 and 7,500 BP (1967, 1968:4). More recent calibrations, however, have indicated these dates to be significantly earlier, extending to circa 10,000 BP (Warren et al. 2008:39; Warren and Ore 2011).

2.2.1.2 Archaic Period Traditions/Complexes

In the southern coastal region, the Archaic Period dates from circa 8,600 BP to circa 1,300 BP (Warren et al. 2008). A large number of archaeological site assemblages dating to this period have been identified at a range of coastal and inland sites. This appears to indicate that a relatively stable, sedentary hunting and gathering complex, possibly associated with one people, was present in the coastal and immediately inland areas of what is now San Diego County for more than 7,000 years BP. These assemblages, designated as the La Jolla/Pauma complexes, are considered part of Warren’s (1968) “Encinitas Tradition” and Wallace’s (1955) “Early Milling Stone Horizon.” In general, the content of these site assemblages includes manos and metates; shell middens; terrestrial and marine mammal remains; burials; rock features; bone tools; doughnut stones; discoidals; stone balls; plummets; biface points/knives; beads made of stone, bone, or shell; and cobble-based tools at coastal sites and increased hunting equipment and quarry-based tools at inland sites (True 1958, 1980). As originally defined by True (1958), the “Pauma complex” aspect of this culture is associated with sites located in inland areas that lack shellfish remains but are otherwise similar in content to the La Jolla complex. The Pauma complex may, therefore, simply represent a non-coastal expression of the La Jolla complex (True 1980; True and Beemer 1982). Additional radiometric dating in the archaeological record has indicated that an increase in hunting activity and the gathering and processing of acorns may have begun during the latter half of the Archaic Period, with artifacts such as dart points and mortars and pestles becoming increasingly present in site assemblages dating after circa 5,500 BP and being essentially absent during the early Archaic Period. This evidence in the archaeological record is indicative of an increase in hunting activity, and the gathering and processing of acorns for subsistence represents a major shift in the Encinitas/La Jolla/Pauma complex subsistence system in the southern coastal region at this time (Warren et al. 2008; Warren 2012).

While sites dating to the Archaic Period are numerous along the coast, including several in proximity to the study area, evidence in the archaeological record for sites associated with the Archaic Period in upper-elevation inland foothill and mountain areas of San Diego County is less common relative to the

Late Prehistoric complexes that succeed them. McDonald (1995:14) has observed that “most sites in the Laguna Mountains can be expected to date from late prehistoric or ethnohistoric occupation of the region, and Archaic Period remains, while not unknown, are relatively rare.” While inland archaeological sites containing Archaic Period assemblages are not unknown in the central area of San Diego County area (e.g., Cooley 1995; Cooley and Barrie 2004; Raven-Jennings and Smith 1999; Warren et al. 1961:10), similar to the sites associated with San Dieguito complex during the Early Prehistoric Period, most of the substantiating archaeological evidence for Archaic Period sites in present-day San Diego County is derived from sites located in near-coastal valleys, and around estuaries, and/or embayments that are present along the San Diego coast south of the San Luis Rey River. One such site, dated to the Archaic Period, CA-SDI-11767, is located near the study area along the lower San Diego River. Subsurface investigations and other research previously conducted at the site documented an artifact and feature assemblage typical of the La Jolla complex and produced three uncalibrated radiocarbon dates spanning a period from circa 2,690 BP to 2,310 BP (Cooley and Mitchell 1996). Other well-documented Archaic Period sites in proximity to the study area are sites CA-SDI-48 (Gallegos and Kyle 1998) and CA-SDI-10945 (Pignuolo et al. 1991) on Point Loma and northern San Diego Bay, respectively. Other southern and central San Diego County coastal sites radiocarbon dated to the Archaic Period include the Scripps Estate Site, CA-SDI-525, in La Jolla (Moriarty et al. 1959; Shumway et al. 1961); site CA-SDI-4629 (SDM-W-20) along Peñasquitos Lagoon (Smith and Moriarty 1985); site CA-SDI-10238 on San Dieguito Lagoon (Cooley et al. 2000; Smith 1986); site CA-SDI-603 (Crabtree et al. 1963) on Batiquitos Lagoon; and sites CA-SDI-210/UCLJ-M-15 (Moriarty 1967), CA-SDI-10965/SDM-W-131 (Gallegos 1991; Gallegos and Carrico 1984), and the Allen O. Kelly Site, CA-SDI-9649 (Koerper et al. 1991), around Agua Hedionda Lagoon.

2.2.1.3 Late Prehistoric Period Traditions/Complexes

The beginning of the Late Prehistoric Period is marked by evidence of a number of new tool technologies and subsistence shifts in the archaeological record. Compared to those shifts noted for the middle and late Archaic Period, those occurring at the onset of the Late Prehistoric Period were rather abrupt changes. The magnitude of these changes and the short period of time within which they took place seem to indicate a significant alteration in subsistence practices in what is now San Diego County circa 1,500 to 1,300 BP. The changes observed in the archaeological record during the Late Prehistoric Period include shifts in settlement patterning indicative of population increases; shifts in subsistence practices such as a reduction, in some areas, of shellfish gathering (possibly due to silting of the coastal lagoons), and an increase in the storage of foodstuffs such as acorns; new technologies such as the production of pottery and the use of the bow and arrow for hunting instead of atlatl and dart; and new traits such as the cremation of the dead instead of burial by inhumation (Gallegos 2002; McDonald and Eighmey 2008).

Movements of people over the last 2,000 years can account for at least some of these changes. Yuman-speaking people had occupied the Gila/Colorado River drainages of what is now western Arizona by 2,000 BP (Moriarty 1968) and then continued to migrate westward. An analysis by Moriarty (1966, 1967) of materials recovered from the Spindrift site in La Jolla indicated a preceramic Yuman phase. Based on this analysis and a limited number of radiocarbon samples, Moriarty concluded that the Yuman speakers, lacking ceramic technology, penetrated into and occupied what is now the San Diego coastline circa 2,000 BP. Subsequently, approximately 1,200 to 1,300 BP, ceramic technology diffused into the coastal area from the eastern deserts. Although these Yuman speakers may have shared cultural traits with the people occupying what is now eastern San Diego County before 2,000 BP, their influence is better documented throughout present-day San Diego County after 1,300 BP, with the introduction of small points, ceramics, Obsidian Butte obsidian, and the practice of cremation of the dead.

Early research by Meighan (1954) and True (1970) defined two distinct archaeological complexes for the Late Prehistoric Period in what is now San Diego County. True (1970) defined a Late Prehistoric Period complex for southern San Diego County, the Cuyamaca complex, that was distinct from one defined by Meighan (1954), the San Luis Rey complex in the northern county area. The presence or absence, or differences in the relative occurrence, of certain diagnostic artifacts in the archaeological assemblages at sites provide the principal distinctions between these archaeological complexes. Cuyamaca complex sites, for example, generally contain both Cottonwood Triangular-style points and Desert Side-notched arrow points, while Desert Side-notched points are uncommon in San Luis Rey complex sites (Pignuolo 2004). Other examples include Obsidian Butte obsidian, which is far more common in Cuyamaca complex sites than in San Luis Rey complex sites, and ceramics. While ceramics are present during the Late Prehistoric Period throughout what is now San Diego County, they are more common in the southern or Cuyamaca complex portions of San Diego County, where they occur earlier in time and appear to be somewhat more specialized in form. Both complexes have produced a variety of vessel types, along with rattles, straight and bow-shaped pipes, and effigies. Interment of the dead at Cuyamaca complex sites is almost exclusively by cremation, often in special burial urns for interment, while archaeological evidence from San Luis Rey complex sites indicates both inhumation and cremation. Based on ethnographic data, including the areas defined for the Hokan-based Yuman-speaking peoples (Diegueño/Kumeyaay) and the Takic-speaking peoples (Luiseño) at the time of contact, it is generally accepted that the Cuyamaca complex is associated with the Diegueño/Kumeyaay and the San Luis Rey complex with the Luiseño/Juaneño. Based on archaeological data, the Clairemont Community Plan area lies within the area defined for the Cuyamaca complex.

Compared to Archaic Period sites, substantial Late Prehistoric Period sites attributable to the San Luis Rey or Cuyamaca complexes, while not absent (see below), are less common in the near-coastal areas of the County. Gallegos (1995:200) stated that “for San Diego County, there is temporal patterning, as the earliest sites are situated in coastal valleys and around coastal lagoons. Late Prehistoric Period sites are also found in coastal settings but are more common along river valleys and interior locations.” It has also been observed at some coastal sites with substantial Archaic Period occupations that evidence for Late Prehistoric occupation, when present, is often minimal in comparison to earlier occupations (e.g., Crabtree et al. 1963:343; Pignuolo et al. 1991). In contrast, numerous Late Prehistoric Period sites, attributable to the San Luis Rey or Cuyamaca complexes, have been identified for the near-coastal inland foothill areas of the County through diagnostic artifacts and/or radiocarbon dating (e.g., Chace and Hightower 1979; Cooley and Barrie 2004; Dominici and Corum 1985; McCown 1945; Raven-Jennings and Smith 1999; Willey and Dolan 2004).

Three coastal sites located in proximity to the study area that have produced varying levels of archaeological evidence of Late Prehistoric Period occupation are also thought to be the locations of ethnographic Kumeyaay villages that were inhabited when they were visited by the Spanish during the Portolá expedition in 1769 (Carrico 1977). At the Kumeyaay village of Cosoy (Kosoi) (possibly associated with CA-SDI-41 and other nearby archaeological sites), located near the Spanish Presidio, Carrico (2008) indicates that “Little archaeological documentation of this settlement has occurred because of the highway construction, commercial development, and river channeling that took place without benefit of archaeological study” (2008:230). Another archaeologically documented site near the study area with more archaeological evidence of Late Prehistoric Period occupation is site CA-SDI-5017, located at the mouth of the Rose Canyon drainage on Mission Bay (Winterrowd and Cardenas 1987), immediately adjacent to the western boundary of the study area. This site, which has been radiocarbon dated to the Late Prehistoric Period, is also generally recognized as the location of the ethnographic village of *La Rinconada de Jamo* (Rinconada) (Carrico 1977, 2008). Perhaps the most well-documented archaeological

site with evidence of substantial Late Prehistoric Period occupation is site CA-SDI-4513/4609/5443/10438, also known as the ethnohistoric village of *Ystagua* (Soledad), located approximately three miles to the northwest of the study area on the Peñasquitos Lagoon (Carrico and Taylor 1983; Gallegos et al. 1989). A total of 38 radiocarbon dates spanning from approximately 5,040 BP to circa 220 BP are associated with the site (Byrd and Reddy 2002). Sites such as CA-SDI-4513/4609/5443/10438 indicate a pattern of settlement connected with the repeated occupation of a location and the surrounding vicinity that extended from the middle Archaic Period through to the Late Prehistoric Period and into ethnohistoric times. Another coastal site near the study area that is dated to the Late Prehistoric Period is CA-SDI-14152, located along the lower San Diego River. This site, which was discovered during construction excavations, was buried beneath more than three meters of river-deposited alluvium and may also be associated with the village of *Cosoy* (Schaefer 1996).

Based on archaeological as well as ethnographic data, subsistence in the Late Prehistoric Period is thought to have been focused on the utilization of acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish were also secondary resources, except immediately adjacent to the coast, where they assumed primary importance (Bean and Shippek 1978; Sparkman 1908; Luomala 1978). The settlement system is characterized by seasonal villages where people used a central-based collecting subsistence strategy.

2.2.2 Ethnohistory

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commenced with the earliest European arrival in what is now San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. Many of the coastal Kumeyaay died from introduced diseases or were brought into the mission system; however, some Kumeyaay were displaced inland, to the east, and many remained within the vicinity of the project area (Carrico 1997). Earliest accounts of Native American life in what is now San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across San Diego County.

The study area is located within the traditional territory of the Kumeyaay, also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá). At the time of Spanish contact, Yuman-speaking Kumeyaay bands occupied southern San Diego and southwestern Imperial counties and northern Baja California. The Kumeyaay are a group of exogamous, patrilineal territorial bands who lived in semi-sedentary, politically autonomous villages or rancherias. Most rancherias were the seat of a clan, although it is thought that, aboriginally, some clans had more than one rancheria and some rancherias contained more than one clan (Bean and Shippek 1978; Luomala 1978). Several sources indicate that large Kumeyaay villages or rancherias were located in river valleys and along the shoreline of coastal estuaries (Bean and Shippek 1978; Kroeber 1976). They subsisted on a hunting and foraging economy, exploiting San Diego's diverse ecology throughout the year; coastal bands exploited marine resources while inland bands might move from the desert, ripe with agave and small game, to the acorn and pine nut rich mountains in the fall (Cline 1984; Kroeber 1976; Luomala 1978).

At the time of Spanish colonization in the late 1700s, several major Kumeyaay villages were located in proximity to the study area. The closest was the village of *La Rinconada de Jamo* (Rinconada), located immediately adjacent to the study area along west side of Rose Canyon, where the Rose Canyon drainage enters into Mission Bay (Carrico 1977, 1998; Cooley et al. 1992; Winterrowd and Cardenas 1987). Another nearby village was the village of *Cosoy*, located along the south side of the San Diego River near the location of the San Diego Presidio and the first location of the Mission de Alcalá, approximately a mile to the south of the study area. Both of these village locations were documented as inhabited at the inception of Spanish colonization when they were visited by the Spanish during the Portolá expedition in 1769 (Carrico 1977). A third nearby village, located upriver along the north side of the San Diego River, was the village of *Nipaguay* at the second and final location of the San Diego Mission de Alcalá, approximately three miles southeast of the study area (Brodie 2013; Carrico 1998). A fourth nearby village, indicated by Kroeber (1976) to also be located along the lower San Diego River, was the village of *Sinyeweche* to the east of the village of *Nipaguay*. The presence of these Kumeyaay villages at or near the locations of these early Spanish facilities was not accidental. The Spaniards chose these locations because there were native villages present in proximity (Carrico 1998). Some native speakers referred to river valleys as *oon-ya*, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. For example, the floodplain from the San Diego Mission de Alcalá to the ocean was *hajir* or *qajir* (Harrington 1925). It is likely that the Kumeyaay people used the San Diego River valley, as well as Rose Canyon and its tributaries, as travel corridors from interior coastal plain areas to and from villages located along, and at the mouth of, the river, such as *Cosoy*, *La Rinconada de Jamo*, *Nipaguay*, and *Sinyeweche*, as well as other villages along the coast to the north of the river and the study area including *Ystagua*, *Peñasquitos*, and *Pawai/Pawaii/Paguay* (Trafzer and Carrico 1992:53).

2.2.3 Historical Background

A detailed historic background for the Clairemont CPU study area was prepared for the Clairemont Mesa Community Planning Area Historic Context Statement, prepared by Urbana Preservation & Planning, LLC (Urbana Preservation & Planning 2019).

2.2.3.1 Spanish Period

While Juan Rodríguez Cabrillo visited San Diego briefly in 1542, the beginning of the historic period in the San Diego area is generally given as 1769. In the mid-eighteenth century, Spain had escalated its involvement in California from exploration to colonization (Weber 1992) and, in that year, a Spanish expedition headed by Gaspar de Portolá and Junípero Serra established the Royal Presidio of San Diego. Portolá then traveled north from San Diego seeking suitable locations to establish military presidios and religious missions to extend the Spanish Empire into Alta California.

Initially, both a mission and a military presidio were located on Presidio Hill overlooking the San Diego River. A small pueblo, now known as Old Town San Diego, developed below the presidio. The Mission San Diego de Alcalá was constructed in its current location five years later. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Cattle ranching, animal husbandry, and agriculture were the main pursuits of the missions.

2.2.3.2 Mexican Period

Although Mexico gained its independence from Spain in 1821, Spanish patterns of culture and influence remained for a time. The missions continued to operate as they had in the past and laws governing the distribution of land were also retained in the 1820s. Following the secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society making a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities. These ranches put new pressures on California's native populations, as grants were made for inland areas still occupied by the Kumeyaay, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2008; Farris 1994).

Land was also granted to pueblos with locally elected town councils. In 1833, San Diego submitted a petition to Governor Figueroa asking for formal recognition as a pueblo and, in 1834, was granted permission to establish a municipal government. However, partially due to the establishment of the ranchos in the back-county areas and the subsequent population shift to the ranchos, San Diego's population shrunk from nearly 500 people in 1834 to 150 in 1841 (Crane 1991). Consequently, the town council was replaced by a justice of the peace in 1838. A few years later, in 1845, the town was allowed a governor-appointed sub-prefect, Santiago Argüello, who commissioned a survey of the pueblo lands; the resulting map was signed by Governor Pio Pico in 1846, establishing the pueblo as a 58,875-acre swath of land (Pourade 1977). The Clairemont Community Plan Area is situated entirely within the pueblo lands, with the eastern boundary of the community plan area roughly coinciding with the eastern boundary of the pueblo lands.

2.2.3.3 American Period

American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors, including the discovery of gold in the state, the end of the Civil War, the availability of free land through the passage of the Homestead Act, and, later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions and greatly increased the rate of population decline among Native American communities.

While the American system required that the newly acquired land be surveyed before settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government. The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued throughout the following years. Twenty-three years later, in 1874, San Diego received a land patent for 47,323 acres, which was slightly less than the size of the original pueblo lands, partially due to 1,233 acres within Point Loma being assigned as a military reservation (Crane 1991).

In the early years of the American Period, Old Town remained the center of civic life in the area; however, the San Diego River was prone to major floods and, in the 1870s, downtown San Diego, then known as Horton's Addition, became the urban center (AECOM 2015). The San Diego River, however, remained the main source of water for the growing town (Papageorge 1971). While the first attempt to build a dike to route the San Diego River into what was then known as "False Bay" (now known as Mission Bay) occurred in the 1850s, it was not until the 1870s that a more permanent channel was constructed (Brodie 2013).

In the late 1860s, Alonzo Horton began the development of New San Diego and began the shift of commerce and government centers from Old Town (San Diego pueblo) to New Town (downtown). Development from downtown San Diego initially began to spread eastward, in part by following natural transportation corridors. The following decades saw "boom and bust" cycles that brought thousands of people to the area of San Diego County. In the Clairemont area, a short-lived real estate boom occurred in the late 1880s: the boom started slowly in 1885 and peaked in 1887. In May of 1888, the Morena Company, a syndicate led by Oliver J. Stough, surveyed and mapped what would later become the Morena tract (City 2020). This 1,200-acre plot of land was located just east of the newly established community of Pacific Beach. At that time, Morena Boulevard, then known as Morena Avenue, was graded and several houses were built (Urbana Preservation & Planning 2019).

By the end of the 1880s, many of the newcomers to San Diego had left, although some remained to form the foundations of small communities based on dry farming, orchards, dairies, and livestock ranching. In the 1890s, the City entered a time of steady growth and subdivisions surrounding downtown were developed. As the City continued to grow in the early twentieth century, downtown's residential character changed. Streetcars and the introduction of the automobile allowed people to live farther from their downtown jobs and new suburbs were developed. Due to accusations of fraud that surfaced in 1896, as well as the non-payment of taxes, the Clairemont-based Morena Group ultimately dissolved in 1900 (Urbana Preservation & Planning 2019). Nationwide financial downturn between 1888 and 1915 slowed real estate development in the area. The overwhelming majority of the study area on the mesa to the north and northeast of Morena remained undeveloped during this period (Urbana Preservation & Planning 2019).

The influence of military development, beginning in 1916 and 1917 during World War I, resulted in substantial development in infrastructure and industry to support the military and accommodate soldiers, sailors, and defense industry workers. In 1917, the U.S. Army established Camp Kearny on the site of what is now Marine Corps Air Station (MCAS) Miramar. Camp Kearny was named after Brigadier General Stephen W. Kearny, who was instrumental in the Mexican-American War. In 1943, Camp Kearny was commissioned as the Naval Auxiliary Air Station Camp Kearny; it continued to operate until 1946, when it was transferred to the Marines.

A pause in development occurred in the Clairemont area during the early 1900s as a direct result of this shift towards military-focused infrastructure, with the community area remaining largely undeveloped throughout the 1920s. During the early part of that decade, oil speculators drilled several wells and installed oil derricks within the CPU area, which included areas just east of Morena, near today's Mesa College and Northern Clairemont (City 2020; Urbana Preservation & Planning 2019). In 1926, developers graded a road through Morena to what would become the site of a planned Country Club called El Panorama. This project likely failed as there is little to no information regarding the El Panorama Country Club after 1926 (Urbana Preservation & Planning 2019).

In the 1940s, military housing was developed in Linda Vista (City 2001). As part of the housing development, the federal government extended water and sewer pipelines to the Linda Vista area and improved public facilities. From Linda Vista, urban development spread north to the Kearny Mesa area, then to the Clairemont area (City 2001). However, whereas Kearny Mesa saw widespread industrial development in the 1950s, primarily centered around Montgomery Field (now known as Montgomery-Gibbs Executive Airport), the development in Clairemont was primarily residential-based. In the early 1950s, over 36,500 homes were constructed within the boundaries of San Diego (Urbana Preservation & Planning 2019). Clairemont, dubbed “The City Within a City,” was the largest contributor, with close to 80 subdivisions platted within the area between 1950 and 1956. These, along with nearly three dozen commercial and residential tracts, were developed by Louis Cowley Burgener and Carlos Tavares; Clairemont was named for Tavares’s wife, Claire, who was rumored to have brought the two together (Eddy 1995; Urbana Preservation & Planning 2019). Burgener and Tavares did not want to impose the traditional system of uniform blocks and streets; instead, they hired engineers to create streets that wound through the hills with the idea to take full advantage of the bluffs and canyons of the area (Eddy 1995). Due to its distance from downtown San Diego, the Clairemont plan included commercial business and retail shopping, schools, libraries, and other amenities (City 2020; Eddy 1995).

By 1954, approximately 18,000 residents occupied over 6,000 dwellings in Clairemont; by 1955, this had increased to over 7,000 units, with an estimated population of close to 25,000. A population this large needed somewhere to discard their refuse. The City of San Diego looked to Tecolote Canyon to fill this need (City 2020; Urbana Preservation & Planning 2019). Although the origin of Tecolote Canyon’s name is unknown, ‘tecolote’ is derived from the Nahuatl word ‘tecolil,’ which means owl (Robbins-Wade 2004; Tecolote Canyon Citizens Advisory Committee 1982). The canyon first appeared as a cartographic feature on a map in the early 1800s. Later, in 1872, the canyon was farmed by Judge Hyde, with cattle continuing to graze in the canyon until the 1950s, when the City acquired the land to use it as a landfill (Tecolote Canyon Citizens Advisory Committee 1982; URS Corporation 2007). Due to the efforts of Marian Bear and Eloise Battle, the City abandoned the plan for the Tecolote Landfill; the City dedicated the canyon as the Tecolote Canyon Natural Park on April 1, 1978 (Robbins-Wade 2004; Tecolote Canyon Citizens Advisory Committee 1982).

In 1948, the Cabrillo Parkway, now SR 163, was constructed as U.S. Highway 395. Plans to expand construction eastward within the CPU area began in early 1956 when Tavares and Burgener sought to connect Clairemont to Highway 395. East Clairemont, surrounded by Tecolote Canyon to the west; Burford Street, Tamres Drive, and Mesa College to the south; I-805 to the east; and SR 52 to the north, provided direct access to the growing aerospace industries in Kearny Mesa (Urbana Preservation & Planning 2019). Both Clairemont and East Clairemont provided housing for the military personnel stationed at MCAS Miramar and the aerospace industry to the east; development in both areas peaked between 1958 and 1975. By the 1960s, Clairemont was home to approximately 18,700 employed individuals (Urbana Preservation & Planning 2019). The majority of all Clairemont residents during this time worked in industries related to the defense industry, which demonstrated the close association of the Clairemont communities with post-World War II defense (Urbana Preservation & Planning 2019). As of 2019, the Clairemont CPU area contained more than 22,000 improved properties, 19,133 of which were constructed between 1950 and 1975 (Urbana Preservation & Planning 2019).

3.0 ARCHIVAL RESEARCH

3.1 RECORDS SEARCH

A records search of the California Historical Resources Information System (CHRIS) was conducted by the City in support of the CPU. The CHRIS records for San Diego County are on file at the South Coastal Information Center (SCIC) and provided to the City under contract. The records search included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. In addition, HELIX conducted a review of the state Office of Historic Preservation (OHP) historic properties directory, California's historical resources, the National Register of Historic Places (NRHP), and the City of San Diego Historical Resources Register (City 2019b). For a detailed discussion of the built environment resources within the Clairemont CPU study area, please refer to the Clairemont Mesa Community Planning Area Historic Context Statement prepared by Urbana Preservation & Planning (Urbana Preservation & Planning 2019).

3.1.1 Previous Studies

The records search results identified that 129 previous cultural resource studies have been conducted within the study area (Table 1, *Previous Studies within the Study Area*). The studies include archaeological surveys and assessments, record searches/constraint studies, reconnaissance surveys, construction monitoring programs, and other environmental documents. A majority of the reports are related to infrastructure (utility, transportation, and civic) and telecom improvements. Approximately 44 percent of the study area has been subject to a previously conducted cultural resource study; however, much of this coverage can be contributed to overview studies, such as the Cultural Resource Overview of Rose Canyon and San Clemente Canyon (SD-09754/11142), and does not reflect cultural resources investigations that included a pedestrian survey or other fieldwork such as monitoring. It is unknown how much of the study area has been subject to an intensive pedestrian archaeological survey. Much of the approximately 56 percent of the CPU area not covered by a cultural resources study is situated on the mesa areas of the community, which are characterized primarily by residential developments that were constructed in the 1950s and 1960s, prior to the implementation of the California Environmental Quality Act (CEQA). As such, less than approximately 44 percent of the study area was subject to an intensive pedestrian archaeological survey prior to being developed.

Table 1
PREVIOUS STUDIES WITHIN THE STUDY AREA

Report Number	Report Title	Author/Company, Report Year
SD-00042	Archaeological Survey of the Sunglow Property (6254), San Diego County	Adams, 1978
SD-00546	An Archaeological Survey of the San Diego River Valley	Cupples, 1975
SD-00977	An Archaeological Impact Statement for De Anza View Medical Dental Center, Inc.	Gross, 1973
SD-01175	Tecolote Canyon Archaeological Survey	Hector, 1986
SD-01754	Site Eighteen: An Archaeological Reconnaissance	Polan, 1981
SD-01851	Cultural Resources Survey of the San Diego Commuter Rail Project	Hector, 1989
SD-01931	Archaeological Site Survey in San Clemente Canyon	Maidhof, 1968

Report Number	Report Title	Author/Company, Report Year
SD-02188	Draft Environmental Impact Report Miramar Landfill General Development Plan	City of San Diego Development and Environmental Planning, 1991
SD-02468	Appendices, Draft Environmental Impact Report for the Rose Canyon Trunk Sewer - Volume II Appendix F	Smith and Buysse, 1992
SD-02699	Phase 1 Historic Properties Inventory of the Mid-Coast Corridor Transportation Alternatives, San Diego, California	Carrico et al., 1992
SD-03107	Draft Environmental Impact Report for the University of San Diego Master Plan	City of San Diego, 1996
SD-03461	Cultural Resource Constraint Study for the North Bay Redevelopment Project City of San Diego, California	Kyle and Phillips, 1998
SD-05251	Environmental Data Statement San Onofre to Encina 230Kv Transmission Line Addendum No. 3	Westec Services, 1979
SD-05947	Historical Resources for Dakota Canyon Sewer Replacement/Relocation Project	Ni Ghabhlain, 2003
SD-07562	Cultural Resource Assessment Cingular Wireless Facility No. SD-786-01 San Diego County, California	Duke, 2002
SD-07620	Archaeological Survey and Record Search for IT-San Diego Project	Holson, 2001
SD-07807	AT&T Wireless Services Facility No. 10085	Duke, 2002
SD-07970	Cultural Resource Assessment AT&T Wireless Services Facility No. 10085B San Diego County, California	Duke, 2002
SD-08650	A Cultural Resources Study for the Rose Canyon Trunk Server Project City of San Diego, San Diego, California	Smith et al., 1992
SD-08774	Cultural Resources Record Search & Field Survey Report for a Verizon Telecommunications Facility: Tecolote in the City of San Diego, San Diego County, California	Mason and Chandler, 2003
SD-08825	Cultural Resource Survey for the Clairemont Regents, Cudahy Creek and Tecolote Creek Project, San Diego, California	Guerrero and Gallegos, 2003
SD-08852	Historic Properties Inventory for North City Water Reclamation Facilities Clean Water Program for Greater San Diego, San Diego, California	Wade, Van Wormer, and Cheever, 1990
SD-09039	Cultural Resource Assessment for Cingular Wireless Facility SD-839-01, City of San Diego, San Diego County, California	Kyle, 2002
SD-09296	Cultural Resource Survey for the University City North/South Transportation Corridor Study, San Diego, California	Guerrero and Gallegos, 2003
SD-09298	Environmental Impact Report for the University City North/South Transportation Corridor Study	Project Design Consultants, 2004
SD-09491	Historical Assessment of the Commercial Building, the Sunset Bowl, Located at 3093 Clairemont Drive, San Diego, California	Crawford, 2005
SD-09581	Cultural Resource Survey for the Mount Ariane - Mount Ashmun Project San Diego, California	Guerrero and Gallegos, 2003
SD-09583	Cultural Resource Survey for the Clairemont Regents, Cudahy Creek, and Tecolote Creek Project San Diego, California	Guerrero and Gallegos, 2003
SD-09636	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD-439-01, San Diego, California	Kyle, 2001
SD-09754	Cultural Resource Overview of Rose Canyon and San Clemente Canyon, City of San Diego, California	Hector, 2005

Report Number	Report Title	Author/Company, Report Year
SD-09945	Historic Architecture Assessments (California Register and City of San Diego Historical Resource Register) of Cingular Telecommunications Facility Candidate SD-532-01 (Christian Church of Clairemont) 4330 Moraga Avenue, SD County, California	Aislin-Kay and Taniguchi, 2004
SD-10704	NAS Miramar, Initial Cultural Resources Study Archaeology/History/Architecture	Environmental Consultants, 1981
SD-11142	Update - Cultural Resource Overview of Rose Canyon and San Clemente Canyon, City of San Diego, California	Hector, 2007
SD-11296	Stough - Beckett Cottage, 2203 Denver Street, San Diego, California	Various, n.d.
SD-11592	Direct APE Historic Architectural Assessment for Sprint Nextel Candidate CA-7909a (Clairemont Village), 3090 Clairemont Drive, San Diego, San Diego County, California	Bonner and Crawford, 2008
SD-11597	Cultural Resource Records Search and Site Visit Results for Sprint Nextel Facility Candidate CA-7909a (Clairemont Village), 3091 Clairemont Drive, San Diego, San Diego County, California	Bonner, Aislin-Kay, and Crawford, 2008
SD-11764	Final Archaeological Monitoring Report Starbucks Construction Project, 3895 Clairemont Drive, San Diego, California	Geyer, 2008
SD-11766	Mt. Ashmun Erosion Control Pipe Protection Project Cultural Resources Survey	Robbins-Wade, 2008
SD-11803	Historic Property Survey Report for Interstate 805 North Corridor Project	Dominici, 2008
SD-11823	Cultural Resources Technical Report for the San Diego Vegetation Management Project	Kick, 2007
SD-11826	Archaeological Resources Analysis for the Master Stormwater System Maintenance Program, San Diego, California	Robbins-Wade, 2008
SD-11851	Addendum to the Cultural Resources Study for the Proposed Tecolote Canyon Long-Term Maintenance and Access Project and the Proposed Tecolote Canyon Wetland Mitigation Project	Garcia-Herbst, 2008
SD-11887	Cultural Resources Records Search and Site Visit Results for T- Mobile Candidate SD-06628A (Mt. Herbert R.O.W.) at the Southeast Intersection of Mount Herbert Avenue and Genesee Avenue, San Diego, San Diego County, California	Bonner and Williams, 2008
SD-11898	Cultural Resources Records Search and Site Visit Results for T- Mobile USA Telecommunications Candidate SD-07001B (Luna Avenue), Northwest Corner of Luna Avenue at Gallatin Way, San Diego, San Diego County, California	Bonner and Williams, 2008
SD-11899	Cultural Resources Records Search and Site Visit Results for T- Mobile Candidate SD-07002 (Brillo Row), Adjacent to 5080 Baxter Street, San Diego, San Diego County, California	Bonner and Williams, 2008
SD-11913	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Facility Candidate SS-082-01 (Limberg Residence), 5514-3/4 Lodi Street, San Diego, San Diego County, California	Bonner and Aislin-Kay, 2008
SD-11949	Direct APE Historic Architectural Assessment for AT&T Mobility, LLC Facility Candidate SS-082-01 (Limberg Residence), 5513-3/4 Lodi Street, San Diego, San Diego County, California	Bonner and Crawford, 2008
SD-11976	Draft Cultural Resources Inventory Survey Naval Air Station Miramar, California	William Manley Consulting, 1995
SD-12119	Cultural Resources Study for the Proposed Tecolote Canyon Long- Term Maintenance and Access Project and the Proposed Tecolote Canyon Wetlands Mitigation Project	Cook, 2006

Report Number	Report Title	Author/Company, Report Year
SD-12167	Bridge Maintenance Activities on 22 Structures on Routes 5, 125, 163, and 274 in San Diego County Historic Property Survey Report	Rosen, 2009
SD-12200	Draft Environmental Impact Report for the Master Storm Water System Maintenance Program (MSWSMP)	No author given, 2009
SD-12422	A Cultural Resources Inventory for the Route Realignment of the Proposed Pf. Net / AT&T Fiber Optics Conduit Oceanside to San Diego, California	Ni Ghabhlain and Palette, 2001
SD-12551	Cultural Resources Records Search and Site Visit Results for Verizon Wireless Candidate 'Morago', 4330 Moraga Avenue, San Diego, San Diego County, California	Bonner and Williams, 2009
SD-12642	Archaeological Survey and Extended Phase I Investigations for the Caltrans I-805 North Corridor Project, San Diego County, California	Laylander and Akyuz, 2008
SD-12657	Cultural Resource Survey of 4210 Dakota Drive, City of San Diego, California	Pignoli and Brodie, 2009
SD-12818	Archaeological Monitoring Report for the Miramar Pipeline Repair Project, Naval Base Point Loma to Marine Corps Air Station Miramar, San Diego County, California	Bowden-Renna, 2010
SD-13006	Master Storm Water System Maintenance Program - Draft Recirculated Program Environmental Impact Report	No name given, N.D.
SD-13273	Balboa Terrace Trunk Sewer	City of San Diego, 2012
SD-13283	Operations & Maintenance Potholing and Phase I & 2 Pipeline Integrity/Retrofit Activities	Ruston, 2011
SD-13427	Water and Sewer Group 930	City of San Diego, 2012
SD-13491	Section 106 Consultation for the Mid Coast Corridor Transit Project, San Diego County, California	U.S. Department of Transportation, 2011
SD-13744	Cultural Resource Monitoring Report for the Sewer and Water Group 754 Project	Kraft, and Smith, 2012
SD-13962	Archaeological Resources Report, Tecolote Canyon Natural Park, San Diego, California	Robbins-Wade, 2004
SD-14095	Final Integrated Cultural Resources Management Plan Update for Marine Corps Air Station Miramar	ASM Affiliates, Inc., 2017
SD-14407	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Candidate SD-0283 (Morena Design Center), 4330 Morena Boulevard, San Diego, San Diego County, California	Bonner and Williams, 2013
SD-14499	Cultural Resource Assessment Class III Inventory Verizon Wireless Services Mount Acadia Facility City of San Diego San Diego County, California	Fulton and Marvin, 2013
SD-14740	Sewer Group Job 743	City of San Diego, 2014
SD-14878	Cultural Resource Records Search and Site Survey AT&T Site SD0458 Cadman Park 4330 Moraga Avenue San Diego, San Diego County, California 92117	Ace Environmental, LLC, 2013
SD-15064	Mid-Coast Corridor Transit Project: Archaeological Resources Extended Phase I Investigation Results and Effects Assessment	Elder and Yates, 2013
SD-15065	Mid-Coast Corridor Transit Project: Archaeological Survey Report, San Diego, California	Denardo, Greenlee, and Harper, 2012
SD-15066	Mid-Coast Corridor Transit Project: Historic Property Effects Report	SANDAG, 2013
SD-15085	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD-06190A (SD-190 Garfield Building) 3949 Clairemont Drive, San Diego, San Diego County, California	Bonner and Crawford, 2014

Report Number	Report Title	Author/Company, Report Year
SD-15112	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD-06532A (Christian Church of Clairemont) 4330 Moraga Avenue, San Diego, San Diego County, California	Bonner and Crawford, 2014
SD-15114	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD-06687A (SD-687 Ashford Center) 7440 Beagle Street, San Diego, San Diego County, California	Bonner and Crawford, 2014
SD-15119	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD-06839A (SD-389 Ranch Catering) 3560 Mount Acadia Boulevard, San Diego, San Diego County, California	Bonner and Crawford, 2014
SD-15582	Cultural Resources Records Search and Site Visit for T Mobile West, LLC Candidate SD-06839A (SD-389 Ranch Catering) 3560 Mount Acadia Boulevard, San Diego, San Diego County, California	Bonner and Crawford, 2013
SD-15619	Cultural Resources Records Search and Site Visit Results for T- Mobile West, LLC Candidate SD-06687A (SD-687 Ashford Center) 7440 Beagle Street, San Diego, San Diego County, California	Bonner and Crawford, 2013
SD-15622	Cultural Resources Records Search and Site Visit Results for T Mobile West, LLC Candidate SD-06532A (Christian Church of Clairemont) 4330 Moraga Avenue, San Diego, San Diego County, California	Bonner and Crawford, 2013
SD-15623	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD-06532A (Christian Church of Clairemont) 4330 Moraga Avenue, San Diego, San Diego County, California	Bonner and Crawford, 2014
SD-15729	Cultural Resource Records Search and Site Visit Results for Verizon Wireless Candidate 'East Clairemont', 7045 Forum Street, San Diego, San Diego County, California	Wills and Williams, 2015
SD-15806	Cultural Resources Records Search and Site Visit Results for T Mobile West, LLC Candidate SD-06190A (SD-190 Garfield Building) 3949 Clairemont Drive, San Diego, San Diego County, California	Bonner and Crawford, 2013
SD-15877	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Candidate SD-0201 (Tecolote Park), 3981 Tecolote Road, San Diego, San Diego County, California	Wills, Williams, and Crawford, 2014
SD-16046	Cultural Resource Records Search and Site Survey AT&T Site SD-0082 Balboa Building 5252 Balboa Avenue San Diego, San Diego County, California	Loftus, 2014
SD-16047	Historic Architectural Resource- Inventory and Assessment AT&T Site SD-0082 Balboa Building 5252 Balboa Avenue San Diego, San Diego County, California	Loftus, 2014
SD-16122	NCTD Positive Train Control Project - NCTD Base Radio Site Name: CP Morena, (Latitude 32.806472, Longitude -117.214722) San Diego, San Diego County, California	No name given, 2014
SD-16170	Draft Mitigated Negative Declaration Ticonderoga Homes	Szymanski, 2016
SD-16191	Cultural Resources Survey: 3315 Ticonderoga Street San Diego, California	Robbins-Wade and Falvey, 2015
SD-16256	Elvira to Morena Double Track Project Cultural and Historical Resources Technical Report	Castells, Krintz, and Ni Ghabhlain, 2016
SD-16269	Cultural Resource Assessment Class III Inventory Verizon Wireless Services Luna Facility City of San Diego, County of San Diego, California	Fulton, Bechtel, and Tibbet, 2014
SD-16404	North County Transit District (NCTD) Elvira to Morena Double Track Positive Train Control Antenna at Mile Post 259.3 Project, San Diego, San Diego County, California	Gunderman Castells, 2015

Report Number	Report Title	Author/Company, Report Year
SD-16601	San Diego River Bridge Double Track Project (CP Tecolote to CP Friar) Cultural Resources Technical Report	Cogstone Resource Management, Inc., 2015
SD-16864	Cultural Resources Records Search and Site Visit Results for T- Mobile West, LLC Candidate SD-06839A (Mt. Acadia) 3560 Mt. Acadia Boulevard, San Diego, San Diego County, California	Wills and Williams, 2016
SD-16876	Archaeological Sensitivity Assessment Mt. Ada SD / Ensite 28900, 6426 Mount Ada Road San Diego, San Diego County, California	Perez, 2016
SD-17054	Historical Resource Research Report for the Clairemont Lutheran Church Fellowship Hall, 4271 Clairemont Mesa Boulevard, San Diego, California	Smith and Stropes, 2017
SD-17102	Cultural Resources Survey Report for the Proposed San Diego Gas & Electric TI676 Mission to Mesa Reconductor Project, San Diego County, California	Foglia, Cooley, and Mello, 2017
SD-17124	Cultural Resource Monitoring Report for the Tecolote Canyon 8-Inch Sewer Main Replacement Project, City of San Diego	Garrison and Smith, 2017
SD-17227	Cultural Resources Assessment of the De Anza Cove Project, City of San Diego, San Diego County, California	Brunzell, 2016
SD-17231	Cultural Resource Assessment of the MTSA San Diego Fiber Trench Project, San Diego, California	Brunzell, 2017
SD-17233	San Diego 129 Project, San Diego County, California	Brunzell, 2017
SD-17235	T-Mobile PUC Project 365239, San Diego County, California	Brunzell, 2017
SD-17249	A Phase I Cultural Resource Study for the Rose Canyon Trunk Sewer Joint Repair Project, City of San Diego, California	Kraft and Smith, 2015
SD-17346	Ticonderoga Homes TM-Project No. 409275.3315 Ticonderoga Street San Diego, California Cultural Resources Monitoring Report	Robbins-Wade and Diaz de Leon, 2017
SD-17391	Cultural Resources Inventory Report for the Southern California Yeshiva High School Project, City of San Diego, County of San Diego, California	Garcia-Herbst, 2016
SD-17392	Archaeology 100% Design Constraints Analysis for the Tecolote Canyon Trunk Sewer Improvement Project, City of San Diego, County of San Diego, California	Garcia-Herbst, 2017
SD-17737	Archaeological Monitoring for MHPUUP - Morena Village, San Diego, San Diego County	Willhite, 2019
SD-17776	Historical Resource Technical Report for the 1398 Lieta Street Property, San Diego, California 92110	Moomjian, 2018
SD-17923	Cultural Resources Records Search and Native American Contract Letter Report, Oliver Wendell Holmes Elementary School Athletic Field Joint Use Improvement Project, San Diego Unified School District, City of San Diego, San Diego County, California	Ultrasystems Environmental Inc., 2018
SD-17924	Cultural Resources Evaluation Report Clairemont High School Whole Site Modernization, San Diego, San Diego County, California	ASM Affiliates, 2017
SD-18016	Cultural Resource Records Search and Site Visit Results for Cellco Partnership and Their Controlled Affiliates Doing Business as Verizon Wireless Candidate 'Longfellow-A', 5050 Milton Street, San Diego, San Diego County, California	Helix Environmental Planning, Inc., 2017
SD-18484	Determination Of Eligibility of Historic Properties for the Mid Coast Corridor Transit Project, San Diego County, CA	U.S. Department of Transportation, 2012
SD-18485	Mid-Coast Corridor Transit Project Historic Property Survey and Eligibility Determination Report	SANDAG, 2012
SD-18533	Archaeological and Native American Monitoring for the Geologic Reconnaissance at 3417 Idlewild Way, Clairemont, City of San Diego, California	Laguna Mountain Environmental, Inc., 2020

Report Number	Report Title	Author/Company, Report Year
SD-18565	Cultural Constraints for the Rose Creek Bicycle Facility Project, San Diego County, California	Cogstone Resource Management Inc., 2013
SD-18566	Archaeological Survey Report for the Rose Creek Bicycle Facility Project, San Diego County, California	Cogstone Resource Management Inc., 2015
SD-18570	Historic Property Survey Report for Rose Creek Bicycle Facility	Cogstone Resource Management Inc., 2015
SD-18838	Archaeological Monitoring for TCM Access Roads, Annual Report 2020, San Diego County, California	ASM Affiliates, 2021
SD-18839	Mid-Coast Corridor Transit Project: Archaeological Resources Supplemental Research Report	LSA Associates, Inc., 2012
SD-18840	Mid-Coast Corridor Transit Project: Historic Property Effects Report	SANDAG, 2014
SD-18841	Mid-Coast Corridor Transit Project: Cultural Resources Discovery Plan	ICF International, 2017
SD-18842	Mid-Coast Corridor Transit Project: Historic Property Survey and Eligibility Determination Report	SANDAG, 2013
SD-18843	Mid-Coast Corridor Transit Project: Supplemental Cultural Resources Inventory and Evaluation Report	ICF International, 2016
SD-18844	Mid-Coast Corridor Transit Project: Cultural Resources Construction Monitoring Report: Geotechnical Borings	ICF International, 2014
SD-18845	Mid-Coast Corridor Transit Project: Cultural Resources Monitoring of Soil Sampling at the Rose Canyon City Operations Yard, Mid-Coast Corridor Transit Project, San Diego, California	ICF, 2017
SD-18846	Mid-Coast Corridor Transit Project: Cultural Resources Monitoring of Soil Sampling at the Rose Canyon City Operations Yard, Mid-Coast Corridor Transit Project, San Diego, California	ICF, 2018
SD-18847	Mid-Coast Corridor Transit Project: Supplemental Cultural Resources Inventory and Evaluation Report	ICF, 2019
SD-18848	Mid-Coast Corridor Transit Project: Archaeological Resources Survey Report	Garcia and Associates, 2012
SD-18908	Historical Resources Survey for the East Tecolote Canyon Long-Term Access Phases 1 and 2, San Diego, California	RECON Environmental, Inc., 2017
SD-19962	ETS 47749: Cultural Resources Survey Report for the Corridor Tree Replenish Project	Pangis, 2020
SD-20040	Cultural Resources Assessment of the SDSAN00130B Project, San Diego, San Diego County, California	BCR Consulting LLC, 2022

3.1.2 Previously Recorded Resources

A total of 190 cultural resources are on file at the SCIC as being within the study area, these include 43 archaeological resources and eight prehistoric archaeological resources (six archaeological sites and two isolates), 33 historic archaeological resources (three historic archaeological sites, one historic structure, and 29 historic isolates), and two multi-component archaeological sites (both of which are lithic and shell scatters that also contain historic refuse). One-hundred-forty-seven built environment resources have been previously recorded within the Clairemont CPU study area and have been assigned primary numbers, these consist of six historic structures (bridges), three historic districts, and the remaining 138 resources are historic period buildings. The archaeological resources identified within the study area are summarized in Table 2, *Previously Recorded Archaeological Resources within the Study Area*, are described in further detail below, and are illustrated in Figure 4A-H, *Archaeological Resources within the Clairemont Community Planning Area* (Confidential Appendix C).

Table 2 also provides potential recommendations for the archaeological resources identified within the study area based on the site information provided in the site records and the resources' potential eligibility based on previous evaluations and the City's Significance Determination Thresholds (City 2022). For all unevaluated resources, avoidance is the preferred recommendation. However, if it has been documented that the resource has been destroyed or the resource is considered a non-significant resource type, per the City's thresholds, then no additional work is recommended. For resources that were identified during previous monitoring efforts and documented as destroyed or collected, or for non-significant resource types, if there is a potential for future projects to impact inadvertent cultural resources during ground disturbance in the vicinity of the site, archaeological monitoring is recommended. For resources for which the eligibility status is unknown, have not been destroyed, or are not non-significant resource types per the City's thresholds, then an evaluation of eligibility is recommended if avoidance is not feasible.

Per the City's thresholds, isolates consisting of less than three artifacts within a 40 square meter area, sparse lithic scatters, isolated bedrock milling stations, and shellfish processing sites with minimal lithics and no subsurface deposits are considered non-significant resource types and no further work is required.

Table 2
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE STUDY AREA

Primary Number	Trinomial (CA-SDI-#)	Site Description	Recorder, Date	Testing Status	Collected Status	Development Impact	Eligibility Status	Potential Recommendations
Archaeological Sites (Prehistoric)								
P-37-011021	11021	Originally recorded as a scatter of marine shell with no shell counts recorded, with no artifacts noted. Site was revisited in 2012 and, again, only a sparse scatter of marine shell was observed.	Wade, 1986; Cordova, Stout, and Manchen 2012; Spindrift 2017	No	No	Undeveloped	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-012558	12558	Originally recorded as a marine shell and bone scatter (no counts provided), with no artifacts observed. Site was revisited in 2005, 2011, and 2013 and no cultural materials were observed. Smith tested the site in 1992 and observed that considerable subsurface disturbance was evident and recommended the site not eligible to the NRHP or the CRHR. The subsequent updates also noted considerable disturbance in the recorded site area.	Smith, 1992; Iversen, 2005; Greenlee and Letter, 2011; Castells, 2013	Yes	No	Likely destroyed	Recommended not eligible to the NRHP and the CRHR (Smith 1992)	No additional work
P-37-025845	17199	Site recorded as a sparse marine shell and lithic artifact scatter, containing five pieces of shell and five debitage.	Hale, 2004	No	No	Undeveloped	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-030187	19237	Site recorded as a lithic artifact scatter, six metavolcanic debitage and one core.	Mock and Thomson, 2007	No	No	Partially destroyed	Unknown	Avoidance or eligibility evaluation*; monitoring

Primary Number	Trinomial (CA-SDI-#)	Site Description	Recorder, Date	Testing Status	Collected Status	Development Impact	Eligibility Status	Potential Recommendations
P-37-032900	20785	Site recorded as a sparse 400+ quartz lithic artifact scatter with two Chione shells. Possibly a secondary deposit.	Cordova, Hennessey, Manchen, Taylor, and Stout, 2012	No	No	Partially destroyed	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-038965	22908	Site recorded as a shell and lithic scatter with six tools, 14 debitage; noted to likely be associated with the village of La Rinconada de Jamo (Rinconada).	Davidson and Hoke, 2020; Meling, 2020	No	Yes	Likely destroyed	Unknown	Monitoring
Archaeological Sites (Multi-component)								
P-37-012453	12453/H	Originally recorded as a scatter of marine shell and prehistoric lithic artifacts with a few flakes, one core, and several pieces of historic glass in a disturbed context along railroad tracks. Site was revisited in 2011, and no cultural materials were observed and the resource was identified as likely destroyed.	Huey and Bass, 1991; Greenlee and Letter, 2011	No	No	Likely destroyed	Unknown	Monitoring
P-37-032901	20786	Originally recorded as a scatter of five marine shell and one prehistoric scraper tool. Site was revisited in 2017, and a historic component was identified consisting of a scatter of domestic refuse items including fragments of glass, dishware, and butchered animal bone. The historic materials were speculated to have possibly eroded into the area during recent rains.	Cordova, Hennessey, Manchen, Taylor, and Stout, 2012; Spindrift, 2017	No	No	Partially developed	Unknown	Avoidance or eligibility evaluation*; monitoring

Primary Number	Trinomial (CA-SDI-#)	Site Description	Recorder, Date	Testing Status	Collected Status	Development Impact	Eligibility Status	Potential Recommendations
Archaeological Sites (Historic)								
P-37-030188	--	Site consists of a nearly square concrete foundation, 5 x 5 meters in dimension. Rubble from a possible additional foundation nearby. No artifacts observed. A structure is present at this location on a 1930 historic topographic map but is not present on a 1903 map.	Mock and Thomson, 2007	No	No	Undeveloped	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-033557	-	Historic Highway 395.	Tift, 2013; ASM, 2015; Chasteene, 2017; Foglia and Keckeisen, 2017; Stringer-Bowsher, 2018; ASM, 2021	Evaluated	No	Partially destroyed	Eligible under Criterion A/1 for segments that contain character-defining features: road segments that follow the alignments from 1935-1968; two-lane, undivided highway; 24- to 30-foot roadbeds; where extant, original paving materials (such as concrete or gravel pavement or asphalt); and historic viewshed of natural and cultural topography.	No additional work for segments of the highway that do not have the character-defining features. No segments of the highway with the character-defining features have been identified within the study area.
P-37-038964	22907	Site consists of a light scatter of historic refuse, eight glass bottle fragments, and two ceramic fragments dating from the 1930s to the 1960s.	Booth and Hoke, 2019	No	Yes	Reported destroyed	Unknown	Monitoring

Primary Number	Trinomial (CA-SDI-#)	Site Description	Recorder, Date	Testing Status	Collected Status	Development Impact	Eligibility Status	Potential Recommendations
P-37-040394	23484	Site consists of scatter of historic refuse consisting of 46 food and beverage consumer goods, kitchen items, rusted metal, and brick.	Colston, 2017	No	Yes	Reported destroyed	Unknown	Monitoring
Archaeological Isolates (Prehistoric)								
P-37-025846	-	Isolate recorded as one rhyolite flake and one metavolcanic flake.	Hale, 2004	No	No	Undeveloped	Ineligible	No additional work
P-37-025847	-	Isolate recorded as one metavolcanic flake.	Hale, 2004	No	No	Undeveloped	Ineligible	No additional work
Archaeological Isolates (Historic)								
P-37-034101	-	Isolate one flow blue ceramic fragment.	Hennessey and Bigney, 2013	No	No	Undeveloped	Ineligible	No additional work
P-37-040335	-	Isolate half-pink whiskey bottle, c. 1970.	Murillo, 2017	No	No	Developed	Ineligible	No additional work
P-37-040336	-	Isolate four porcelain plate fragments, refit.	Colston, 2018	No	No	Developed	Ineligible	No additional work
P-37-040337	-	Isolate aqua glass insulator fragment, c. 1870-1877.	Colston, 2017	No	Yes	Developed	Ineligible	No additional work
P-37-040338	-	Isolate three utility post holes.	Colston, 2017	No	No	Developed	Ineligible	No additional work
P-37-040339	-	Isolate three glass beverage bottles, c. 1933.	Colston, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040340	-	Isolate glass medicine vial, post 1947.	Colston and Mengers, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040341	-	Isolate bottle base, c. 1936.	Mengers, 2017	No	No	Developed	Ineligible	No additional work
P-37-040342	-	Isolate aqua glass insulator fragment, c. 1924-1933.	Colston, 2017	No	Yes	Developed	Ineligible	No additional work
P-37-040343	-	Isolate ruby glass kerosene lamp fragment, c. 1953.	Mengers, 2017	No	No	Developed	Ineligible	No additional work

Primary Number	Trinomial (CA-SDI-#)	Site Description	Recorder, Date	Testing Status	Collected Status	Development Impact	Eligibility Status	Potential Recommendations
P-37-040345	-	Isolate aqua glass insulator fragment, c. 1924-1933.	Mengers, 2017	No	Yes	Developed	Ineligible	No additional work
P-37-040346	-	Isolate brown glass beer bottle, c. 1958.	Keckeisen, 2017	No	Yes	Developed	Ineligible	No additional work
P-37-040347	-	Isolate clear glass bottle, c. 1940-1952.	Chasteene and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040348	-	Isolate blue glass medicinal bottle, c. 1890-1930s.	Chasteene and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040349	-	Isolate clear glass whiskey bottle, c. 1930s.	Willhite and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040350	-	Isolate glass Coca Cola Bottle, c. 1928-1938.	Willhite and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040351	-	Isolate one amber bitters bottle, c. 1920s and one amber bottle base, c. 1930s.	Keckeisen and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040352	-	Isolate green glass 7-Up soda bottle, c. 1930-1957.	Keckeisen and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040353	-	Isolate clear glass ketchup bottle, c. 1934-1968 and one clear glass wine bottle, c. 1923-1964.	Keckeisen and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040354	-	Isolate clear glass whiskey bottle, c. 1935-1964.	Keckeisen and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040355	-	Isolate brown glass bottle base, c. 1934-1968.	Chasteene, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040356	-	Isolate two clear class insulators, c. 193-1960s.	Keckeisen and Collings, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040357	-	Isolate aqua glass insulator fragment, c. 1921-1960s.	Keckeisen and Collings, 2018	No	Yes	Developed	Ineligible	No additional work

Primary Number	Trinomial (CA-SDI-#)	Site Description	Recorder, Date	Testing Status	Collected Status	Development Impact	Eligibility Status	Potential Recommendations
P-37-040358	-	Isolate clear glass Pepsi Cola bottle base, c. 1930s.	Chasteene, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040359	-	Isolate clear glass pint liquor bottle, c. 1914-1951.	Keckeisen, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040360	-	Isolate green glass bottle base, c. 1952.	Colston, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040361	-	Isolate 14 glass bottles, not <i>in situ</i> .	Silberberger, 2018	No	No	Developed	Ineligible	No additional work
P-37-040362	-	Isolate green glass 7-Up soda bottle, c. 1950.	Silberberger, 2018	No	Yes	Developed	Ineligible	No additional work
P-37-040363	-	Isolate green glass rum bottle, c. 1929-1954.	Collins, 2018	No	Yes	Developed	Ineligible	No additional work

*Minimal subsurface testing or an extended Phase I testing program may be required to confirm that the resource is a non-significance resource type per the City's thresholds.

3.1.2.1 Prehistoric Archaeological Resources

Including the prehistoric components of the multi-component sites, a total of 10 prehistoric cultural resources have been documented within the boundaries of the study area. The prehistoric resources consist of two marine shell scatters (P-37-011021 [CA-SDI-11021], P-37-12558 [CA-SDI-12558]), four marine shell and lithic artifact scatters (P-37-012453 [CA-SDI-12453/H], P-37-025845 [CA-SDI-17199], P-37-032901 [CA-SDI-20786], and P-37-038965 [CA-SDI-22908]), two lithic artifact scatters (P-37-030187 [CA-SDI-19237], P-37-032900 [CA-SDI-20785]), and two isolate resources (P-37-025846, P-37-0025847). An additional prehistoric resource not on file at the SCIC, yet assigned a San Diego Museum of Man (now San Diego Museum of Us) number, SDM-W-155, has been recorded to potentially encompass the entirety of the Kearny Mesa, and thus the current project area. However, no specific locational data for the individual features or artifacts associated with this resource are available.

The prehistoric archaeological resources are primarily located along the periphery of the study area, within canyons (Figure 4A-H). Four of the prehistoric archaeological sites (P-37-011021, P-37-030187, P-37-032901, and P-37-038965) are located along the lower portion of the Tecolote Canyon drainage and one (P-37-032900) is located on the mesa along a small tributary drainage to lower Tecolote Canyon. These sites include one that consists only of marine shell, two that consist only of lithic artifacts, and two that have both marine shell and lithic artifacts present. P-37-030187 is mapped as a 50-meter diameter lithic scatter to the west of a developed area. However, the site form for the resource lists the location, recorded in UTMs and in the text, to the south of the development. In addition, it lists the site as a 10-meter diameter site with six pieces of debitage. Therefore, it is likely that the site is incorrectly mapped, is located 50 meters to the southwest of the mapped location, and is a 10-meter diameter site. The site form for P-37-038965, documented on eastern side of Mission Bay, notes that, based on a review of historic maps and the proximity to the *Rinconada de Jamo* (Rinconada) village site documented to the north where the Rose Canyon drainage enters into Mission Bay, “this site is associated and/or a satellite site of Rinconada de Jamo and very likely extended in all direction” (Meling 2020).

Two resources are located along the Rose Canyon drainage: a marine shell scatter, P-37-12558, is at the northwestern corner of the CPU area, and P-37-012453 is located at the southwestern corner. Site P-37-012453 was originally recorded in 1991 as a scatter of marine shell and prehistoric lithic artifacts with a few pieces of historic glass in a disturbed context along the railroad tracks in Rose Canyon (Huey and Bass 1991). The site was revisited in 2011 and no cultural materials were observed (Greenlee and Letter 2011).

The remaining prehistoric archaeological site, P-37-025845, is marine shell and lithic artifact scatter located along the San Clemente Canyon drainage. The two lithic artifact isolates (P-37-025846, P-37-025847) are both also located along the San Clemente Canyon drainage.

In addition to the prehistoric sites officially recorded in the study area, a prehistoric site that is not currently documented as present in the study area, but which is a possible ‘resource’ for the area, was recorded by Malcom Rogers in the 1920s (San Diego Museum of Man [now San Diego Museum of Us] number SDM-W-155). The resource was described by Rogers as encompassing the entirety of the Kearny Mesa, including the Linda Vista, Clairemont, University, and Miramar communities and was described as dispersed highland winter camps with scattered artifacts and cobble hearths. In 1980, Ken Hedges, curator of the Museum of Man, indicated the boundaries of the site as “Mission Valley on the south, Mission Bay and Rose Canyon on the west and north, Carroll Canyon on the north, and the Poway Hills

and Murphy Canyon on the east” (Hedges 1980). According to Hedges, the locations of the loci associated with the resource were provided on a map compiled by Rogers in approximately 1930; based on the map and Rogers’s notes, Hedges identified 13 specific loci for SDM-W-155, primarily indicated as hearths; however, as he notes, “the boundaries for these loci consist of contours defining the high points of the mesa-top terrain; these indicate areas within which we have no specific locational data for individual features or artifact finds. This area may contain site loci not represented on this list” (Hedges 1980).

In 1995, one of the loci recorded by Rogers and mapped by Hedges was attributed by Brian F. Smith & Associates to a resource, P-37-014216 (CA-SDI-14048), located in the community of Linda Vista (Pierson 1995). Consequently, SDM-W-155 has been documented at the SCIC as being associated with only that resource number. While some of the individual loci have possibly been documented as separate sites, no other trinomial or primary numbers have been assigned to SDM-W-155 by the SCIC. As such, no information delineating the extent and the locations of the 13 loci attributed to SDM-W-155 is currently available in order to address what elements may have existed within the current study area.

Another prehistoric site of note that is relevant to, but not located within the study area, is P-37-005017 (CA-SDI-5017), which is associated with the ethnohistoric village of *La Rinconada de Jamo* (Rinconada). This site is located immediately adjacent to the western edge of the study area along the west side of Rose Canyon, at the northern edge of Mission Bay.

3.1.2.2 Historic-Era Resources

The historic-period cultural resources documented within the study area consist of five archaeological resources (three historic period and two multi-component sites), 29 historic isolates, one historic highway segment, and 147 built environment buildings or structures.

The four historic period archaeological resources include P-37-030188, P-37-033557, P-37-038964, and P-37-040394. Historic archaeological site P-37-030188 was recorded in 2007 as a nearly square concrete foundation, five meters (15 feet) by five meters (15 feet) in dimension, located along the north side of the lower Tecolote drainage (Figure 4A-H). Rubble from a possible additional foundation was also observed to be present nearby, but no associated artifacts were observed in the site area. The recorders noted that a structure was present at this location on a 1930 historic topographic map but was not present on an earlier 1903 map. P-37-033557 is the historic Highway 395. P-37-033557 has been evaluated for the NRHP and the CRHR and was recommended eligible under Criterion A/1 for segments of the highway that contain character-defining features: road segments that follow the alignments from 1935-1968; two-lane, undivided highway; 24- to 30-foot roadbeds; where extant, original paving materials (such as concrete or gravel pavement or asphalt); and historic viewshed of natural and cultural topography (Stringer-Bowsher 2018). None of the segments of P-37-033557 that contain character-defining features are present within the study area. P-37-038964 and P-37-040394 are both historic refuse scatters.

The two other archaeological sites, P-37-012453 and P-37-032901, are multi-component. As noted above, site P-37-012453 was recorded in 1991 as a prehistoric shell and lithic scatter with a few pieces of historic glass in a disturbed context along the railroad tracks in Rose Canyon (Huey and Bass 1991). The site was revisited in 2011, and no cultural materials were observed (Greenlee and Letter 2011). The second multi-component archaeological site, P-37-032901, was originally recorded in 2012 (Cordova et al. 2012) as a prehistoric site consisting of a scatter of marine shell and one prehistoric scraper tool. The

site was revisited, however, in 2017, and a historic component was identified consisting of a scatter of domestic refuse items including fragments of glass, dishware, and butchered animal bone. The historic materials were speculated to have possibly eroded into the area during recent rains (Spindrift 2017).

The 29 historic isolates, the majority of which were identified during monitoring along the railroad right-of-way on the western side of the study area, consist of historic period glass and ceramic vessels, other household items such as lamp parts, and glass insulators from utility lines.

The 147 built environment resources recorded within the study area consist of residences, commercial and industrial buildings, educational and religious facilities, bridges, and historic districts (Table 3, *Previously Recorded Built Environment Resources within the Study Area*, Appendix D). Of the 147 built environment resources, six are historic bridge structures (P-37-034332, P-37-034333, P-37-034419, P-37-034426, P-37-034427, P-37-034428) and three are historic districts (P-37-34436, P-37-034438, and P-37-038773). P-37-034436 has been recorded as Vista Bahia No. 1 and consists of 59-unit residential tract constructed between 1957 and 1959. Due to loss of integrity of the houses, this district is ineligible for listing under the NRHP or the CRHR. P-37-034438 has been recorded as the Morena Boulevard Postwar Commercial District, consisting of a mix of light industrial, commercial, office, and multi-family residential properties constructed between 1937 and 2009. Of 61 properties, 27 appear to contribute to the district with a period of significance between 1945 and 1965. P-37-038773 has been recorded as the Clairemont High School potential historic district, consisting of 13 buildings constructed in the Mid-Century Modern style in 1958. It has been recommended not eligible for listing in the CRHR (Kung 2017).

The remaining 138 resources are historic period buildings which consist of 73 residences (with three of the site forms, P-37-034339, P-37-034340, and P-37-034437, documenting several residences, resulting in an actual total of 110 residential buildings), 14 multi-family residences, four mixed-use buildings, 25 commercial buildings, five industrial buildings, two public utility complexes, 11 school/education buildings, and four religious buildings or complexes. Seven of the school/education buildings are individual contributors to P-37-038773, the Clairemont High School potential historic district. Most of the residential buildings are located along the western edge of the Clairemont CPU area and adjacent to the east side of Rose Canyon. The majority of the built environment resources were constructed between 1933 and 1967. One of these buildings, 1398 Lieta Street, was recorded as P-37-034343, the Aizo and Komume Sogo Farm, constructed in 1937 as a one-story Modern Minimal Traditional-style single-family residence. The property site, but not the residence, was found eligible under Criterion A and was designated as Historical Resources Board (HRB) No. 1305. It has subsequently been removed. One building, the Stough-Beckett Cottage (P-37-028906), was constructed in 1888. The Stough-Beckett Cottage was designated as HRB No. 146. The majority of the built environment resources were constructed during the mid-twentieth century, decades after municipal sewer and trash services were in use. Therefore, these resources have a low sensitivity for intact historic archaeological deposits. Two additional historic resources are listed in the record search data but have been incorrectly mapped and are not within the Clairemont CPU area. They are the Mount Soledad Park & Memorial Cross, locally designated in 1991 as HRB No. 295, and a historic address on 5050 Milton Street, which was identified as a Spanish Eclectic-style single-family residence constructed in 1929; however, no signs of this structure is present at the address provided.

A more detailed discussion of the built environment within the study area is contained within the Clairemont Mesa Community Planning Area Historic Context Statement prepared by Urbana Preservation & Planning (Urbana Preservation & Planning 2019).

3.2 OTHER ARCHIVAL RESEARCH

Various additional archival sources were consulted, including historic topographic maps and aerial imagery. These include historic aerials from 1953, 1964, 1966, and 1972 (NETR Online 2024) and several historic USGS topographic maps, including the 1903 and 1930 *La Jolla* (1:62,500), 1943 *La Jolla* (1:31,680), and the 1967 and 1975 *La Jolla* (1:24,000) topographic maps (USGS Online Historical Topographic Map Explorer 2024). The purpose of this research was to identify historic land use in the study area.

On the 1903 *La Jolla* topographic map, little development is evident within most of the study area, but a few roads that generally travel north-south are shown, including one that runs along Rose Canyon, one that runs through the center of the CPU area west of Tecolote Canyon, and another that roughly follows the current route of Linda Vista Road. A fourth road that connects with the road west of Tecolote Canyon, runs along the bottom of lower Tecolote Canyon. Four buildings, possibly representing residences, are shown at different places on the map along this road. An east-west road also runs along San Clemente Canyon. Most prominent on the map is the railroad that runs along Rose Canyon, labeled on the map as the “Southern California Surf Line.” Three locations are labeled on the map in the study area along the east side of the rail line and east of Rose Canyon: Ladrillo, just south of San Clemente Canyon; Atwood, east of the community of Pacific Beach; and Morena, just north of the mouth of the Tecolote drainage. While these locations may reflect rail stops, only Morena is also shown as a community indicated by several streets and buildings. On the 1930 *La Jolla* topographic map, little change is visible from the 1903 topographic map, but increased settlement is evident in the Morena area and to the south between the mouth of Tecolote Canyon and the San Diego River. A small development is also now present in the Linda Vista area in the southeast portion of the study area. The Atwood location is no longer named on this 1930 topographic map. On the 1943 topographic map, while no dramatic new development is evident, two new communities are depicted on each side of the mouth of Tecolote Canyon. Within the study area on the northwestern side is the community of Ladrillo, with the community of Morena being located at the southwestern end and, to the south just outside of the study area, is Bayside Village. Also, on the 1943 topographic map, a landing field, labeled the Rosedale Landing Field, is shown in the east-central area of the study area.

On the 1953 topographic map and 1953 aerial photograph, a considerable amount of new development is evident. On the 1953 topographic map, the communities in the study area, previously labeled as Morena and Bayside Village, are labeled as Bay Park, and the development in the Linda Vista area has expanded both within and to the south of the study area. New on this topographic map is the community of Clairemont on the mesa top along the west side of Tecolote Canyon and extending in one area to the rail line at the mouth of Rose Canyon. The landing field, labeled the Rosedale Landing Field, is no longer shown on this map, and the SR 163 freeway (old Highway 395) is being completed along the southeastern boundary of the study area. On the 1964 aerial photograph and the 1967 topographic map, the expanse of residential development within the study area is dramatic, with nearly all areas of the mesa top developed by 1964 and 1967. Notable on the 1972 aerial photograph and the 1975 *La Jolla* topographic map is the presence of the I-805 freeway along the eastern margin of the study area, and SR 52 along San Clemente Canyon and the northern margin of the study area.

3.3 NATIVE AMERICAN CONTACT PROGRAM

The Native American Heritage Commission (NAHC) was contacted on November 11, 2024, for a Sacred Lands File search and a list of Native American contacts for the study area. The NAHC indicated in a

response dated December 3, 2024, that the search of the Sacred Lands File was completed with positive results and to contact the Viejas Band of Kumeyaay Indians for additional information. Letters were sent on December 6, 2024, to the 19 Native American representatives identified by the NAHC, including the Viejas Band of Kumeyaay Indians (Table 4, *Native American Contact Program Responses*). To date, no responses have been received. As responses are received, they will be forwarded to the City. Native American correspondence is included as Appendix B (Confidential Appendices, bound separately).

Table 4
NATIVE AMERICAN CONTACT PROGRAM RESPONSES

Affiliation	Name/Title	Date	Outreach/Response
Native American Heritage Commission (NAHC)	--	11/11/2024	Sacred Lands File search request sent via email.
		12/3/2024	Received results of Sacred Lands search (positive) and Native American contact list via email.
Barona Group of the Capitan Grande	Art Bunce, Attorney	12/6/2024	Letter sent via email.
Campo Kumeyaay Nation	Ben Dyche, Chairperson	12/6/2024	Letter sent.
Campo Kumeyaay Nation	Marcus Cuero, Chairperson	12/6/2024	Letter sent.
Campo Kumeyaay Nation	Daniel Tsosie, THPO	12/6/2024	Letter sent.
Ewiiapaayp Band of Kumeyaay Indians	Robert Pinto, Chairperson	12/6/2024	Letter sent.
Ewiiapaayp Band of Kumeyaay Indians	Michael Garcia, Vice Chairperson	12/6/2024	Letter sent.
Iipay Nation of Santa Ysabel	Clint Linton, Director of Cultural Resources	12/6/2024	Letter sent.
Inaja-Cosmit Band of Indians	Rebecca Osuna, Chairperson	12/6/2024	Letter sent.
Jamul Indian Village	Erica Pinto, Chairperson	12/6/2024	Letter sent.
Jamul Indian Village	Lisa Cumper, THPO	12/6/2024	Letter sent.
La Posta Band of Diegueño Mission Indians	Gwendolyn Parada, Chairperson	12/6/2024	Letter sent.
Manzanita Band of Kumeyaay Nation	Angela Elliott Santos, Chairperson	12/6/2024	Letter sent.
Mesa Grande Band of Diegueño Mission Indians	Michael Linton, Chairperson	12/6/2024	Letter sent.
San Pasqual Band of Diegueño Mission Indians	John Flores, Environmental Coordinator	12/6/2024	Letter sent.
San Pasqual Band of Diegueño Mission Indians	Allen Lawson, Chairperson	12/6/2024	Letter sent.
Sycuan Band of the Kumeyaay Nation	Cody J. Martinez, Chairperson	12/6/2024	Letter sent.
Sycuan Band of the Kumeyaay Nation	Bernice Paipa, Cultural Resource Specialist	12/6/2024	Letter sent.
Viejas Band of Kumeyaay Indians	Ray Teran, Cultural Resource Management Director	12/6/2024	Letter sent.

Affiliation	Name/Title	Date	Outreach/Response
Viejas Band of Kumeyaay Indians	Ernest Pingleton, Tribal Historic office	12/6/2024	Letter sent.

THPO = Tribal Historic Preservation Officer

Tribal consultation in accordance with Senate Bill 18 (SB 18) will be conducted by the City of San Diego. This report will be provided to consulting Tribes, when requested, to assist with their review to determine if the Clairemont CPU area contains any Tribal Cultural Resources or areas of tribal importance that would require further evaluation or special consideration in the Clairemont CPU. A summary of the consultation will be included in the Addendum to the Program EIR for the Clairemont CPU.

4.0 CULTURAL SENSITIVITY ANALYSIS

The Clairemont Community Plan Area has been categorized into three cultural resource sensitivity levels rated low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File search, the records search, regional environmental factors, and the amount of modern development that has occurred (Figure 5, *Cultural Resources Sensitivity*). The sensitivity analyses provided within the Environmental Impact Reports for the Balboa Avenue Station Area Specific Plan (City 2019c), Morena Corridor Specific Plan (City 2019d), and the Complete Communities: Housing Solutions and Mobility Choices San Diego have been incorporated into the cultural sensitivity analysis for the CPU area (City 2018, 2019e, 2020).

Low Cultural Resources Sensitivity

A low sensitivity rating indicates areas where there is a high level of disturbance or development and where no previously recorded resources have been documented, and the area is not characterized by certain environmental factors, such as the presence of young (Holocene) alluvial soils that typically contain a higher likelihood of containing buried resources.

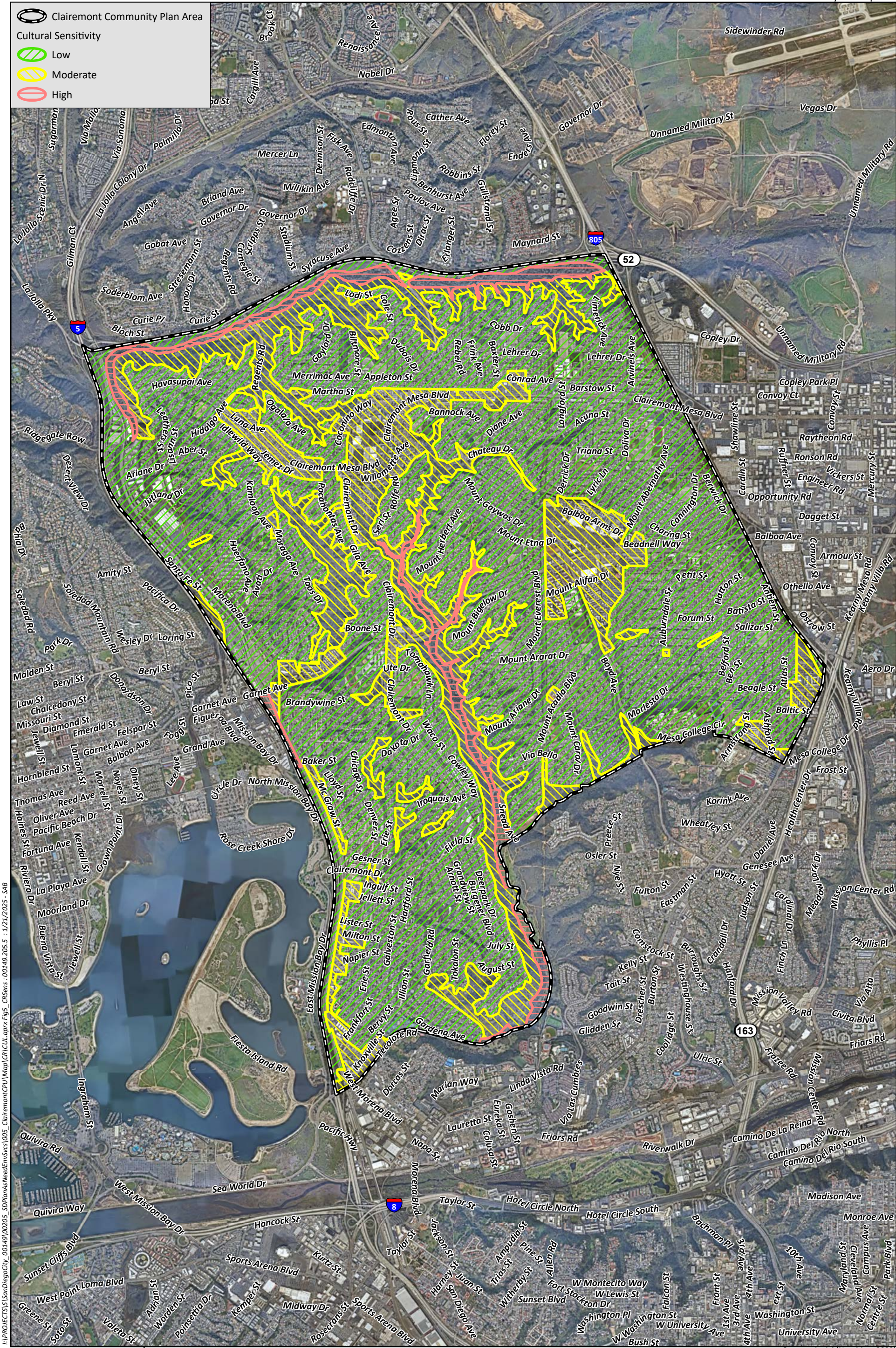
The majority of the study area is characterized by urban development, and large portions of the community are underlain by artificial fill as a result of buildings and infrastructure development that occurred prior to the enactment of CEQA (The Bodhi Group 2020). As such, the cultural sensitivity of many of the developed areas within the CPU area would be considered low; if existing, any archaeological resources are unlikely to be substantial in artifact assemblage frequency and/or deposition, as evidenced by existing archival data from the records search.

The steep slopes of natural drainages and canyons, as well as artificial slopes and cuts produced during mass grading for the development of the area, are unlikely to contain archaeological resources. The cultural sensitivity of these areas is also considered low.

In total, approximately 75 percent (5,753.78 acres) of the Clairemont CPU study area has been identified as having a low cultural resources sensitivity level.

Moderate Cultural Resources Sensitivity

A moderate sensitivity rating indicates that previously recorded resources have been identified in that area and the potential for additional prehistoric or historic archaeological resources to be present would



Clairemont Mesa Cultural Sensitivity: Archaeological Resources and Tribal Cultural Resources

Figure 5

be moderate. Typically, the archaeological resources that have been recorded within moderate sensitivity areas are complex resources consisting of more substantial sites or deposits with a diversity or density of feature and artifact types. The potential to encounter additional resources with similar complexity in such areas would be expected. In addition, undeveloped areas, primarily within or near canyons and areas consisting of young (Holocene) alluvial soils, which contain a higher likelihood of buried resources, generally contain a moderate cultural sensitivity for archaeological resources.

Undeveloped areas, primarily within or near the canyons where the majority of the archaeological sites have been documented in the study area, and along the western boundary of the study area near the ethnohistoric village of *Jamo* or Rinconada, generally contain a moderate cultural sensitivity for archaeological resources. These areas may have provided reliable water sources or a high concentration of subsistence resources, and the bottoms of the canyons and drainages are typically where young (Holocene) alluvial floodplain deposits are present. However, the steep slopes of these areas would be considered low sensitivity for archaeological resources. While the mapped location of P-37-030187 is partially within both the low and moderate sensitivity areas, it is believed that the resource has been incorrectly mapped, and the correct location, 50 meters to the southwest, is entirely within the moderate sensitivity area.

Additionally, a moderate sensitivity rating is also applied in developed areas in areas where, based on a review of aerial photographs, there appears to have been limited grading and deposit of fill, or where there may be a likelihood of buried historic archaeological resources to be present that are related to the historic period development of the area, such as portions of Clairemont that were developed early in the City's history. However, a review of historic topographic maps, aerial photographs, and other archival research did not indicate any specific historic features.

In total, approximately 22 percent (1,701.35 acres) of the Clairemont CPU study area has been identified as having a moderate cultural resources sensitivity level.

High Cultural Resources Sensitivity

Areas identified as high sensitivity are those where significant prehistoric or historic archaeological resources have been documented or would have the potential to be identified. These resources may range from moderately complex to highly complex and substantial, with more defined habitation areas and a large breadth of features and artifact assemblages. In some cases, the resources in high sensitivity areas may have been determined to be significant under local, State, or Federal guidelines. Generally, within areas of high sensitivity, the potential for encountering additional complex, intact, and potentially significant cultural resources would be high.

No significant archaeological resources have been documented within the study area; however, as noted above, the Sacred Lands File search was returned with positive results, indicating that sacred lands or Native American cultural resources may be present within the study area. Additionally, the major canyon bottoms (primarily Tecolote and San Clemente canyons), where young (Holocene) alluvial flood-plain deposits are present, may contain the potential for buried cultural material. As such, these areas contain a high sensitivity for archaeological resources or Tribal Cultural Resources to be present.

In total, approximately three percent (219.95 acres) of the Clairemont CPU study area has been identified as having a high cultural resources sensitivity level.

5.0 RECOMMENDATIONS

While there is very little undeveloped land or previously undisturbed soils within the Clairemont CPU study area, future site-specific development, and related construction activities could result in the alteration or destruction of prehistoric or historic archaeological resources, objects, or sites and could impact religious or sacred uses, or disturb human remains, particularly within areas that have been categorized as moderate to high sensitivity and in proximity to areas where there are known, recorded archaeological resources.

The recommendations for the cultural resources listed above are made based on the available data for each of the resources; however, the final determination on resource management will depend on the site-specific project and its impact to the potential cultural resources on-site.

Future site-specific permit applications or City operations should be reviewed by an archaeologist meeting the City's qualifications for Archaeological Principal Investigator following the mitigation framework detailed below to determine the potential for the presence or absence of buried, archaeological resources. Should the archaeological assessment identify potentially significant archaeological resources, mitigation measures would be required to avoid or minimize adverse impacts to the resource consistent with the City's Historical Resources Regulations and Historical Resources Guidelines. If it is determined that a resource is a historical resource, through a significance evaluation, it could be referred to the City's Historical Resources Board for possible designation.

In the event site-specific surveys are required as part of the discretionary review process, adherence to the Historical Resources Regulations and Guidelines would ensure that appropriate measures are applied to the protection of historical resources consistent with City requirements. Such requirements may include archaeological and Native American monitoring, avoidance and preservation of resources, data recovery, and repatriation or curation of artifacts, among other requirements detailed in the Historical Resources Guidelines.

5.1 MITIGATION FRAMEWORK

The following mitigation framework from the Blueprint SD Initiative Program EIR provides a program-level framework for reducing significant impacts related to cultural resources and tribal cultural resources within the Clairemont CPU area. This mitigation framework has been incorporated into the Final Addendum to the Blueprint SD Initiative Program Environmental Impact Report for the Clairemont CPU.

HIST-2 – Archaeological and Tribal Cultural Resources

HIST-2: Before the issuance of any discretionary permit for a future development project that could directly and/or indirectly affect a cultural resource (i.e., archaeological and Tribal Cultural resources), the City shall require the following steps be taken to determine (1) the potential presence and/or absence of cultural resources, and (2) the appropriate mitigation for any significant resources that may be impacted. For the purposes of CEQA review, a cultural resource is defined in CEQA Guidelines Section 15064.5. Tribal Cultural resources are defined in Public Resources Code Section 21074.

Initial Determination

The City's Environmental Designee shall determine the potential presence and/or absence of cultural resources at the project site by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, the California Historical Resources Inventory System, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego"), and may conduct a site visit. A review of the cultural resources sensitivity map shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized to the extent feasible in accordance with the City's Historical Resources Guidelines. The sensitivity levels described below shall guide the appropriate steps necessary to address the potential resources. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted cultural resources, as well as new data available to the City.

High Sensitivity: Indicates locations where significant cultural resources have been documented or would have the potential to be identified. High sensitivity resources include village and habitation sites and areas near fresh water sources. These resources may range from moderately complex to highly complex, with more defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high.

Moderate Sensitivity: Indicates that some cultural resources have been recorded within the area or the area was developed before 1984 when CEQA review may not have been applied. Moderate sensitivity resources consist of diversity or density of feature and artifact types (e.g., a moderately dense lithic scatter).

Low Sensitivity: Indicates areas where there is a high level of disturbance or development, and few or no previously recorded cultural resources are present based on records search results and due to the timing of development of the project site occurring after 1984 when CEQA would have been applied. Within these areas, the potential for additional resources to be identified would be low.

Phase I

Based on the results of the initial determination, if there is any evidence that the project area contains archaeological and/or tribal cultural resources, a site-specific records search and/or survey may be required and shall be determined on a case-by-case basis by the City's Environmental Designee. If a cultural resources study is required, it shall be prepared consistent with the City's Historical Resources Guidelines. All individuals conducting any phase of the cultural resources program shall meet the professional qualifications in accordance with the City's Historical Resources Guidelines. The cultural resources study shall include the background research conducted as part of the initial determination. This includes a record search at the SCIC at San Diego State University. A review of the Sacred Lands File maintained by the NAHC shall also be conducted at this time. The cultural resources study shall include a field survey and/or an evaluation of significance, as applicable, if cultural resources are identified, based on the City's Historical Resources Guidelines. Native American participation shall be required for all fieldwork.

Phase II

Once a cultural resource, as defined in the Public Resources Code, has been identified, a significance determination shall be made. If a project were to impact areas identified as low sensitivity, it is assumed that any significant cultural resources no longer hold integrity or are not present. If a project impacts these areas, no additional mitigation measures shall be required.

If a project were to impact areas identified as moderate sensitivity, a site-specific records search and/or survey may be required on a case-by-case basis. If cultural resources are identified in the records search and/or survey, a significance evaluation for the identified cultural resources shall be required. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action shall be required. Resources found to be non-significant as a result of a survey and/or assessment shall require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation (DPR) site forms and inclusion of the results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation indicate there is still a potential for resources to be present in portions of the property, then mitigation monitoring shall be required. If the resource has not been evaluated for significance, a testing plan shall be required. If the resource is determined to be significant, a testing plan, data recovery plan, and mitigation monitoring shall be required.

If a project were to impact areas identified as high sensitivity, a survey and testing program may be required by the qualified archaeologist to further define resource boundaries, subsurface presence or absence, and determine the level of significance. A thorough discussion of testing methodologies, including surface and subsurface investigations, can be found in the City's Historical Resources Guidelines. The results from the testing program shall be evaluated against the Significance Thresholds found in the City's Historical Resources Guidelines. If significant cultural resources are identified within the area of potential effects, the site may be eligible for local designation.

Preferred mitigation for direct and/or indirect impacts to cultural resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. Mitigation measures such as, but not limited to, a Research Design and Archaeological Data Recovery Program (ADRP), construction monitoring, site designation, capping, granting of deeds, designation of open space, and avoidance and/or preservation shall be required and shall be determined by the City's Environmental Designee on a case-by-case basis.

Phase III

Archaeological Data Recovery Program

If a cultural resource is found to be significant and preservation is not an option, a Research Design and ADRP shall be required, which includes a Collections Management Plan for review and approval by the City's Environmental Designee. The ADRP shall be based on a written research design and is subject to the provisions, as outlined in Public Resources Code Section 21083.2. The ADRP shall be reviewed and approved by the City's Environmental Designee before the distribution of a draft CEQA document.

Local Designation of Resources

The final cultural resource evaluation report shall be submitted to HRB staff for designation. The final cultural resource evaluation report and supporting documentation will be used by HRB staff in

consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria.

Monitoring and Archaeological Resource Reports

Archaeological monitoring may be required during building demolition and/or construction grading when significant cultural resources are known or suspected to be present on a site but cannot be recovered before grading due to obstructions such as, but not limited to, existing development, dense vegetation, or if a data recovery did not reduce the impact to the resource. Monitoring shall be documented in a consultant site visit record.

Native American participation shall be required for all subsurface investigations, including geotechnical testing and other ground-disturbing activities whenever there is a tribal cultural resource or any archaeological site. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of Public Resources Code Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, State, and local regulations described above, shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program (MMRP) and included in a subsequent project-specific environmental document. The Most Likely Descendent shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources.

Archaeological Resource Reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the City's Historical Resources Guidelines. In the event that a cultural resource deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's MMRP. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., Assembly Bill [AB] 2641 [Coto] and California Native American Graves and Repatriation Act [Cal NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA [United States Code (USC) 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation, as identified by the NAHC.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant before the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.

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Warren, Claude N., D.L. True, Ardith A. Eudey

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Appendix A

Resumes

EDUCATION

Master of Science,
Applied Geographical
Information Science,
Northern Arizona
University, 2008

Bachelor of Arts,
Anthropology, University
of California, San Diego,
2001

Bachelor of Science,
Biological Psychology,
University of California,
San Diego, 2001

**REGISTRATIONS/
CERTIFICATIONS**

Registered Professional
Archaeologist No. 16436

County of Riverside,
Approved Cultural
Resources Consultant

County of San Diego,
Approved CEQA
Consultant for
Archaeological
Resources

**PROFESSIONAL
AFFILIATIONS**

Society for California
Archaeology

STACIE WILSON, RPA**Senior Cultural Resources Project Manager II**

Ms. Wilson has been professionally involved in cultural resources management for 20 years and has extensive experience in both archaeology and Geographic Information Systems (GIS). She has served as principal investigator on numerous cultural resources management projects, and regularly coordinates with local, state, and federal agencies and Native American tribal representatives. She is skilled in project management, archaeological inventories and excavation, and report documentation and has broad

experience on private, municipal, federal, utility, and renewable energy projects. Her years of experience also encompass an understanding of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance regulations. She is proficient at creating, organizing, and analyzing GIS data, using ArcGIS 10.4, and serving as a spatial and geostatistical analyst. Ms. Wilson is a Registered Professional Archaeologist (RPA) and meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric and historic archaeology.

Kearny Mesa and Clairemont Community Plan Updates. Principal Investigator for an update to the Kearny Mesa Community Plan Updates and their Programmatic Environmental Impact Reports. Managed an archaeological sensitivity and constraints analysis, including completion of a records search, Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and review of existing documentation. Work performed for the City of San Diego Planning Department.

Alvarado 2nd Pipeline Extension. Principal Investigator overseeing the completion of cultural resource management services for this approximately 7-mile pipeline project that proposes the extension of the existing Alvarado 2nd Pipeline along Friars Road between Interstate 805 and West Mission Bay Drive in the City of San Diego. Duties included conducting a record search and a Sacred Lands File search; reviewing environmental, geological, and existing cultural resources information for the project alignment; coordinating a field visit; and preparing a cultural resources technical report. Additional responsibilities included overseeing an archaeological and Native American monitoring program for geotechnical investigations and the preparation of an Archaeological Sensitivity Assessment to supplement the Environmental Package component of the Financial Assistance Application for the State Water Resources Control Board (SWRCB) Clean/Drinking Water State Revolving Fund (SRF). Work performed as a subconsultant with the City of San Diego as the lead agency.

Pure Water San Diego Conveyance Project Senior Archaeologist/Principal Investigator providing support for environmental compliance under the Construction Management contract for Phase 1 (also referred to as the North City Project) of the San Diego Pure Water Program. Responsibilities include the preparation of a Cultural Resources Monitoring and Treatment Plan and a Site Protection and Stabilization Plan for a stone

wall associated with a 1920s residence and providing environmental compliance monitoring oversight and reporting during construction. Work performed as a subconsultant with the City of San Diego as the lead agency.

City of San Diego Long-term Mitigation Strategy Development. Principal Investigator for a cultural resources study of the Kearny Mesa East Mitigation Site, a 7.57-acre City of San Diego owned parcel located in Murphy Canyon. Conducted as part of an as-needed contract with the City of San Diego, Transportation & Storm Water Department, the project evaluated the potential mitigation opportunities for the parcel. Duties included conducting background research, a field survey and recording of cultural resources, Native American outreach and coordination, and report preparation. Work performed for the City of San Diego.

City of San Diego El Cuervo Del Sur Phase II Mitigation Support. Principal Investigator for a cultural resources study for the El Cuervo Del Sur restoration site. Conducted as part of an as-needed contract with the City of San Diego, Transportation & Storm Water Department, the project proposed the creation of approximately 1.42 acres of wetland habitat. Duties included conducting background research, reviewing previous cultural resource surveys, Native American outreach, and report preparation. Work performed for the City of San Diego.

Water Group Job 939. Principal Investigator for the Water Group Job 939, located in the Sorrento Valley area of the City of San Diego. Conducted as part of an as-needed contract with the City of San Diego, Public Works Department, Project Implementation Division, the project proposes approximately 6,846 linear feet (1.31 miles) of water main replacement and installation. Duties included conducting background research, reviewing previous cultural resource surveys, and coordination of Native American and archaeological monitors. Work performed for the City of San Diego.

Sewer Group 806. Principal Investigator for the Sewer Group Job 806, located in the College Area and Mid City Kensington-Talmadge Community Planning Areas in the City of San Diego. The project proposed both the replacement and rehabilitation of existing sewer mains, including replacing-in-place approximately 2,158 linear feet of existing vitrified clay pipe sewer mains. Duties included conducting background research, reviewing previous cultural resource surveys, conducting a field survey with a Native American monitor, and the preparation of a cultural resources technical report. Work performed as part of an as-needed contract with the City of San Diego, Public Works Department, Project Implementation Division.

Southwest Neighborhood Park Services. Project Manager/Principal Investigator for cultural resources survey for the proposed Southwest Neighborhood Park located within the Otay Mesa-Nestor Community Plan area of the City of San Diego. Oversaw archival research and conducted a survey of the 11.5-acre park site. Prepared an Archaeological Resources Report Form, consistent with the City of San Diego Historical Resources Guidelines. Work performed for the City of San Diego Public Works Department (PWD), Project Implementation Division.

City of San Diego Balboa & I-15 Canyon Long Term Access Project. Cultural Resources Task Lead and Principal Investigator for the Canyon Sewer Cleaning Program and Long-Term Sewer Maintenance Program, which provided for the access, cleaning, and repair of sewer infrastructure located in an environmentally sensitive area of Kearny Mesa, San Diego County. Oversaw archaeological and Native American monitoring, attended an on-site pre-construction meeting, and prepared monitoring report. Work performed for the City of San Diego Public Utilities Department.

City of San Diego Transportation & Storm Water Department As-Needed Environmental Services for the Master Storm Water System Maintenance Program Principal Archaeologist for several task orders under this as-needed environmental services contract. Oversaw cultural field evaluations and authored IHAs for the Auburn Creek, Siempre Viva & Bristow Drainage, and South Chollas Creek Channel Maintenance as part of the Storm Water MMP. Work performed under this contract was in collaboration with T&SWD to ensure compliance with the MMRP, permit conditions, and MMP requirements.

Summary of Qualifications

Ms. Castells has provided cultural resources management services in San Diego County and Southern California for nearly 20 years. She has served as a principal investigator for cultural resources studies for private development, public utilities, energy infrastructure, and federal projects. Ms. Castells has extensive experience providing regulatory compliance for California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and the Native American Graves Protection and Repatriation Act (NAGPRA). She has expertise in bioanthropology/ managing human remains and is also skilled in Phase I, II, and III cultural resources studies, the evaluation of resources and assessments of effects, creation of mitigation measures and management plans, construction compliance management, quality assurance/quality control (QA/QC) State Historic Preservation Officer (SHPO) consultation, and Tribal and government consultations. Ms. Castells is a Registered Professional Archaeologist (RPA) and meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric and historic archaeology.

Selected Project Experience

San Diego Gas & Electric (SDG&E) Strategic Undergrounding Program Principal Investigator/Project Manager for utility infrastructure program in San Diego, Orange, and Imperial Counties. Managed over 85 task orders for cultural resources services for the utility's Strategic Undergrounding Program (SUG) in compliance with CEQA, NEPA, Section 106 of the NHPA. Conducted desktop reviews and record searches, identifying environmental compliance requirements, conducting archaeological surveys, testing, and data recoveries. Conducted Tribal consultations. Recommended mitigation measures including resource testing and evaluation, avoidance, and construction monitoring. Coordinated and consulted with local, state, and federal agencies, including Caltrans, California State Parks, Vista Irrigation District, City of San Diego, Bureau of Indians Affairs, Cleveland National Forest, and Bureau of Land Management. Work was performed for SDG&E as a subconsultant for AECOM.

SDG&E Sunrise Powerlink Project Adaptive Weed Control Plan and Management Strategy Cultural Resources Services Principal Investigator/Project Manager managing archaeological inventory across 1,233 acres for the utility weed control program in the County of San Diego. Identified over 75 cultural resources and managed preliminary eligibility assessments for the California Register of Historical Resources (CRHR). Prepared a Cultural Resources Management Plan to inform SDG&E of AECOM's weed control methodologies so the plan's goals were met while protecting cultural resources, including preparing and implementing the Long-Term Management Plan. Conducted Tribal consultation for the project. Work performed for San Diego Gas & Electric as a subconsultant to Petra Resources Management.

Education

Master of Arts,
Anthropology, San
Diego State
University, 2010
Bachelor of Arts,
Anthropology,
University of
California San Diego,
2003

Registrations/ Certifications

Registered
Professional
Archaeologist
#3748180

Professional Affiliations

Society for Historical
Archaeology
Society for California
Archaeology

Shelby Castells, RPA

Senior Archaeologist

Naval Facilities Engineering Systems Command Southwest (NAVFAC SW) F35 Aircraft Mishap

Principal Investigator/Project Manager for aircraft archaeological survey and monitoring program, located at the Ocotillo Wells State Vehicular Recreation Area in Imperial County. Managed archeological resources in NAVFAC's compliance with Section 106 of the NRHP and NEPA on California State Parks Property, also requiring compliance with California State Parks Department of Parks and Recreation (DRP) permits and reporting. Work performed for NAVFAC Southwest.

Montecito Ranch Conservation Bank Principal Investigator/Project Manager for an archaeological survey of a 955-acre preserve in the City of Ramona, San Diego County. Conducted services for developing the site into a mitigation and conservation bank for Marine Corps Base Camp Pendleton. Identified and recorded 48 cultural resources and made preliminary eligibility assessments to the NRHP and the CRHR. Conducted Native American consultation on behalf of Marine Corps Base Camp Pendleton. Prepared a Historic Properties Management Plan for the project to avoid impacting cultural resources. Conducted SHPO consultation. Work performed for the Endangered Habitats Conservancy for the United States Marine Corps.

McKee Orchard Center Project Principal Investigator/Project Manager for a private development project in the City of Poway, San Diego County. Conducted a data recovery of a NRHP-eligible ethnographic and prehistoric village site, including a GPR study, surface micro mapping and collection, excavation units, laboratory work, and artifact analysis. Provided Tribal consultation and repatriation assistance, and technical report preparation. Managed archaeological and Native American monitoring. Work performed for Cornerstone Communities.

Jacumba Fire Station Survey Principal Investigator/Project Manager for a cultural resources survey and technical report in support of a CEQA review for a new fire station in Jacumba under the County of San Diego. Managed the identification and recordation of a CRHR and NRHP-eligible archaeological district, identified if the project would result in adverse impacts to the archaeological district, and created mitigation measures. Work performed for Ascent Environmental.

Batiquitos Lagoon Habitat Mitigation Principal Investigator/Project Manager for a habitat mitigation project in San Diego County. Conducted an archaeological survey of the habitat mitigation project area in compliance with CEQA as part of the Carlsbad Hydrologic Unit Invasive Non-native Plant Control and Revegetation Program. Conducted a record search at the SCIC and the NAHC, an archaeological pedestrian survey, the identification of multiple cultural resources, preparation of a technical report with mitigation and avoidance measures. Work performed for Nature Collective with the County of San Diego as the lead agency.

Machado Smith Excavation, Old Town San Diego State of California Historic Park Principal Investigator/ Project Manager/Field Director for an excavation to identify the location of two 19th-century structures, evaluate the archaeological remains for eligibility to the CRHR and significance under CEQA, and assist in the recreation of the buildings in Old Town San Diego State of California Historic Park. Prepared a work plan and California State Parks permit application. Directed excavations including mechanical trenching and hand excavations. Excavated 19th century features. Directed laboratory work associated with the excavations, cataloged the artifacts, performed the artifact analysis, and prepared the artifact collection for curation. Evaluated the cultural resource for eligibility to the NRHP and CRHR and

Shelby Castells, RPA

Senior Archaeologist

for significance under CEQA. Prepared a technical report providing the results of the excavation, artifact analysis, and evaluation of the resources to the CRHR, provided mitigation measures, and guidance to the building recreation process. Prepared DPR 523 forms for the cultural resource. Work performed for Old Town Family Hospitality Corporation, with California State Parks as the lead agency.

Star Ranch Cultural and Historical Resources Survey and Evaluation Report Principal Investigator/Field Director/ Project Manager for a development in San Diego County. Conducted a cultural resources survey and evaluation of over 20 archaeological sites that will be impacted by the development, spread over 2400 acres. Documented, tested and evaluated prehistoric and historic period archaeological sites. Organized consultation between Native American groups, the County of San Diego, and the project proponent. Prepared DPR site forms and a technical report of the project findings. Assisted in the preparation of the EIR and the cumulative impacts analysis. Work performed for RBF with the County of San Diego as the lead agency.

Rancho Del Rio Biological Mitigation Parcel San Diego County, CA Principal Investigator/Project Manager for a development project in the City of San Diego. Conducted a cultural resource survey of the project area and prepared a technical report in compliance with the City of San Diego CEQA Guidelines. Identified a cultural resource within the project area and documented the resource on DPR 523 Forms recommended avoidance measures or evaluation of the resource to the CRHR and City Register. Work performed for Dudek with the City of San Diego as the lead agency.

Mira Mesa Community Plan Update Principal Investigator/Project Manager for the Mira Mesa Community Plan Update. Prepared a cultural resources constraints and sensitivity analysis for the project area, including archaeological record searches at the SCIC, record search of the Sacred Lands File with the NAHC, historical research and literature review and the creation of a technical report and sensitivity maps along with mitigation measures. Work performed for Dudek with the City of San Diego as the lead agency.

Heritage Road Bridge Replacement Principal Investigator/Project Manager for a bridge replacement project in the City of Chula Vista, San Diego County. Conducted a cultural resource study for the project, including delineating and mapping the area of potential effect (APE), conducting a record search and an archaeological survey of the APE, preparing the Historic Property Survey Report and the Archaeology Survey Report, and creating mitigation measures. The City of Chula Vista and Caltrans were the lead agencies.

UCSD Hillcrest Campus Off-Site Traffic Mitigation Principal Investigator/Project Manager for a hospital traffic mitigation project in the Hillcrest area of the City of San Diego. Conducted an archaeological survey of the project area and prepared a technical report. Identified eligible cultural resources which will be adversely affected by the project and recommended avoidance and mitigation measures. Work performed as a subconsultant for Harris & Associates, with UCSD as the lead agency.

EDUCATION

Master of Arts,
Anthropology,
San Diego State
University, 2018

Bachelor of Arts,
Biology and
Anthropology,
San Diego State
University, 2015

**REGISTRATIONS/
CERTIFICATIONS**

Registered Professional
Archaeologist No. 17338

**PROFESSIONAL
AFFILIATIONS**

Society for Historical
Archaeology

Society for California
Archaeology

JAMES TURNER**Staff Archaeologist**

Mr. Turner is a Registered Professional Archaeologist (RPA) with a Master's degree in Anthropology and field and college-level teaching experience in archaeology. He has five years of experience in Section 106, the Native American Graves Protection and Repatriation Act (NAGPRA), and writing detailed reports. Mr. Turner has archaeological research and fieldwork expertise throughout southern California. He has also received training in identifying and analyzing animal remains in archaeological contexts, historic artifact

identification, and technical writing. Mr. Turner's experience meets the Secretary of the Interior's Professional Qualification Standards for archaeology.

One Alexandria Square Environmental Consulting. Archaeologist for an approximately 22-acre redevelopment project within the City of San Diego. The project entailed demolishing existing structures and parking lots within cultural resource P-37-012581, a historical resource under CEQA. Participated in extensive data recovery program and assisted with resulting lab work. Work performed for Alexandria Real Estate Equities, Inc, with the City of San Diego as Lead Agency.

Casa de las Campanas Project. Archaeologist for a 10.1-acre expansion of the Casa de las Campanas Continuing Care Facility in San Diego, California. Conducted a field survey of the proposed project areas, as well as assisted with the production of the Archaeological Resources Report Form. Work completed for Casa de las Campanas, With the City of San Diego as Lead Agency.

Ocean Beach Dog Beach Accessibility Improvements. Archaeologist for the implementation of Americans with Disabilities Act upgrades to an existing pathway at the Ocean Beach Dog Beach, located in the City of San Diego. Created Monitoring Work Plan. Work performed for the City of San Diego.

Bounty & Waring Navajo Canyon Long Term Access Project. Archaeologist for the repair of erosion on a long-term access path for the sewer infrastructure in Navajo Canyon. Performed an intensive pedestrian survey of the project area and produced Archaeological Report Form. Work performed for the City of San Diego.

Stowe Trail Cultural Resources Assessment. Archaeologist for a proposed trail alignment in the Mission Trails Regional Park. Performed background research and assisted with preparing final Cultural Resources Survey Report. Work performed for the City of San Diego Parks and Recreation Department.

Clairemont Community Plan Update EIR Phase. Archaeologist for the Clairemont Community Plan Update. Performed background research and assisted with preparing the Community Plan Update cultural resources section. Work performed for the City of San Diego.

Peutz Valley Preserve Cultural Surveys and Report. Archaeologist for the proposed construction of an ecological preserve located in the community of Alpine. Conducted

historical and archival research regarding the area surrounding the proposed preserve, and conducted intensive pedestrian survey of area. Work conducted for the County of San Diego.

Lakeside Equestrian Facility Monitoring. Archaeologist for the construction of a 13.91-acre equestrian facility in Lakeside, California. Created cultural resources monitoring plan and prepared final Cultural Resources Monitoring Report. Work performed for the County of San Diego.

Greg Cox Bike Skills Park Construction Monitoring. Archaeologist for the construction of a 3.2-acre bike park facility in the Otay Valley Regional Park, San Diego, California. Created cultural resources monitoring plan and prepared final Cultural Resources Monitoring Report. Work performed for the County of San Diego.

Painted Hills. Archaeologist for a proposed bridge repair program in the Temescal Valley area in Riverside County. Prepared the Phase IV cultural resources monitoring report. Work performed for KB Home.

Temescal Canyon - TR 37153. Archaeologist for a due diligence constraints assessment related to cultural resources for an approximately 14.8-acre property located in an unincorporated area of Riverside County, California. Performed constraints assessment and produced a due diligence report. Work performed for KB Home.

Wasson Canyon Project. Archaeologist for a due diligence constraints assessment related to cultural resources for an approximately 74.6-acre property located in the City of Lake Elsinore, Riverside County, California. Performed constraints assessment and produced a due diligence report. Work performed for KB Home.

Rosetta Hills Project. Archaeologist for a due diligence constraints assessment related to cultural resources for an approximately 49.6-acre property located in the City of Lake Elsinore, Riverside County, California. Performed constraints assessment and produced a due diligence report. Work performed for KB Home.

Lake Morena's Oak Shores Eastside Pipeline Looping Project. Archaeologist for the Lake Morena's Oak Shores Mutual Water Company Eastside Pipeline Looping and Pipeline Abandonment Project. The project consisted of improvements to the existing water distribution system. Conducted archaeological monitoring and wrote a letter report summarizing the methods and results of the monitoring program. Work performed for Lake Morena's Oak Shores Mutual Water Company.

Broadway Channel Improvements - Phase A. Archaeologist for an earthen channel improvement project in the city of El Cajon. Performed background research and prepared cultural resource survey report. Work performed for City of El Cajon.

Seawater Controls Project (2020 - 2020). Archaeologist for a proposed tank installation near the Scripps Institute of Oceanography in La Jolla. Performed monitoring of geotech borings, and conducted a site survey. Work performed for University of California, San Diego.

Carmel Mountain Road Life Sciences Project. Archaeologist for a proposed commercial development project in the Torrey Hills Community Plan area. Responsibilities included performing background and archival research and producing an archaeological resources report. Work performed for Allen Matkins Leck Gabme Mallory & Natsis, LLP.

EDUCATION

Bachelor of Arts,
Anthropology, California
State College, Long
Beach, 1970

Master of Arts,
Anthropology, California
State University, Los
Angeles, 1982

**REGISTRATIONS/
CERTIFICATIONS**

Register of Professional
Archaeologists
No. 10621

City of San Diego,
Certified Principal
Investigator for
Monitoring Projects

County of San Diego,
Approved Consultant
for Archaeological
Resources

County of Riverside,
Certified Cultural
Resources Consultant
Principal Investigator

County of Orange,
Certified Cultural
Resources Consultant
Principal Investigator

Los Angeles, Ventura,
San Luis Obispo, and
Santa Barbara
Approved Consultant

**PROFESSIONAL
AFFILIATIONS**

Society for California
Archaeology

Society for American
Archaeology

THEODORE COOLEY, RPA**Senior Archaeologist**

Mr. Cooley has 46 years of experience in archaeological resource management. He has directed test and data recovery investigations, monitoring programs, and archaeological site surveys of large and small tracts, and has prepared reports for various cultural resource management projects. He is well-versed in National Historic Preservation Act, National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA) regulations and processes. Mr. Cooley's experience also includes Native American consultation for monitoring of archaeological field projects, including some with human remains and reburial-related compliance issues.

Sycamore Canyon/Goodan Ranch Public Access Plan IS/MND. Senior Archaeologist for Phase I pedestrian survey and cultural resource inventory in support of the preparation by the County of San Diego County Parks Department of a Public Access Plan for the Sycamore Canyon/Goodan Ranch Preserve located in coastal foothills of unincorporated west-central San Diego County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the County of San Diego.

Sycuan/Sloane Canyon Trail IS/MND. Senior Archaeologist for Phase I pedestrian survey and cultural resource inventory in support of the preparation by the County of San Diego County Department of a Parks and Recreation for the Sycuan/Sloane Canyon Trail project located in the coastal foothills of unincorporated southwestern San Diego County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the County of San Diego.

R.M. Levy Water Treatment Plant Sewer Replacement. Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory and assessment program in support of a water treatment plant, sewer pipeline, replacement project, located in the community of Lakeside, San Diego County. Involvement included participation in the analysis of the results from the survey program and preparation of the technical report. Work performed for HELIX Water District.

San Elijo Joint Powers Authority Roadway and Trail Addendum and Permitting. Senior Archaeologist for Phase I cultural resource inventory, pedestrian survey, and resource testing at the San Elijo Water Reclamation Facility adjacent to San Elijo lagoon, in San Diego County, in support of the preparation by the San Elijo Joint Powers Authority of a Roadway and Trail Addendum for upgrades to the facility requiring verification of Nationwide Permit authorization from the U.S. Army Corps of Engineers (USACE). Involvement included participation in the analysis of the results from the survey and testing program and co-authorship of the technical report. Work performed as a subconsultant to Kimley-Horn & Associates, with the San Elijo Joint Powers Authority as lead agency.

Cubic Redevelopment Environmental Consulting. Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory and assessment program in support

of a 20-acre redevelopment project, located in the community of Kearny Mesa, City of San Diego. Involvement included participation in the analysis of the results from the survey program and preparation of the technical report. Work performed for Cubic Redevelopment Environmental Consulting, with the City of San Diego as lead agency.

The Enclave at Delpy's Corner Project. Senior Archaeologist for a cultural resources monitoring and data recovery program in support of a proposed 124-unit townhome development project, in the City of Vista, San Diego County. Involvement included participation in the analysis of the prehistoric lithic artifacts and preparation of technical report sections containing the results of these analyses. Work performed for CalAtlantic Homes.

Sycamore & Watson Project. Senior Archaeologist for an archaeological construction monitoring program for the Sycamore & Watson residential development project, located in City of Vista, San Diego County. Involvement included participation in the analysis of the results from the monitoring program and preparation of the technical report. Work performed for Meritage Homes.

French Valley 303 Project. Senior Archaeologist for an archaeological construction monitoring program for the French Valley 303 Site residential development project, located in the French Valley area of unincorporated Riverside County. Involvement included participation in the analysis of the results from the monitoring program and co-authorship of the technical report. Work performed for Pulte Home Co., LLC.

Brown Field and Montgomery-Gibbs Executive Airport Master Plans. Senior Archaeologist for Phase I cultural resource inventory and pedestrian survey programs at the Brown Field Municipal Airport and the Montgomery-Gibbs Executive Airport, in the City of San Diego, in support of updating of the Airport Master Plan and its Programmatic Environmental Impact Report. Involvement included participation in the analysis of the results from the survey programs and co-authorship of the technical reports. Work performed as a subconsultant to C&S Companies, with the City of San Diego as the lead agency.

Newage Carlsbad Luxury Resort Technical Studies. Senior Archaeologist for a cultural resources assessment study for the Ponto Hotel development project in the City of Carlsbad, San Diego County, California. Involvement included participation in the analysis of the results from the assessment program and preparation of the technical report. Work performed for Kam Sang Company, with the City of Carlsbad as the lead agency.

Salt Bay Design District Specific Plan EIR. Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program in support of the 46.6-acre Salt Bay Design District Specific Plan mixed-use wholesale/retail shopping and light industrial development project, in the cities of San Diego and Chula Vista. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for M. & A. Gabae, with the City of San Diego as lead agency.

Riverside Views and Briggs Road Development Project. Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program of the Briggs Road Residential project located in Riverside County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the Walton International Group, LLC.

San Jacinto Property Project. Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program of the 214 residential project located in Riverside County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the Walton International Group, LLC.

Appendix B

Native American Correspondence
(Confidential, bound separately)

Appendix C

Confidential Figures
(Confidential, bound separately)

Appendix D

Table 3, *Previously Recorded Built
Environment Resources within the
Study Area*

Table 3
PREVIOUSLY RECORDED BUILT ENVIRONMENT RESOURCES WITHIN THE STUDY AREA

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-028906	Building	Residence. Stough-Beckett Cottage. Constructed in the Eastlake style in 1888. Owned by the Morena Company and utilized as a “hotel” for board, guest or workman use. Is a prominent architectural landmark and is architecturally significant as an example of an early “pattern” style.	No name given, n.d.
P-37-029478	Building	Commercial. Constructed in the Modern style ca. 1957.	Crawford, 2008
P-37-033349	Building	Religious complex. First Assembly of God Church of Clairemont, Korean Methodist Church. Constructed in the Modern A-Frame style in 1960.	Marvin, 2013
P-37-034332	Structure	Bridge. Railroad Bridge #2; Property No.31. Mainline track between San Diego and Los Angeles, in San Diego. Concrete tie supported steel tracks constructed ca. 1963.	Schultz et al., 2011
P-37-034333	Structure	Bridge. Continuous concrete slab bridge constructed in 1957.	Schultz et al., 2011
P-37-034334	Building	Commercial. Constructed in the Modern style in 1961.	Schultz et al., 2011
P-37-034335	Building	Industrial. Constructed in the Utilitarian style in 1963.	Schultz and Harper, 2013
P-37-034336	Building	Industrial. Constructed in the Utilitarian style in 1961.	Schultz and Harper, 2013
P-37-034337	Building	Mixed use. Constructed in the Vernacular Modern-style with several sheds to the rear in 1958.	Schultz and Harper, 2011
P-37-034338	Building	Commercial. Constructed in the Modern style in 1956.	Schultz et al., 2011
P-37-034339	Building	Residences (2). Constructed in the Vernacular style ca. 1947.	Schultz and Harper, 2011
P-37-034340	Building	Residences (4). Constructed in the Minimal Traditional style between 1944 and 1958.	Schultz et al., 2011
P-37-034341	Building	Commercial. Constructed in the Modern style in 1962.	Schultz et al., 2011
P-37-034342	Building	Commercial. Constructed in the Modern style in 1961.	Schultz et al., 2011
P-37-034343	Building	Residence. Constructed in the Minimal Traditional style in 1937. Designated as HRB No. 13; residence has been removed.	Schultz and Harper, 2011

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-034344	Building	Mixed use. Constructed in the Modern style in 1954.	Schultz et al., 2011
P-37-034345	Building	Commercial. Constructed in the Vernacular style in 1959.	Schultz et al., 2011
P-37-034346	Building	Commercial. Constructed in the Modern style in 1965.	Schultz et al., 2011
P-37-034347	Building	Residence. Constructed in the Minimal Traditional style ca. 1950.	Schultz et al., 2011
P-37-034348	Building	Mixed use. Constructed in the Vernacular style in 1953.	Schultz and Harper, 2011
P-37-034349	Building	Commercial. Constructed in the Neo-eclectic style in 1965.	Schultz and Harper, 2013
P-37-034350	Building	Multi-family residences. Constructed in the Modern style in 1955.	Schultz and Harper, 2011
P-37-034351	Building	Multi-family residences. Constructed in the Vernacular Modern style in 1955.	Schultz and Harper, 2011
P-37-034352	Building	Commercial. Constructed in the Vernacular style in 1952.	Schultz and Harper, 2011
P-37-034353	Building	Commercial. Constructed in 1960; echoes the Art Modern style buildings from the 1930s.	Schultz et al., 2011
P-37-034354	Building	Multi-family residence. Constructed in the Vernacular Modern style in 1958.	Schultz et al., 2011
P-37-034355	Building	Multi-family residence. Constructed in the Minimal Traditional style in 1948.	Schultz and Harper, 2011
P-37-034356	Building	Multi-family residence. Constructed in the Minimal Traditional style in 1952.	Schultz and Harper, 2011
P-37-034357	Building	Multi-family residence. Constructed in the Minimal Traditional style in 1951.	Schultz and Harper, 2011
P-37-034358	Building	Commercial. Constructed in the Vernacular style with Minimal Traditional elements in 1961.	Schultz and Harper, 2011
P-37-034359	Building	Commercial. Constructed in the Modern style in 1966.	Schultz and Harper, 2011
P-37-034360	Building	Commercial. Constructed in the Streamline Modern style in 1954.	Schultz et al., 2011
P-37-034361	Building	Commercial. Constructed in the Modern style in 1965.	Schultz et al., 2011

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-034362	Building	Multi-family residence. Constructed in the Minimal Traditional style in 1954.	Schultz and Harper, 2011
P-37-034363	Building	Multi-family residence. Constructed in the Minimal Traditional style in 1953.	Schultz and Harper, 2011
P-37-034364	Building	Multi-family residence. Constructed in the Minimal Traditional style in 1950s.	Schultz et al., 2011
P-37-034365	Building	Commercial. Old Trieste Restaurant. Constructed in the Vernacular Modern style in 1952.	Schultz et al., 2011
P-37-034366	Building	Mixed-use. Constructed in the Ranch and Minimal Traditional style in 1957.	Schultz et al., 2011
P-37-034367	Building	Multi-family. Constructed in the Minimal Traditional style in 1948.	Schultz and Harper, 2011
P-37-034368	Building	Commercial. Constructed in the Vernacular style ca. 1950.	Schultz and Harper, 2011
P-37-034369	Building	Commercial. Constructed in the Minimal Traditional style ca. 1950.	Schultz and Harper, 2011
P-37-034370	Building	Commercial. Constructed in the Utilitarian style in 1955.	Schultz and Harper, 2013
P-37-034371	Building	Commercial. Constructed in the Modern style in 1961.	Schultz et al., 2011
P-37-034372	Building	Commercial. Constructed in the Modern style in 1958.	Schultz et al., 2011
P-37-034373	Building	Multi-family. Constructed in the Ranch style ca. 1961.	Schultz and Harper, 2011
P-37-034374	Building	Residence. Constructed in the Swiss Chalet style ca. 1966.	Schultz and Harper, 2011
P-37-034375	Building	Residence. Constructed in the Vernacular style in 1966.	Schultz and Harper, 2011
P-37-034376	Building	Residence. Constructed in the Vernacular style ca. 1966.	Schultz and Harper, 2011
P-37-034377	Building	Residence. Constructed in the Vernacular style in 1965.	Schultz and Harper, 2011
P-37-034378	Building	Residence. Constructed in the Vernacular style in 1965.	Schultz and Harper, 2011
P-37-034379	Building	Residence. Constructed in the Vernacular Modern style in 1951.	Schultz et al., 2011

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-034380	Building	Residence. Constructed in the Vernacular Modern style in 1952.	Schultz et al., 2011
P-37-034381	Building	Residence. Constructed in the Vernacular Modern style in 1951.	Schultz et al., 2011
P-37-034382	Building	Residence. Constructed in the Minimal Traditional style in 1951.	Schultz and Harper, 2011
P-37-034383	Building	Residence. Constructed in the Ranch style in 1951.	Schultz et al., 2011
P-37-034384	Building	Residence. Constructed in the Ranch style in 1951.	Schultz et al., 2011
P-37-034385	Building	Residence. Constructed in the Ranch style in 1951.	Schultz et al., 2011
P-37-034386	Building	Residence. Constructed in the Ranch style in 1951.	Schultz et al., 2011
P-37-034387	Building	Residence. Constructed in the Vernacular Modern style in 1951.	Schultz, Harper, and Brown, 2011
P-37-034388	Building	Residence. Constructed in the Vernacular style in 1951.	Schultz et al., 2011
P-37-034389	Building	Residence. Constructed in the Ranch style in 1951.	Schultz et al., 2011
P-37-034390	Building	Residence. Constructed in the Vernacular style in 1951.	Schultz et al., 2011
P-37-034391	Building	Residence. Constructed in the Vernacular Modern style in 1951.	Schultz et al., 2011
P-37-034392	Building	Educational complex. Toler Elementary School. Constructed in the Modern style in 1960.	Schultz, Harper, and Letter, 2011
P-37-034393	Building	Residence. Constructed in the Transitional Craftsman style in 1904.	Schultz et al., 2011
P-37-034394	Building	Residence. Constructed in the Ranch style in 1952.	Schultz et al., 2011
P-37-034395	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011
P-37-034396	Building	Residence. Constructed in the Ranch style in 1943.	Schultz et al., 2011
P-37-034397	Building	Residence. Constructed in the Ranch style in 1950.	Schultz et al., 2011
P-37-034398	Building	Residence. Constructed in the Ranch style in 1956.	Schultz et al., 2011
P-37-034399	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011
P-37-034400	Building	Residence. Constructed in the Ranch style in 1960.	Schultz et al., 2011
P-37-034401	Building	Residence. Constructed in the Ranch style in 1958.	Schultz et al., 2011

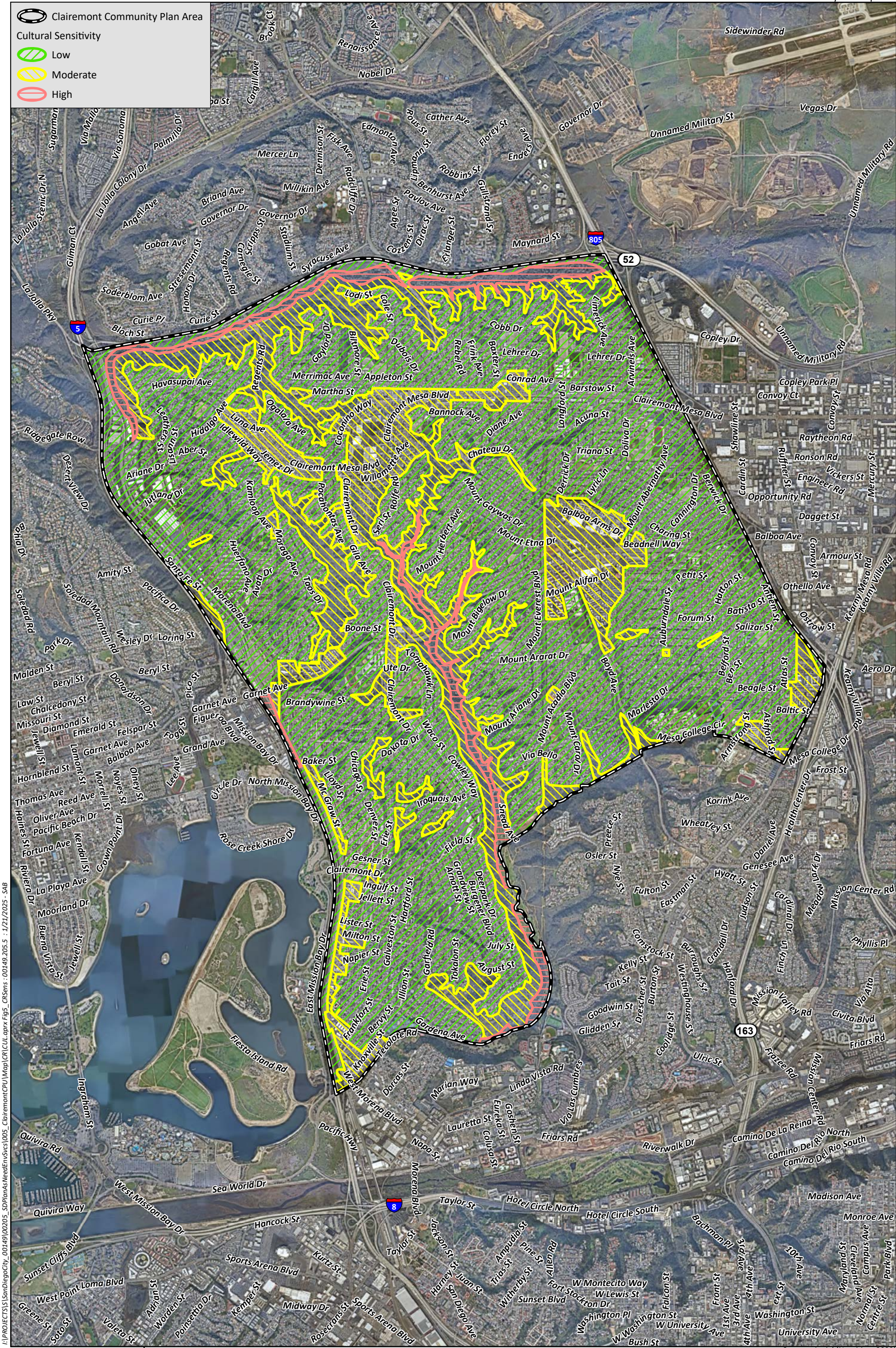
Primary Number	Structure Type	Description	Recorder(s), Date
P-37-034402	Building	Residence. Constructed in the Ranch style in 1957.	Schultz et al., 2011
P-37-034403	Building	Residence. Constructed in the Ranch style in 1957.	Schultz et al., 2011
P-37-034404	Building	Residence. Constructed in the Ranch style ca. 1950.	Schultz et al., 2011
P-37-034405	Building	Residence. Constructed in the Ranch style in 1961.	Schultz et al., 2011
P-37-034406	Building	Residence. Constructed in the Ranch style in 1954.	Schultz et al., 2011
P-37-034407	Building	Residence. Constructed in the Ranch style in 1955.	Schultz et al., 2011
P-37-034408	Building	Residence. Constructed in the Ranch style in 1957.	Schultz et al., 2011
P-37-034409	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-034410	Building	Residence. Constructed in the Vernacular Modern style in 1959.	Schultz et al., 2011
P-37-034411	Building	Residence. Constructed in the Modern style in 1955.	Schultz et al., 2011
P-37-034412	Building	Residence. Constructed in the Ranch style in 1954.	Schultz and Harper, 2011
P-37-034413	Building	Residence. Constructed in the Ranch style in 1954.	Schultz et al., 2011
P-37-034414	Building	Residence. Constructed in the Ranch style in 1954.	Schultz et al., 2011
P-37-034415	Building	Residence. Constructed in the Vernacular Modern style in 1958.	Schultz et al., 2011
P-37-034416	Building	Residence. Constructed in the Vernacular Modern style in 1959.	Schultz et al., 2011
P-37-034417	Building	Residence. Constructed in the Vernacular style in 1960.	Schultz et al., 2011
P-37-034418	Building	Residence. Constructed in the Vernacular Modern style in 1958.	Schultz et al., 2011
P-37-034419	Structure	Bridge. Burlington Northern Santa Fe (BNSF) Railway's mainline track between San Diego and Los Angeles, in San Diego. Single-track, steel stringer, multi-beam railroad bridge constructed in 1956 by American Bridge Co. and U.S. Steel.	Schultz et al., 2011
P-37-034420	Building	Industrial. Constructed in the Utilitarian style ca. 1950.	Schultz et al., 2011
P-37-034421	Building	Industrial. Constructed in the Utilitarian style in 1954.	Schultz et al., 2011
P-37-034422	Building	Public utility complex. Constructed in the Utilitarian style between 1953 and 1964.	Schultz et al., 2011

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-034423	Building	Public utility complex. Constructed in the Utilitarian style between 1953 and 1964.	Schultz et al., 2011
P-37-034424	Building	Industrial. Constructed in the Utilitarian style in 1955.	Schultz et al., 2011
P-37-034425	Building	Commercial. Dog kennel. Constructed in the Modern style in 1959.	Schultz et al., 2011
P-37-034426	Structure	Bridge. Continuous concrete bridge with multiple box beams. Constructed in 1966.	Schultz et al., 2011
P-37-034427	Structure	Bridge. BNSF Railway's mainline track between San Diego and Los Angeles, in San Diego. Constructed ca. 1950s.	Schultz et al., 2011
P-37-034428	Structure	Bridge. BNSF Railway's mainline track between San Diego and Los Angeles, in San Diego. Constructed ca. 1950s.	Schultz et al., 2011
P-37-034436	Building	Property No. 164 (Vista Bahia Unit No. 1). 59-unit residential tract constructed between 1957 and 1959, due to loss of integrity of the houses this district is ineligible for listing under the NRHP or the CRHR.	Schultz et al., 2011
P-37-034437	Building	Residences (27). Constructed all along McGraw Street in various styles (Ranch, Contemporary, Vernacular) between 1957 and 1959.	Schultz et al., 2011
P-37-034438	District	Morena Boulevard Postwar Commercial District consisting of a mix of light industrial, commercial, office, and multi-family residential properties constructed between 1937 and 2009. Of 61 properties 27 appear to contribute to the district with a period of significance between 1945 and 1965.	Moruzzi, 2013
P-37-035166	Building	Commercial. Greentree-Warehouse. Constructed in the modern style ca. 1959.	Crawford, 2013
P-37-035176	Building	Commercial. Ashford Center. Constructed in the Modern style ca. 1965.	Crawford, 2013
P-37-035178	Building	Religious. Clairemont Church. Constructed in the Modern style ca. 1957.	Crawford, 2013
P-37-035446	Building	Commercial. Garfield building. Constructed in the Modern style ca. 1961.	Crawford, 2013

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-035568	Building	Commercial. Balboa building. Constructed in the Modern style between 1964 and 1967.	Loftus, 2014
P-37-035689	Building	Residence. Constructed in the Ranch style in 1958.	Schultz, Harper, and Greenlee, 2011
P-37-035690	Building	Residence. Constructed in the Ranch style in 1958.	Schultz and Harper, 2011
P-37-035691	Building	Residence. Constructed in the Ranch style in 1958.	Schultz and Harper, 2011
P-37-035692	Building	Residence. Constructed in the Ranch style in 1958.	Schultz and Harper, 2011
P-37-035693	Building	Residence. Constructed in the Ranch style in 1958.	Schultz and Harper, 2011
P-37-035694	Building	Residence. Constructed in the Contemporary style in 1959.	Schultz and Harper, 2011
P-37-035695	Building	Residence. Constructed in the Contemporary style in 1959.	Schultz and Harper, 2011
P-37-035696	Building	Residence. Constructed in the Vernacular style in 1959.	Schultz and Harper, 2011
P-37-035697	Building	Residence. Constructed in the Contemporary style in 1959.	Schultz and Harper, 2011
P-37-035698	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035699	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035700	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035701	Building	Residence. Constructed in the Vernacular style in 1959.	Schultz and Harper, 2011
P-37-035702	Building	Residence. Constructed in the Ranch style in 1958.	Schultz and Harper, 2011
P-37-035703	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035704	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035705	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035706	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035707	Building	Residence. Constructed in the Ranch style in 1959.	Schultz and Harper, 2011
P-37-035708	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011
P-37-035709	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011
P-37-035710	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-035711	Building	Residence. Constructed in the Ranch style in 1958.	Schultz et al., 2011
P-37-035712	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011
P-37-035713	Building	Residence. Constructed in the Ranch style in 1959.	Schultz et al., 2011
P-37-035714	Building	Residence. Constructed in the Ranch style in 1957.	Schultz et al., 2011
P-37-035920	Building	Religious. First Baptist Church of Clairemont, Kehilat Ariel Messianic Synagogue. Divided into three sections constructed in the modern, vernacular, and Googie-style in 1954.	Bechtel, 2014
P-37-037112	Building	Religious. Clairemont Lutheran Church Fellowship Hall. Constructed in the Modern Contemporary style in 1954 with additions ranging from 1961 to 1989 and an unknown date.	Smith and Stropes, 2017
P-37-037558	Building	Educational. Hawthorne Elementary School. Constructed in the Mid-Century Modern style in 1958.	Yates, 2016
P-37-037559	Building	Educational. MacDowell Elementary School now Innovation Middle School. Constructed in the Mid-Century Modern style in 1962.	Yates, 2015
P-37-037562	Building	Educational. Whitman Elementary School. Constructed in the Mid-Century Modern style in 1958.	Yates, 2014
P-37-038773	Historic District	Educational. Clairemont High School potential historic district, consisting of 13 buildings. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017
P-37-038774	Building	Educational. Clairemont High School Administration Building. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017
P-37-038775	Building	Educational. Clairemont High School Building 100. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017
P-37-038776	Building	Educational. Clairemont High School Building 200. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017

Primary Number	Structure Type	Description	Recorder(s), Date
P-37-038777	Building	Educational. Clairemont High School Building 300. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017
P-37-038778	Building	Educational. Clairemont High School Building 400. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017
P-37-038779	Building	Educational. Clairemont High School Building 500. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017
P-37-038780	Building	Educational. Clairemont High School Food Services Building. Constructed in the Mid-Century Modern style in 1958. Recommended not eligible to the CRHR.	Kung, 2017



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Clairemont Mesa Cultural Sensitivity: Archaeological Resources and Tribal Cultural Resources

Figure 5

Announcing...

CLAIREMONT

"The Village Within a City"

SAN DIEGO'S NEWEST and LOVELIEST SUBDIVISION

WITH AN
OUTSTANDING
PANORAMIC
VIEW OF
THE BAY

The Story of CLAIREMONT

Every day—thousands of Southern Californians drive along Highway 101, past Mission Bay—scarcely realizing that just to the east of them, less than a mile up from the bay, lies the most beautiful section of undeveloped land in the entire Southwest. High up from the Bay, with panoramic ocean view that defies description—is "Clairemont," the site of a "Village Within a City." A thousand acres, with a view sweeping from San Diego Bay on the south to the tip of La Jolla on the north—14 minutes from downtown San Diego, 5 minutes to the beaches, and at the very doorstep of the new twenty-six million dollar Mission Bay development, "Clairemont" truly embodies "The Character of San Diego."



WAROLD ABRAMS • A • I • A •
BANKS • SCHUBERT • A • I • A •
ARCHITECTS

FINER HOMES FOR VETERANS

If you earn \$300 per month and have few obligations you can qualify for one of these beautiful new homes in Clairemont.

2 BEDROOM

\$500⁰⁰
DOWN

3 BEDROOM

\$750⁰⁰
DOWN

At present Federal regulations on mortgages

\$10,000 TO \$15,000

6 MODEL HOMES NOW UNDER CONSTRUCTION
RESERVE EARLY FOR FINEST VIEW

Features:

- 9 Floor plans
- Heavy oak block floors
- Full tile kitchen and bath
- Garbage disposal — Fireplaces
- Large view windows
- Wood panel walls
- Dozens of elevations

DIRECTIONS

From highway 101 turn east on Jellett St. Go to top of hill and follow directional signs. Jellett St. is plainly marked on highway 101.

BURGENER-TAVARES

W-1984

COMMUNITY BUILDERS

W-8-3312

Clairemont Community Planning Area

Historic Context Statement

Prepared For:

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

Prepared By:

Urbana Preservation & Planning, LLC
(Final Revisions by the City of San Diego Planning Department)

Under Contract To:

ICF

Preliminary Final Draft | August 2019 January June 20225

A home is not a detached unit but part of a neighborhood, which in turn is part of a town; and good quality of the home usually depends at least as much on its surroundings as on its design and construction. Hence the vital importance of ground planning and control of the development of neighborhoods.¹

-Thomas Adams, 1934.

Cover Image:

"Announcing Clairemont" *The San Diego Union* October 8, 1950 (A29: 6-8).

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PART I: INTRODUCTION

PLANNING AREA

The Clairemont Community Planning Area (CPA) is located in the north central portion of the City and encompasses approximately 11 square miles (Figure 1). Clairemont began as a post-World War II suburban community characterized by mostly low scale single-family homes built in the 1950s and 1960s, which provide its present character. The development is generally confined to the mesas and along the rim of Tecolote Canyon, Stevenson Canyon, San Clemente Canyon and into the hillside areas. The predominant topographic feature in Clairemont is the gently rolling mesa separated by several canyons and hillsides.

In support of the comprehensive update to the Clairemont Community Plan and its Programmatic Environmental Impact Report (PEIR), this historic context statement addresses the themes and property types significant to the development of the Clairemont community. The context provides the foundation for the historical overview of Clairemont in the PEIR, helps to indicate the likelihood of encountering historic resources within the community, and will guide the future identification of such resources.

This context statement addresses built environment themes only and excludes the evaluation of themes relevant to only archaeological and Tribal Cultural resources. Furthermore, this context statement is not intended to serve as the definitive history of the study area, but rather provides sufficient historical background to identify and discuss the thematic contexts. This context statement was developed without a field survey element and is not a definitive listing of all building types and periods of significance in Clairemont. Resources that do not fit into the significant building types and periods of significance identified in this study are not necessarily excluded from eligibility consideration.

EXISTING LITERATURE, ARCHIVES AND OUTREACH

An initial review of existing literature on the Clairemont CPA revealed several graduate theses, local history journals, and oral history interviews focused on the Morena district, Clairemont, WWII suburbanization in the United States, and community builder Carlos Tavares. Technical studies prepared to inform single-site project review and major transportation corridor enhancements provided additional information on the history of the CPA, along with walking and driving tour publications produced by local historic preservation advocacy organizations. These publications highlight notable buildings and architectural styles that characterize the CPA in the post-WWII period. Historic maps produced by the United States Geological Survey, the Sanborn Fire Insurance Company, and multiple local and national publishers were consulted to identify the extent of recorded improvements within the CPA, and population reports produced by the United States Department of Commerce Bureau of the Census were reviewed to glean information on the demographics of the area in the 1950s-1970s. The *San Diego Union* and *Evening Tribune* newspapers were reviewed to track how the CPA was represented in its development and evolution, and to identify specific buildings and building types constructed in the CPA. The most important articles from the 1950s were extracted and bound together into two volumes for reference throughout this document. Newspaper accounts additionally provided information on the homebuilding firms responsible for the construction of particular tracts within the CPA. These companies were further researched within the California Secretary of State website to identify current corporate status. One company, Mid-City Heights, Inc., one of the ancestral firms associated with the Clairemont community, was found to be operating from a Clairemont office location, within the CPA. Communications with the firm's office was conducted as part of an effort to obtain previously undiscovered historical data and ephemera for the Clairemont and East Clairemont communities within the CPA. Lastly, a driving tour of the CPA informed the discussion of property types and corresponding architectural styles that characterize the distinct communities and development periods within the CPA.

DOCUMENT ORGANIZATION

This historic context statement is organized into the following primary sections:

- **Part I: Introduction** provides information on the purpose of this document, its intended use, scope of study, and source material.
- **Part II: How To Use This Document** provides information on historic context statements, the regulatory framework of applicable designation programs, and document organization.
- **Part III: Historic Context Statement** discusses the distinct time periods of development that have been identified in Clairemont; the themes within those periods identified as important to the community's history; and the property types that are associated with those themes in a significant way.
- **Part IV: Recommendations for Future Action** identifies the next steps in protecting the potential historic resources in Clairemont.
- **Appendix A: Bibliography** lists the major sources of information for this context statement. Additional sources used for specific quotes or subjects are additionally included in this section under "Works Cited".

Within the "Historic Context Statement" section, three distinct periods of development have been identified: 1888-1915, representing the development of the Morena townsite and Victorian-period development patterns; 1936-1950 representing Bay Park Village, community building, and FHA principles; and 1950s-1970s, representing Clairemont, San Diego's premier suburb.

First, a narrative overview of the theme is presented; second, associated property types, materials, and construction methods significant to the theme are identified and eligibility and integrity thresholds discussed; and third, a study list of potentially significant properties is included. The narrative overview discusses known persons, groups, events, trends, and locations associated with the theme. The eligibility standards outline requirements for what would make a property eligible within the subject theme. They provide information on what property types would be associated with the theme, the period of significance for the theme, applicable significance criteria, and integrity considerations. They are general and broad to account for the numerous variations among associated property types. The study list consists of properties which came up during research for the subject theme. It is provided for information purposes only to help focus future research and is not a comprehensive list of all eligible resources within Clairemont. Additional properties may be identified as associated with the significant themes upon site-specific evaluation. Conversely, a resource's presence on this study list does not automatically make that resource eligible for designation at any level.

The themes are designed to cover a variety of related topics and associated property types. Themes were only developed if extant properties directly associated with the theme and located within the Clairemont CPA limits were identified. The specific topics covered by each theme are outlined below.

- Morena Townsite, Victorian-Period Development Patterns, & Subsequent Development Stasis, 1888-1929: This theme is associated with one property type - Victorian dwellings. The theme discusses early improvements in the CPA, specifically within the Morena townsite and surrounding tracts, and outlines the identifying exterior features of the Victorian style of domestic architecture along with limited integrity considerations.

- Bay Park Village, Community Building, and FHA Principles, 1936-1950: This theme is associated with three property types - Minimal Traditional style dwellings described as "Colonial," "Hacienda," and "Monterey" styles in early newspaper publications, and Schools and Commercial Buildings. The theme discusses the impetus for affordable housing constructed consistent with FHA principles, and financed by the FHA, with a particular focus on the development of Bay Park Village at the western edge of the CPA. Identifying exterior features for Minimal Traditional style dwellings, schools, and commercial buildings constructed in the 1936-1950 timeframe, in and around Bay Park Village, are provided along with limited integrity considerations.
- San Diego's Premiere Suburb: Clairemont, a Village Within a City, 1950s-1970s: This theme is associated with three property types – Tract Ranch style single-family dwellings and multi-family buildings, Contemporary Tract style single-family dwellings and multi-family buildings, and Contemporary commercial and public serving buildings including civic, religious, and educational properties. The theme discusses post-WWII suburbanization and the founding of Clairemont, San Diego's premier suburban community. Identifying exterior features for Tract Ranch, Contemporary Ranch, and Contemporary Public Serving Buildings, are included along with limited integrity considerations.

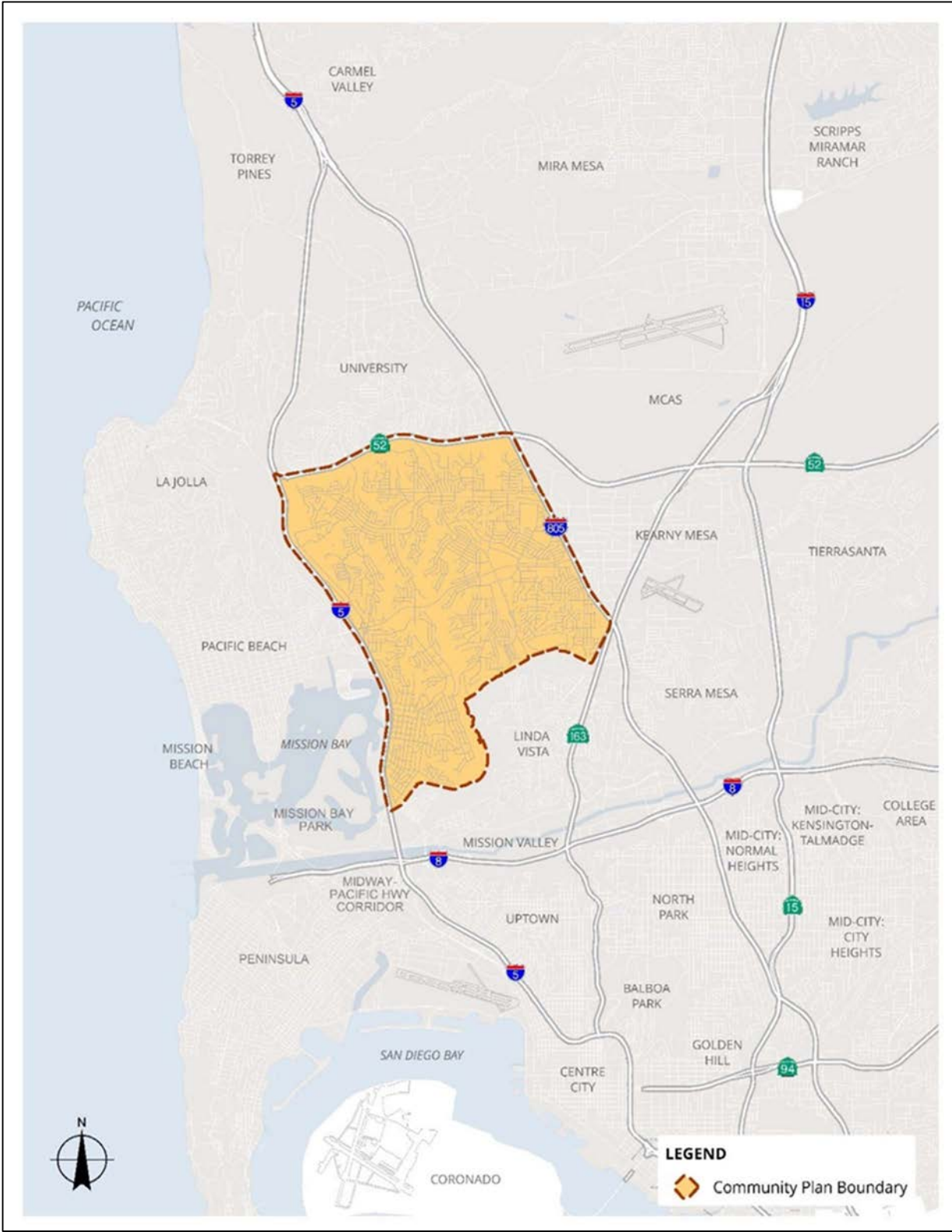


Figure 1. Clairemont CPA location and boundary.

PART II: HOW TO USE THIS DOCUMENT

WHAT IS A HISTORIC CONTEXT STATEMENT?

Historic context statements identify important themes in history and then relate those themes to extant properties. They are not intended to be all-encompassing narrative histories. Instead, historic contexts establish the significance of themes and related topics and then provide guidance regarding the characteristics a particular property must have to represent an important theme and be a good example of a property type. The overriding goal of this context statement is to distill much of what is known about the evolution and development of the Clairemont Community Planning Area (CPA), and to help establish why a particular place may be considered historically significant within one or more themes. It is intended to be used as a starting point for determining whether or not a specific property is eligible for designation as a historical resource under a national, state, or local designation program.

This historic context statement is not a comprehensive history of the Clairemont CPA, and it does not provide a list of confirmed eligible properties. This context statement was developed without a field survey element and is not a definitive listing of all building types and periods of significance in the Clairemont CPA. Resources that do not fit into the significant building types and periods of significance identified in this study are not necessarily excluded from eligibility consideration. This document does not make eligibility determinations for any potentially significant properties. Instead, it provides the information necessary to assist in the evaluation of properties for significance and integrity on a case-by-case basis and may be used to guide certain aspects of the city planning process.

This historic context statement is a living document intended to change and evolve over time, and to inspire members of the community to nominate places which they think are important for formal designation.

OVERVIEW OF APPLICABLE DESIGNATION PROGRAMS

A formal survey was not undertaken as a part of this study. However, the following designation programs guide the discussion of eligibility criteria and integrity thresholds in Part III of this historic context statement.

National Register of Historic Places

The National Register of Historic Places (NRHP) is the authoritative guide used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. To be eligible for listing in the NRHP, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. 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. Yield, or may be likely to yield, information important in prehistory or history.

Historic resources eligible for listing in the NRHP may include buildings, sites, structures, objects, and historic districts.

Integrity

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, are able to convey their significance) or they do not. Within the concept of integrity, the NRHP criteria recognize seven aspects of integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are defined as follows:

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Setting: The physical environment of a historic property.
- Design: The combination of elements that create form, plan, space, structure, and style of a property.
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.

Criteria Consideration G

Certain kinds of properties, like those less than 50 years of age, are not usually considered eligible for listing in the NRHP. Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance. Younger properties can be eligible for listing, however, if they achieve exceptional significance. Demonstrating exceptional significance requires the development of a historic context statement for the resources being evaluated, a comparative analysis with similar resources, and scholarly sources on the property type and historic context.

There are six other Criteria Considerations identified in National Register Bulletin #15. No others are immediately relevant to the resources and themes identified in this historic context statement; however, should further research and survey identify properties covered by other Criteria Considerations, those would apply as well.

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law, establishing the California Register of Historical Resources (CRHR). The CRHR is an authoritative guide used by state and local agencies, private groups, and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The CRHR consists of properties that are automatically listed as well as those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP and those formally Determined Eligible for the NRHP;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the California Office of Historic Preservation and have been recommended to the State Historical Resources Commission for inclusion on the CRHR.

The criteria for listing in the CRHR are based upon NRHP criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the CRHR, a property must be at least 50 years of age and possess significance at the local, state, or national level under one or more of the following 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 State; and/or
2. It is associated with the lives of persons important to local, California, or national history; and/or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the CRHR may include buildings, sites, structures, objects, and historic districts.

Integrity

The CRHR uses the same seven aspects of integrity as the NRHP. While the enabling legislation for the CRHR is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.

Properties Less Than 50 Years Old

While the CRHR does not utilize formal Criteria Considerations, it does make allowances for resources less than fifty years old to be designated if it can be demonstrated that sufficient time has passed to understand the subject resource's historical importance.

City of San Diego Register of Historical Resources

The Historical Resources Guidelines of the City's Land Development Manual identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historic resource on the San Diego Register of Historical Resources (San Diego Register) by the City's Historical Resources Board (HRB) if it meets one or more of the following HRB designation criteria:

- A. Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's historical, archeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development; and/or
- B. Is identified with persons or events significant in local, state, or national history; and/or
- 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; and/or
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman; and/or
- E. Is listed or has been determined eligible by the National Park Service for listing in the National Register of Historic Places or is listed or has been determined eligible by the State Historic Preservation Office for listing in the California Register of Historical Resources; and/or
- 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.

Integrity

The San Diego Register uses the same seven aspects of integrity as the NRHP.

45-Year Threshold

The City does not utilize Criteria Considerations. 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 on the San Diego Register. The historic context developed to evaluate a resource must always demonstrate that sufficient time has passed to understand the subject resource's historical importance.

PART III: HISTORIC CONTEXT STATEMENT

FOREWORD

The Clairemont CPA is widely recognized as San Diego's pre-eminent post-World War II (WWII) suburban community, and at a national level, parallels in scale and level of effort to noted pre-and-post WWII planned communities built in Radburn, New Jersey (1928), San Lorenzo, California (1944), Levittown, New York (1947), Park Forest, Illinois (1948), and Lakewood, California (1949).

The first substantial settlement within the Clairemont CPA, the Morena tract, depended on the creation of railroad infrastructure connecting San Diego with the western United States' expanding late-19th Century rail transportation network. Near the end of the 1870s, National City's Frank Kimball persuaded the Atchison, Topeka, and Santa Fe Railroad (Santa Fe) to support construction of a transcontinental connection from San Bernardino south to San Diego and National City. Funded by Santa Fe interests, and subsequently acquired by the Santa Fe, the California Southern Railroad constructed the line beginning in 1880. Washouts plagued the Temecula Canyon portion of the original line approximately 45 miles north of San Diego, which the Santa Fe ultimately abandoned. San Diego became dependent on a coastal branch line known as the "Surf Line" that connected to the Santa Fe line at Fullerton. Aligned through Rose Canyon and along the eastern edge of Mission Bay, then referred to as False Bay, the California Southern Railroad combined with other Southern California railroad development during the first half of the 1880s to generate a regional real estate boom.² That real estate boom led to the creation of the Morena tract, a Victorian-era townsite replete with railroad depot and natural springs that served as a visitor attraction. Remnants of the speculative townsite set east of Mission Bay were replaced by Bay Park Village, a New Deal-era housing development offering Minimal Traditional style homes built according to Federal Housing Administration (FHA) standards. Into the 1950s planned residential tracts were developed east of Bay Park Village, as part of Clairemont, advertised as a "Village Within A City." Amidst these periods of residential development, commercial and industrial uses filled in the suburban landscape, offering local jobs in the retail, office, and defense and aerospace industries for San Diegans and transplants to the region.

The Clairemont CPA, in its entirety, is the culmination of several master planned communities, developed with public facilities and secured by financing mechanisms that supported individual home ownership. The Clairemont area is important to its residents for the pride of ownership and sense of place that developed as each of its master planned communities were constructed. Clairemont, colloquially referred to as "Squaremont" holds special affection in the heart of many San Diegans who came of age in the area in the 1950s, 1960s, 1970s, and 1980s. The primary context of the Clairemont CPA is planned suburban development, 1888-1970s; in particular comprehensively constructed communities developed according to the standards and guidelines of the Federal Housing Administration (FHA) and the Urban Land Institute (ULI).

Pre-History/ Pre-Contact and San Diego's Early Development

Prior to its transformation as a "Village Within A City", the Clairemont CPA was part of a much larger territory populated by native Kumeyaay who spoke two distinct dialects of the Yuman language. Tipai speakers traditionally lived south of the San Diego River and Iipay or Ipai speakers occupied the portions of southern San Diego County north of the river. The Kummeyaay lived in primary and secondary villages on a seasonal basis and subsisted through hunting and gathering activities across a range of environments that included the coast, foothills, mountains, and desert. Although the northern and southern Kumeyaay traded mainly with one another, they also participated in trade networks that reached well beyond their territory, into the lower Colorado River Region.³

Spanish colonization of California began in 1769, when Franciscan missionaries, led by Fr. Junípero Serra, and Spanish soldiers, led by Gaspar de Portolá, established a Presidio and Mission, *Mission San Diego de*

Alcalá, south of the CPA, at present-day Presidio Park. Although it established Spain's presence in the region, the San Diego Mission proved to be one of the least successful missions in Alta California. Mexico achieved independence from Spain in 1821. Still, in San Diego and elsewhere in Alta California, Spanish laws and practices remained in place up until secularization. Former Presidio soldiers became civilian residents, and the Pueblo of San Diego was established at present-day Old Town, approximately one mile south of the Clairemont CPAs southern boundary. During the 1820s, the region's economic activity centered on agriculture and livestock-raising for local subsistence. Hide and tallow production created an economic base for the international market. In 1834, Governor José Figueroa issued a proclamation defining the terms of mission secularization, including the redistribution of mission lands that would occur over the following two years. This redistribution resulted in the allocation of approximately 500 rancho land grants, mainly to officials and retired soldiers.⁴ None of these land grants were sited within the Clairemont CPA boundaries. Instead the CPA is located in the northwestern reaches of the 48,000-acre Pueblo Lands of San Diego, which Governor Figueroa transmitted to the newly formed Pueblo of San Diego in 1834, and which pueblo leaders formally surveyed in 1845, one year before Mexico ceded California and other territory to the United States. Land subsequently transferred to the federal government for the Point Loma Military Reservation reduced the Pueblo Lands acreage to 47,323.⁵

In the American Period, development and economic activity moved from the Pueblo to a bay front location in present-day Downtown, San Diego. In 1850 William Heath Davis acquired land near Punta de los Muertos, the original Spanish harbor-landing point, and platted "New Town San Diego" where he constructed a wharf and a cluster of homes on several nearby lots. Davis' speculative real estate venture ultimately failed and lands in the area remained vacant until Alonzo Horton acquired the property for his "Horton's Addition." By 1865, the end of the Civil War, the population of the Pueblo of San Diego had declined from 731 people, at its peak, to a mere 200. This decline is representative of all speculative real estate and settlement activity in the San Diego region, with little growth occurring. In 1867, however, Horton's Addition was underway and soon the center of all governmental, cultural, and economic life would transfer from the old Pueblo to Horton's Addition. By 1870, Horton's Addition had 2,300 residents and a growing number of hotels, warehouses, and industrial and residential buildings that formed San Diego's urban center.⁶

MORENA TOWNSITE, VICTORIAN-PERIOD DEVELOPMENT PATTERNS, & SUBSEQUENT DEVELOPMENT STASIS, 1888-1929

Developed by the Morena Company, a syndicate led by Oliver J. Stough, the Morena tract was surveyed in November 1887 and recorded as Map No. 542 (Figure 2) in May of 1888 amidst a local real estate boom that started slowly in 1885, peaked in 1887, and collapsed by 1890. Created from Pueblo Lots 266, 1192, 1194, and portions of 255 and 1178, the tract was amended in 1896, and included 1,200 acres, with 760 acres allocated for standard lots and 440 acres set-aside for villa lots, all sited east of the newly established community of Pacific Beach. Consistent with Victorian-era health aspirations, a natural spring, said to be located on Morena Boulevard east of De Anza Cove, was advertised by the Morena Company as

Figure 2. Morena, Tract No. 542 (1888).

Grand : Auction : Sale!
THURSDAY, DECEMBER 15, 1887,
Of Lots and Blocks in that most beautiful of San Diego's Suburban Towns,
MORENA!
On the east shore of the lovely False Bay, five miles from D-street Depot, on the main line of the California Southern R. R.
An Elegant Depot now being Erected.
CITY -- WATER -- AT -- CITY -- RATES
Will be immediately piped to the town, under contract with E. S. Babcock Jr.
A Finely Appointed Hotel, "La Morena,"
Will be built on a fine knoll, commanding a magnificent view of San Diego Bay, Coronado, Point Loma, the Pacific Ocean and the placid waters of False Bay.
THE PACIFIC BEACH MOTOR ROAD
Is already graded a mile beyond MORENA, and track will be immediately laid.
THE GRAND BOULEVARD TO DRIVING PARK AND THE OCEAN
Will pass along the entire Bay front of MORENA.
The peculiarly sheltered position of Morena, with its magnificent outlook, nearness to this city, fine transportation facilities and abundant water service, all combined, will surely make Morena property the most eagerly sought after for elegant Suburban Homes.
For Maps and further information apply to the offices of
MORENA COMPANY,
CHAR. D. BLANEY, General Manager, Rooms 1 to 3, Consolidated Bank Building, Fifth and C Sts., San Diego.

having medicinal benefits comparable to that of Carlsbad's natural spring.

The Morena Company advertised the land tract as “the most charming of San Diego's suburbs” and pledged to invest one-fifth of revenue to improvement of the tract. To entice visitors, a depot was constructed at Morena. Located “five miles from the D Street Depot on the main line of the California Southern R.R.” near the present-day intersection of Morena Boulevard and Kane Street and no longer extant, the depot was valued at \$3,000 and was designed by the firm of Comstock-Trotsche.⁷ The Morena Company installed a water main with lateral supply pipes and graded Morena Boulevard, then referred to as Morena Avenue, as the primary promenade for the tract. Early advertisements (**Figure 3**) for the new tract described the intentions of the Morena Company.

Morena Avenue 100 feet wide, will be planted with three rows of trees, like the famous Ontario Drive, and will run from the shore of the beautiful false bay, up the fine mesa back, and half way up the lovely slope. Three and a half acres will be artificially laid out in a park, with lawns, flowers and shrubs. The owners will spare no expense to make this the most charming of San Diego's suburbs. A place of beautiful homes!⁸

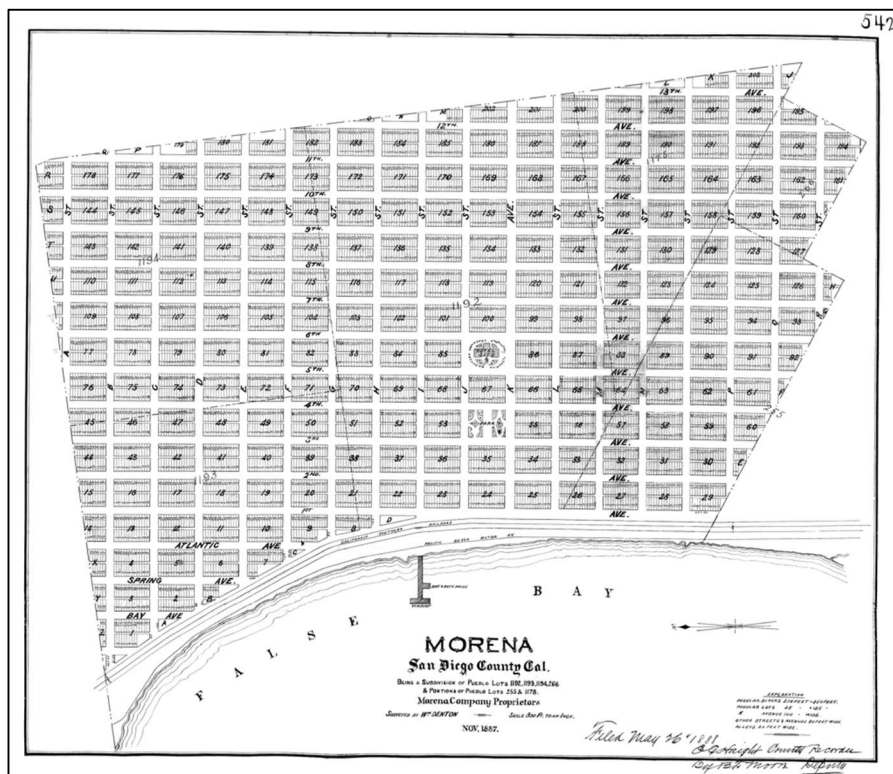


Figure 3. Morena! San Diego Daily Bee advertisement

(November 27, 1887).

The first residential improvement occurred in 1888 with the construction of a two-story Victorian style dwelling intended to serve as a hotel or boarding house for guests or personnel working in the town site. Located on Block 56, Lots 13-14, the home was one of two houses built by contractor J.B. Boughton at a cost of \$4,000. Described as “handsome residence[s]” in newspaper accounts, the homes were intended to demonstrate the elegant suburban aesthetic that the Morena Company aspired to.⁹ One of these properties, the Stough-Beckett Cottage, is extant and locally designated as City of San Diego Historical Resources Board Site No. 146. The location of the second house is not known, although a review of City of San Diego Lot and Block Books discloses the location of early residential improvements throughout the tract. **Table 1** details early real estate improvements, 1888-1896, within the Morena tract. Thomas Jobbitt and Peter F. Schaniel appear to have built several early dwellings in the tract. The firm of Jobbitt and

Schaniel, carpenters and builders, operated from between ca. 1889 to January of 1893 when the partnership dissolved. Schaniel, who served as President of the Master Carpenters' Association, then partnered with his brother Nicholas on building projects in the present-day Centre City and Uptown CPAs including the Keating Block Building, the Cole Block Building, the Los Banos Baths, and private dwellings.¹⁰



Figure 4. Morena Subdivision Sale of Lots (1887). Source: San Diego History Center.

Table 1. Early Residential Improvements in the Morena Tract, 1888-1896.¹¹

Year	Block	Lots	Original Owner Name	Improvement Value	Present-Day Address	Extant	Historic Name
1888	56	13-14	O.J. Stough	Not Identified	2203 Denver Street	Yes	Stough-Beckett Cottage
1892	21	13-14	Thomas Jobbitt	\$350	None	No	Not Identified
1892	55	7-8	O.J. Stough	\$125	None	No	Not Identified
1892	56	7-8	Manny Silvas	\$125	2227 Denver Street	No	Not Identified
1892	65	11-12	O.J. Stough	\$600	2229 Erie Street	Yes	Cass Residence
1892	66	8-9	O.J. Stough	\$800	2329 Erie Street	No	Not Identified
1892	69	1-28	P.H. Shaveal	\$400	None	No	Not Identified
1892	88	1-28	D. Cave	\$1,500	None	No	Not Identified
1893	8	15-28	O.J. Stough	\$200	None	No	Not Identified
1893	20	10-11	Thomas Jobbitt	\$150	2817-2823 Lloyd Street	No	Not Identified
1894	20	12-14	O.J. Stough	\$400	2807 Lloyd Street	No	Not Identified
1896	69	14-18	Schaniel Brothers	\$325	4440 Ingulf Street	Yes	Ambort Residence

Non-residential improvements occurred at Block 54, allocated as a park and owned by O.J. Stough, and potentially at Block 56 Lots 1-2, owned by the Pacific Coast Steam Ship Company, owner of the Pacific Coast Railway. The Pacific Steam Ship Company operated the Pacific Coast Railway. It is unknown if these lots serviced the railways that ran through the district, via the Morena Station. Recognized as an intermediary station, the Morena Station was described as sited on False Bay, on the southwest edge of the Clairemont CPA, approximately one-mile north of Hardy's slaughter yard (sited within the present-day Linda Vista CPA). The train depot was demolished in the 1920s. By the 1910s Alexander Ambort's dairy ranch occupied the undeveloped lots on the northern portion of the tract, in the vicinity of Blocks 52, 69, and 84. The Ambort ranch remained in existence through the 1940s. The Ambort Residence, constructed in ca. 1896 by the Schaniel Brothers, is extant today at 4440 Ingulf Street (**Figure 5**).

Figure 5. Ambort Residence (1890s-1900s).
Courtesy of Clairemont Emanuel Community Church and *The Clairemont Times*.



The 1890 *San Diego City Directory* includes 16 residents of the Morena district. A mix of blue- and white-collar professionals – including several carpenters and builders, farmers, railroad agents, a printer, a banker, a dentist, and a horticulturist – anchored the burgeoning district, some who worked in Horton's Addition sited 10-minutes south via train. Subsequent *San Diego City Directory* listings indicate slow growth for the Victorian-period residential district. In the 1892, 1893, and 1894 directories four residents were listed within the district annually. Only one resident, R.P. Niles, Manager for the O.J. Stough Company, was listed as living in the Morena area in 1895.¹² The 1897 directory lists nine households within the Morena district, with the most prominent resident identified as George Fuller, an attorney who maintained his home and office “near Morena Station (False Bay) on the La Jolla and Santa Fe” railways.¹³ Ultimately succumbing to accusations of fraud that surfaced in 1896 and non-payment of taxes, the Morena Company dissolved in 1900. Despite these business and administrative hurdles, Morena and its vicinity continued to evolve and grow as a suburban district, albeit slowly and with significant gaps in time brought on by the panic and depression of 1893, focus on growth around Balboa Park resultant from the 1915-1916 Panama-California Exposition, World War I (WWI), and later, the Great Depression.

After the short boom of the 1880s, San Diego's real estate and development industry remained dormant for almost a decade. By the 1890s, the nation was in a state of financial panic. According to historian David Whitten, “The depression...signaled by a financial panic in 1893, has been blamed on the deflation dating back to the Civil War, the gold standard and monetary policy, under consumption...a general economic unsoundness...and government extravagance.”¹⁴ In addition, railroad expansion, which had been a major spur for economic growth during the 1860s, 1870s, and 1880s, began to falter by the 1890s, which in turn slowed the growth of new construction and the development of new towns along railroad lines. “In an industry whose expansion had long played a vital role in creating new markets...lagging capital expenditures loomed large in the onset of depression.”¹⁵ The panic and subsequent depression of 1893 caused a decline in national real estate sales and new construction that had expanded rapidly in the twenty years prior. The depression had especially dire effects in Southern California and San Diego. Envisioned growth within the Morena district was similarly impacted. Between 1888 and 1915, 18 land subdivision maps (**Table 2 and Figure 6**), including the Morena tract, were recorded within the Clairemont CPA, all radiating out from the 1888 Morena tract.

Table 2. Subdivision Maps Recorded in the Clairemont CPA, 1888-1915.

Map No.	Tract Name	Year Recorded
000542	Morena	1888
000690	Pueblo Lands Sub of E 1/2 Lot 1215	1891
000753	Eureka Lemon Tract	1893
000809	Morena Amended	1896
000842	Pueblo Lands Sub of Lot 1207	1898
000912	Turner & Barr Subdivision	1904
000914	Mission Bay Heights	1904
000983	American Park Addition	1906
001010	Homeland Villas	1906
001053	Pfahlers Subdivision	1907
001086	Webster's Villa Tract	1907
001248	Gardena Home Tract	1910
001487	Tecolote Heights	1912
001505	Boulevard Gardens	1912
001568	Asher's Clover Leaf Terrace	1913
001571	Corella Tract	1913
001606	Montezuma Terrace	1913
001666	Asher's Clover Leaf Terrace First Addition	1915

Of these 18 tracts, perhaps the most prominent is the Eureka Lemon Tract. Platted in 1893, from Pueblo Lots 1193, 1194, 1207, 1208, and a portion of 1209, the tract served as a connector between Morena, to the immediate south, and Pacific Beach, to the immediate west. With lands advertised between \$25 and \$125 per acre,¹⁶ property owner A.G. Gasson named the subdivision after Eureka Lemons, a varietal that first grew out of a selection of seedlings planted in Los Angeles, California in 1858. The Eureka varietal was propagated and introduced to the public in 1877, and soon became regarded as a hardy varietal that grew well in coastal climates. The bucolic nature of the Eureka Lemon tract was demonstrated in its name and acreage, and it served as an extension of the lemon orchards planted to the west in Pacific Beach. By mid-1892, the cultivation of fruit had become popular in Pacific Beach, and more than 170-acres had been planted with citrus varietals.¹⁷ The Eureka Lemon Tract lands proved to be similarly suitable for citrus trees. By 1906 the northwest portions of the tract were re-subdivided as the American Park Addition, offering proximity to rail lines, with lots sold at \$50 each.¹⁸ For the remaining tracts recorded in the 1888-1915 period, a sample of published real estate transactions disclosed that a majority of lots sales occurred at least five years after each tract was subdivided.

The overwhelming majority of the Clairemont CPA, on the mesa to the north and northeast of Morena, remained undeveloped and dominated by chaparral and bifurcated by Tecolote Creek and Canyon. The 1903 USGS topographic map of the La Jolla quadrangle prepared from surveys conducted in 1901-02 recorded the presence of only three buildings in Tecolote Canyon east of Morena: two directly east of Pacific Beach, and one near today's intersection of Balboa Avenue and Mt. Albertine Avenue.¹⁹ The mesa portion of the planning area remained part of what San Diegans knew as the Linda Vista District, which encompassed today's Clairemont, Kearny Mesa, and Linda Vista CPAs. Writing in the *San Diego Union* in 1894, James P. Jones described the Pueblo Lands portion of the Linda Vista District with what would prove to be excessive optimism.

That part of the district which embraces the pueblo lands and is within the limits of the city of San Diego belongs in part to the city, but the larger portion is owned by private parties in lots from 5 to 3,750 acres, and while the division of the district is handicapped by city taxes, its

proximity to the business center of the town, its magnificent views of ocean, islet, bay and mountain, quite outweighs the extra tax, and here in the near future we expect to find the homes of men of wealth and culture, and those who have an eye for the beautiful in nature, and who believe that men should not live by bread alone. Here he need not if he has a soul attuned to the beauties of his surroundings. Here grand homes will arise, for surely where nature has done so much, men will vie with each other in supplementing her works.²⁰

The problem with this prediction would be the lack of both water and infrastructure connecting the mesa to urbanizing San Diego to the south. Rather than rich men, it would ultimately be middle-class San Diegans who would flock to the mesa east of False Bay, where they would purchase homes in planned enclaves constructed at mass-production scale. However, it would take more than half a century for that to occur.

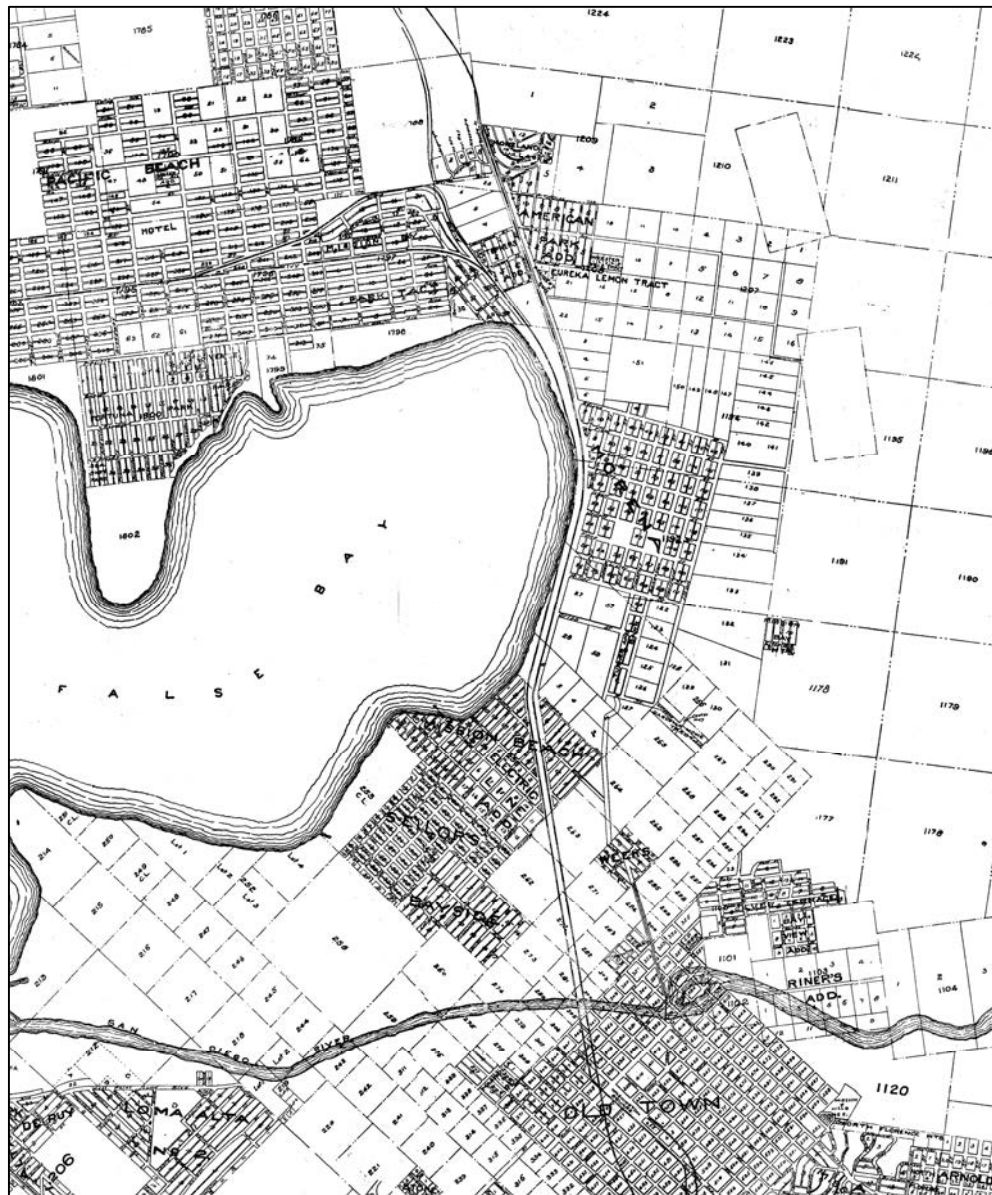


Figure 6. Rodney Stokes and Company Map of San Diego and a portion of the Ex-Mission Rancho (1911) showing the Morena townsite and surrounding tracts. Source: San Diego History Center / Wendy L. Tinsley Becker personal archive.

of the Clairemont CPA would remain undeveloped through the 1930s. This development stasis is attributed to several factors: increased streetcar networks and suburbanization around Balboa Park, establishment of military facilities in key locations around the city causing additional focused development, and focused efforts at developing an oil field and country club on the Morena Mesa.

Subsequent to the boom and bust of the 1890s, and as a result of the 1915 Panama-California Exposition held in Balboa Park, residential and commercial development was focused within the city's first ring suburban neighborhoods, disseminating out along streetcar lines within walkable, rectilinear streets and uniformly arranged blocks, with minimal attention remaining for the Morena district and the greater Clairemont CPA. The Exposition was a major impetus for growth in the city. Held in Balboa Park between 1915 and 1917, the Exposition shaped the character of the park with substantial, and ultimately permanent, improvements to circulation, landscaping, and facilities, and introduced Exposition attendees to the opportunities for residential and commercial development north and east of Balboa Park. In 1911 the city began to formally develop Balboa Park as the exposition site.²¹ Opened on January 1, 1915 and closed on January 1, 1917, the Exposition's success was largely attributed to its exotic architecture and beautifully landscaped gardens and park grounds.

However, the event also had a practical purpose. Beyond promoting a new architecture and the region's temperate climate, the Exposition illustrated the great opportunities to be found in this burgeoning western metropolis. San Diego had invested approximately \$2 million in physical improvements in preparation for the Exposition – buildings, landscaping, roadways, and infrastructure.²² Anticipation of the Exposition and its two-year timeframe fostered one of the greatest building booms in San Diego's history, with landowners speculatively developing apartment and hotel properties in Downtown and on the west side of the park in advance of the event, and visitors who chose to relocate to San Diego settling in the first ring suburban neighborhoods accessible from the streetcar lines. During the 1910s, 1920s and 1930s, the increasing sale, development, and maintenance of lots in the first-ring suburban communities of University Heights, Normal Heights, and Kensington left land speculators and community builders to look elsewhere for their next ventures, within what would become the second ring neighborhoods of the city, including the Clairemont CPA. In 1926, US Highway 101 was formed from Orange County to the Mexican border, via paved and unpaved streets in San Diego's coastal communities. Within the Clairemont CPA, Morena Boulevard served as part of the highway alignment, which remained in place until 1933 when Pacific Highway, with modern bridges and ramps, was opened. Vehicles soon became the primary mode of transportation in and around the Clairemont CPA and the surrounding communities, and would inform the pattern of residential development from the 1930s forward.

The San Diego economy benefited immensely from federal investment in new military facilities preceding and during WWI, but such investment supported residential development mainly in southeast San Diego, Pacific Beach, La Jolla, and on the mesa south of Mission Valley and the San Diego River, areas served by an expanding system of commuter railways that facilitated development of new housing stock. Despite the 1920s real estate boom, water supply—an issue that led the City of San Diego into a long legal struggle over rights to the San Diego River—also likely played a role in limiting the geographic extent of San Diego-area growth during this period.²³ For multiple reasons, the housing boom of the 1920s did not reach the Pueblo Lands atop the Linda Vista Mesa.

Development on the mesa northeast of the Clairemont CPA, present-day Marine Corps Air Station Miramar, brought additional activity to the immediate environs of the CPA. During WWI, the U.S. Army established Camp Kearny, a military training camp just east of the small enclave of Linda Vista, located along Rose Canyon (not to be confused with today's Linda Vista CPA) and named for Brigadier General Stephen Watts Kearny. The Army agreed to develop Camp Kearny at the location after receiving commitments from the City and San Diego Gas and Electric Company (SDG&E) to install infrastructure for the camp, including water, sewer, and roads constructed by the City and electrical transmission lines built

by SDG&E. The City and the County of San Diego shared the costs of constructing the “modern highway” that would provide for vehicle travel between Old Town and Camp Kearny, today's Linda Vista and Kearny Villa Roads, which skirt the east side of the Clairemont CPA. Camp Kearny would later serve as a marine combat training area and would be the site of a new training facility, Camp Holcomb, during the mid-1930s.²⁴

Into the 1920s, with a focus on military activities at the northern mesa, limited development occurred in the Clairemont CPA beyond the small enclave of Morena. In the early part of the decade, during the height of the Southern California oil boom, speculators drilled several wells and constructed oil derricks within the planning area, at or adjacent to what speculators promoted as Morena Mesa (**Figure 7**). These included the Community Oil Fund well just east of Morena, the Whitelock Brothers well near today's Mesa College, and the Tecolote Dome Oil Company well near today's North Clairemont. The promotion of Morena Mesa land sales appears to have been a fairly short-lived campaign. Advertisements for Morena Mesa appeared regularly in the San Diego Union beginning in 1920, but ceased in 1921.²⁵ In 1926, developers graded a new road through Morena to a mesa location near Tecolote Canyon that became the site of a planned Country Club, El Panorama. The developers of El Panorama Country Club also drilled wells in Tecolote Canyon for water supply, and graded an 18-hole golf course. However, the project appears to have failed; no information on the El Panorama Country Club or any Morena Mesa country club appeared in *The San Diego Union* after 1926.²⁶

Figure 7. Morena Mesa.

Source: *The San Diego Union* advertisement (July 25, 1920).

By the late 1920s, plans for residential development south of the Clairemont CPA began to take shape for what would become the Linda Vista CPA. The identity of the area evolved as naming conventions changed from Morena Mesa to “Linda Vista Mesa” or the “North Mission Hills portion of the Linda Vista District.” From a pipeline crossing the San Diego River, the City constructed a new system to deliver water from Lake Hodges up the Linda Vista Mesa to a storage tank just south of the Clairemont CPA, near the Chesterton Subdivision, the first residential tract developed in the Linda Vista CPA. The City also planned to grade and pave multiple new roads into and through the Linda Vista CPA at that time. Writing in 1928, one observer estimated that residential development of the City's mesa-top Pueblo Lands, between Mission Valley and San Clemente Canyon, would eventually earn it \$30 million in profit, and predicted that such development, “when it once makes a definite start, should be more rapid and concentrated because of the boulevards and traffic going through this property.”²⁷ However, the stock market crash that occurred the following year ushered in the nation's worst economic depression to date, halting major development activity across San Diego and eliminating a chance at prosperity within the Clairemont CPA and its immediate environs.



Associated Property Types and Architectural Styles, 1888-1929

Although research reveals that some non-residential structures were built during this period, including the railroad depot, the historical record and preliminary windshield analysis conducted in support of this historic context statement reveal that most of these non-residential structures were subsequently demolished. Therefore, only property types known to be extant within the CPA are addressed below. If intensive-level analysis reveals unknown, non-residential structures from the 1888-1929 period they should be evaluated in accordance with this historic context statement and accepted architectural style and building typology guides.

Single-Family Victorian Homes

Single-family dwellings are the property type most closely associated with the 1888-1915 timeframe, with the Victorian-era styles as the primary architectural aesthetic. Dwellings from the period would exhibit expanded Victorian-era styles and sub-types including the Italianate and Queen Anne, and transitional Foursquare houses with modest Classical Revival features. Both major types – the Victorian-era and the Foursquare Classical – maintained a picturesque aesthetic that, for Victorian-era homes, included visual contrast and abrupt variation. Visual contrast was created by the juxtaposition of one element or building material against another, with the sequence of features and materials at building elevations being unpredictable. The aesthetic was applied differently to the Foursquare Classical: an escalating volume of detail from the front entrance or other ground floor feature that intensified as the building height increased, and consistent use of contrast achieved through color wherein ornamentation was typically white in color to contrast with the body of the house.²⁸ The term “Victorian-era” is an umbrella term used to discuss house styles from approximately 1860 through 1910. Deriving from the long reign of Great Britain's Queen Victoria (1837-1901), these styles had several variations. In America rapid industrialization during the period from 1860 to 1910 brought drastic changes in house design and construction. Mass production of building components caused prices to decrease quickly. In addition, the new transcontinental railroad transported the items across the country quickly and cheaply, and the low cost and easy availability of these decorative and structural components made their success inevitable. The style of architecture that resulted from the profusion of ornaments and building materials was labeled “Victorian” and is seen everywhere in the United States. Within this broad term there are seven generally accepted styles: Gothic Revival, Second Empire, Stick, Queen Anne, Shingle, Richardson Romanesque, and Folk Victorian.

The Queen Anne style was named and promoted by a group of English architects led by Richard Norman Shaw. One of the first Queen Anne American houses was built in Newport, Rhode Island in 1874. The expanding American rail lines helped to popularize this style because they transported pre-made architectural materials throughout the country. Queen Anne houses built in the San Diego region likely contained pre-made materials ordered from catalogues or obtained by local planning mills. The Queen Anne style is characterized by irregular massing, steeply pitched roofs of irregular shape (usually with a dominant front-facing gable), patterned shingles, and angled bay windows. These design details were used to avoid a smooth-walled appearance and to give the building an asymmetrical appearance. Partial or full-length porch along the front facade often wrapped around one or both sides of the house. Character-defining features of this style include a variety of wall textures (shingle and siding patterns) and heavy ornamentation, such as scroll-sawn brackets, carved panels, incised ornament, spindle work, roof cresting, finials, and decorative trim. Additionally, Queen Anne buildings may be further distinguished into four principal subtypes based on decorative detailing: Spindework, Free Classic, Half-Timbered, and Patterned Masonry.

The Free-Classic subtype is analogous to the previously described Foursquare Classical. It exhibited basic Classical Revival features including columns (rather than spindled posts) either full-height or atop a solid porch balustrade, bay windows, and an emphasis on consistent use of contrast and escalating details, typically culminating in the traditional Victorian cross-gable and hipped roof form marked by prominent gabled bays. For domestic buildings, the Free Classic subtype ultimately transitioned into the Colonial

Revival style. Because it was transitional and a sub-type of the Queen Anne style, a wide variety of exterior features could have been applied to Free Classic homes including distinctive Queen Anne spindlework brackets and other millwork, bay windows, and glazing with ornamental sash divide patterns, all installed on a more organized facade unified by wall cladding in a single building material.

Identifying Exterior Features of Victorian-Era Architecture

- One or two stories
- Asymmetrical or symmetrical facade features (excepting porch configuration)
- Gable or Pyramidal Hip Roof, steeply pitched with lower cross gable(s)
- Decorative trusses in the gable
- Moderate eave overhang with exposed rafter ends
- Wooden wall cladding (shingles or boards)
- Decorative stickwork applied to the exterior wall surface
- Front porch in a wraparound, full-or-partial-length configuration
- Spindlework at porch (brackets, posts, and balusters)
- Narrow wood windows with wood surrounds

Significance and Integrity Thresholds for Victorian-Era Architecture

Victorian-era dwellings developed as part of the Morena Tract, the Eureka Lemon Tract, or subsequent speculative land subdivision efforts in the late 19th Century culminate in a finite group of properties within the Clairemont CPA. These Victorian-era homes provide tangible evidence of the CPA's earliest period of development and represent rare examples of Victorian-era architecture outside of Downtown San Diego and the city's first-ring suburbs. Pending an integrity analysis, extant Victorian-era homes within the Clairemont CPA may be eligible for designation under:

- HRB Criterion A, as a special element of the City's historical or architectural development; or
- HRB Criterion B, for an association with an important person in local, state, or national history; or
- HRB Criterion C as a good or excellent example of Victorian-era architecture.

Examples of significant Victorian-era architecture within the Clairemont CPA may, but are not required to, exhibit all of the identifying features listed above. Rather, these features typically present in some combination. As a finite property type in the Clairemont CPA, a reduced integrity threshold may be warranted for Victorian dwellings in order to ensure protection of the property type, particularly under HRB Criterion A. Additionally, the most critical aspects of integrity will vary depending upon the context and designation criterion under which the resource is significant. Setting, location, feeling and association are generally more important to conveying significance under HRB Criteria A and B, while design, materials and workmanship are generally more important to conveying significance under HRB Criteria C and D.

Study List of Known Associated Resources

A reconnaissance survey of the Clairemont CPA identified three extant examples of Victorian-era architecture that date to the 1888-1915 period. These homes (**Figures 8-10**) are sited in the Bay Park neighborhood, east of Morena Boulevard.



Figure 8. The Stough-Beckett Cottage, designated as HRB No. 146 and located at 2203 Denver Street. The home was previously addressed as 3003 Denver Street.



Figure 9. The Cass Residence, located at 2229 Erie Street. The home was previously addressed as 3029 Erie Street.



Figure 10. The Ambort Residence, located at 4440 Ingulf Street. The home was previously addressed as 4240 Ingulf Street.

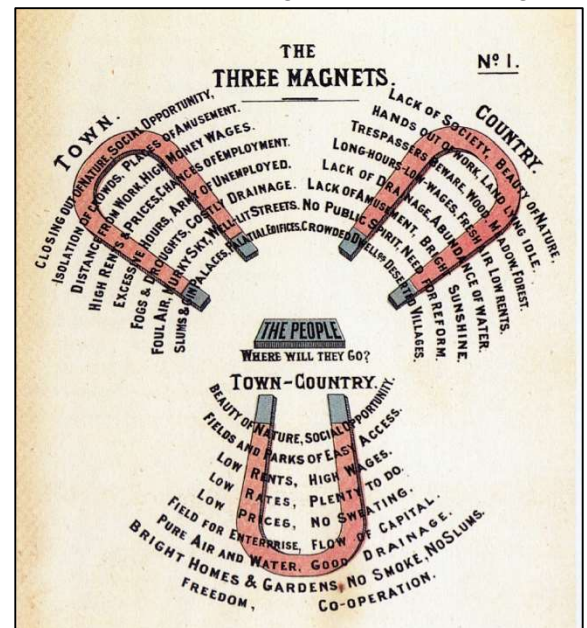
BAY PARK VILLAGE, COMMUNITY BUILDING, AND FHA PRINCIPLES, 1936-1950

American suburbs built in the 1930s and 1940s are the culmination of intense efforts on the part of the federal government, architects, city planners, and residential real estate developers termed the Community Builders, to create a clean, safe, and appealing environment suitable for American families. Stemming from decades of unregulated and unmitigated development in major American cities, and the resultant urban ills, from the late 1910s forward the American public sought respite from the city while still maintaining proximity. The Federal Government provided the regulatory framework for the creation of exclusive suburban single-family residential districts and promoted its primary housing policy through the endorsement of national campaigns such as the 1918-1919 *Own Your Own Home* campaign and the *Better Homes in America* movement.

At its inception in 1922, the *Better Homes in America* movement sought to improve the condition of American homes through an agenda that held women's activities, community service, and home economics education at its core. Started under the private initiative of *The Delineator* editor Marie Meloney, and later sponsored by the United States Department of Commerce, the *Better Homes* campaign expanded to a national movement that endorsed home ownership and efficient and sensitive design principles for the construction and maintenance of single-family homes.²⁹ In operation through 1942, the *Better Homes In America* movement maintained momentum through sponsorship of local housing competitions, held nationwide, in which *Better Homes* committees exhibited model residences in their communities during a nationally designated *Better Homes* week. As American home ownership was promoted, so was city planning and the creation of Euclidian zoning, resulting in the development of exclusive use single-family neighborhoods throughout the country. In 1926, the United States Supreme Court case *Village of Euclid v. Ambler Realty Company* established the constitutionality of comprehensive zoning. Argued by zoning advocate and attorney Alfred Bettman, the decision ensured that the allocation of land for specific land uses was allowable under the law.

Community Builders promoted their suburban developments in conjunction with government agencies and private consultants, and often helped craft legislation, zoning, and associated land use designations intended to ensure the protection of the suburban lifestyle they developed. The garden cities of England, based on the work of Sir Ebenezer Howard in his 1898 book *Tomorrow: A Peaceful Path to Real Reform*, (republished in 1902 as *Garden Cities of To-Morrow*) served as the philosophical and aesthetic model for residential subdivisions designed and constructed by Community Builders. Howard promoted a utopian concept of the marriage of town and country. Outlining the three magnets: Town, Country, and Town-Country, Howard postulated that the ideal place for people was a Town-Country setting, which offered among other benefits, "beauty of nature, social opportunity, bright homes & gardens, no smoke, no slums, freedom, co-operation"³⁰ (Figure 11).

Figure 11. Ebenezer Howard's Three Magnets: Town, Country, Town-Country (1898).

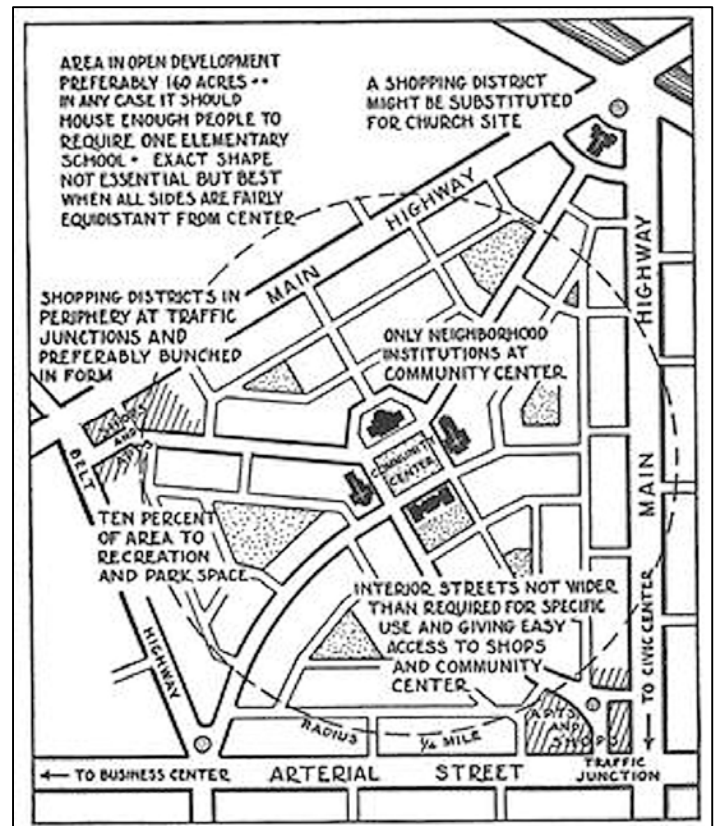


The regulatory models that provided the framework for the creation of such garden style subdivisions were set forth in enabling legislation and planning models published by the Department of Commerce in 1922 and 1928, and were further prompted by the growing concept of regional planning and the importance of neighborhoods within a region. The Committee On [The] Regional Plan Of New York And Its Environs published the eight-volume *Regional Plan Of New York And Its Environs* in 1929. Volume seven entitled *Neighborhood and Community Planning*, contained three monographs relating to the topic. The first monograph, written by noted planner Clarence Perry, formally introduced Perry's Neighborhood Unit Theory, which served as a model for residential subdivision designs in the 1920s and 1930s.³¹ Perry first espoused the Neighborhood Unit design scheme (**Figure 12**) in 1924, as he put it, to serve as a "framework of a model community and not as a detailed plan. Its actual realization in an individual real estate development requires the embodiment and garniture which can be given to it only by the planner, the architect, and the builder."³²

Figure 12. Neighborhood Unit design scheme (1929).

The Neighborhood Unit scheme embraced six principles: size, boundaries, open spaces, institution sites, local shops, and an internal street system, on the basis that an "urban neighborhood should be regarded both as a unit of a larger whole and a distinct entity in itself."³³ The Neighborhood Unit was intended to meet the following conditions:

- Residential development bound by arterial streets on all sides.
- Enough housing to support the population requirements of an elementary school.
- A small system of parks and recreational open space to meet the needs of the residents.
- A suitable grouping of centrally located institutions including schools and local services.
- Adequate local shopping districts located on the edges of the unit.
- An internal street system designed to efficiently circulate traffic within the unit, but discourage through-traffic from outside motorists.



The above conditions represent what city planners and architects, the federal government, and community builders regarded as good neighborhood design in the 1920s and 1930s. The Federal Housing Administration (FHA) further reinforced these models through its programs and publications.

Established in 1934 to reform home financing practices, to improve the quality of small homes for low- to middle-income families, and to stimulate the building industry during the Great Depression, the FHA regulated home building practices by approving properties for mortgage insurance and publishing standards for housing and subdivision design. Into the 1930s and through the 1940s, as a result of the Great Depression and an interest in adapting a more affordable and simple aesthetic for working class

dwelling, residential builders stripped the exteriors of homes to only the most minimal detailing and form. This design direction was substantially influenced by President Herbert Hoover's United States Commerce Department, in particular the 1931 *President's Conference for the Design of Residential Neighborhoods* (President's Conference). The 1931 conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included: creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency. First envisioned by Hoover but created by legislation passed as part of President Franklin Roosevelt's New Deal, the FHA implemented financing goals and enforcement of quality construction practices which, through its approval of properties for mortgage insurance and publication of housing and subdivision standards, instituted a national program that would guide home building practices for decades to come.

The Federal Home Loan Bank Board and the Home Owners' Loan Corporation (HOLC) were established in response to the Great Depression and surveyed cities throughout the United States and evaluating neighborhoods deemed upon the ability to repay mortgages on moderately priced, well-constructed, single-family dwellings (Hillier, 2003). The HOLC was a government sponsored corporation specifically created to address mortgage defaults prevalent during the Great Depression. The HOLC issued bonds to purchase mortgages in default from lenders at favorable terms. The FHA also attempted to stabilize lending for the banking industry by guaranteeing mortgages with lending institutions. With federal mortgage guarantees, banks were protected and could engage in lending practices with larger mortgages over longer terms.

The HOLC surveys were intended to identify mortgage lending risk and created a series of maps and assigned a color-coded gradation of neighborhoods to reflect each neighborhood's "mortgage security." However, HOLC grading systems reflected the discriminatory attitudes of the period and used language about the "desirability" of an area to reflect the class, race, and income of its residents. White-collar or professional workers, who were assumed to be white, and owned their homes would receive the highest ratings. Areas with high concentrations or a mix of people of color, immigrants, and the working class, received lower grades. Additionally, old or aging building stock was largely perceived by HOLC to entail rundown, blighted, or undesirable neighborhoods and also received lower grades. The 1936 HOLC City Survey of San Diego map includes an area of present-day Clairemont up to approximately Balboa Avenue. Much of this area is undeveloped except a portion of the Bay Park subdivision is shown on the map and identified as "Sparsely Settled" reflecting its lack of buildings.

Published in 1936 and revised in 1940, the FHA's Technical Bulletin No. 4, *Principles of Planning Small Houses*, detailed a series of floor plans and features for small houses between one and four bedrooms that offered a "maximum amount of usable space, with as much comfort, convenience, and privacy as possible," all obtained "for a minimum amount of money."³⁴ Affirming the professional opinions and experience of architects, this publication espoused that the planning of well-designed, livable houses could be achieved through adherence to a few fundamental principles. The simplest FHA design, known as the "FHA minimum house", was created for a family of three adults or two adults and two children, and measured 534-624 square feet, with a kitchen, living room, two bedrooms, and one bathroom. With an emphasis on enlarging the home to meet user needs, the one-story "minimum" house could be expanded to accommodate growing families, with aesthetic features and stylistic details similarly tailored to respond to an owner's aesthetic interests via the inclusion of gable or hipped roofs, porches at different facades, exterior wall and roof materials, window types and corresponding adornments including shutters, awnings, etc. The stylistic classification assigned to these minimum houses built in the 1930s-1940s period is Minimal Traditional.

In 1935 the federal government further formalized its presence in the housing market and construction of planned residential communities through the United States Resettlement Administration's greenbelt communities: Greenbelt, Maryland, Greenhills, Ohio, and Greendale, Wisconsin. Constructed between 1935 and 1938, the greenbelt communities were intended to serve as new suburban neighborhoods, based on the principles of garden cities and the neighborhood unit. The greenbelt towns offered housing and resettlement opportunities for American farmers and city dwellers who were suffering or displaced as a result of the Great Depression. Each community included detached single-family dwellings and multi-family buildings designed according to FHA guidelines, and a community center with civic and commercial buildings. Highly touted by the Resettlement Administration, the greenbelt towns served as a model for private development throughout the country, demonstrating how local land could be transformed from not just a paper subdivision, but a community replete with housing options, dedicated streets, and civic infrastructure.

+

In June of 1936, real estate developer Harold J. Peterson announced his plans for Bay Park Village, a community constructed in accordance with FHA guidelines, within a portion of the defunct Morena tract, in the Clairemont CPA. Recorded as San Diego County subdivision tract No. 2209 (**Figure 13**), and owned by the San Diego Urban Company, Bay Park Village was bound by Milton Street to the north, Illion Street to the east, Littlefield Street to the south, and Morena Boulevard to the west. The company advertised the community as "a subdivision-home so unique and attractive as to mark it as one of the outstanding developments of its kind here."³⁵ The tract was laid out with a central public plaza, bounded by Napier Street to the north, Chicago Street to the east, Ashton Street to the south, and Morena Boulevard to the west with additional land reserved for civic and cultural uses. An adjacent business district lining Napier and Chicago Streets would serve as a "picturesque and unique yet practical entrance" to the community. Foreshadowing the concept of local-serving uses and reinforcing the Neighborhood Unit Theory, the Peterson Realty Company touted the business district and its environs sufficiently diversified to care for the ordinary needs of the neighborhood.³⁶ The surrounding 800-square feet, single-family homes ranged in price from \$2,500 to \$4,000. Peterson ensured the homes were affordable for the city's burgeoning number of middle-class residents largely employed by the military and aerospace industries and worked with the FHA to achieve consistency with planning and design guidelines for suburban tracts and smaller homes.

Bay Park Village featured a Model Home Exposition made up of 18 detached single-family homes that would later form the nucleus of the new suburban community. The models offered were intended to appeal "to those with average salaries, wages, or other income"³⁷ and the exposition culminated in a contest to select the most attractive model home. Each voter received an opportunity to win the home.³⁸ Local homebuilders participated in the exposition including W.B. Watson (Monterey style), A.R. Georgia & Son (French Provincial Cottage), C.H. Tifal (California Colonial), D.C. Stevens (Early American), Depew Building Company (Cape Cod Cottage), R.B. Lutes (Monterey style), Stanley J. Nash (Monterey style), T.J. Lords (Modern), Carl B. Hayes (Early California), P.M. Burroughs (Monterey Cottage), and Dennstedt Building Company (Modern).³⁹



Figure 13. Bay Park Village, tract No. 2209 (1936)



Figure 14. Peterson Lumber and Finance Company (n.d.) Source: San Diego History Center



Figure 15. Bay Park Village (n.d.) Source: San Diego History Center

In November of 1936, the Peterson Realty Company submitted a batch of 30 FHA mortgage loan applications, one of the largest submittals to the FHA in California and the Nation at the time. Construction of these 30 homes, in addition to the 18 model homes and other non-FHA properties, represented major progress in the development of Bay Park Village (**Figures 14-16**) and signaled a move towards local recovery from the Great Depression. *San Diego City Directory* listings disclose that, by 1937,

new residents occupied 16 homes in Bay Park Village. Between 1937 and 1940 street addresses shifted resulting in a change of house numbers for all dwellings in the tract. The earliest homes built in Bay Park Village are identified below in **Table 3**. The tract formally opened by June of 1937, with all streets paved, and olive trees planted in the public plaza. Several months prior, in April 1937, the Model Home Exposition resulted in the selection of the “prettiest home” in the tract: the W.B. Watson Residence, a Minimal Traditional home described by the *San Diego Union* as a “California Colonial type bungalow” (**Figure 17**). The second and third place homes were similarly styled Minimal Traditional dwellings featuring limited Colonial Revival facade features.⁴⁰

The Walruff Residence and Briggs Residence, both built by C.H. Tifal, were described as Monterey style three-bedroom dwellings. The Shelton residence, constructed by the Dennstedt Building Company, was described as a “Modified Modern” and the Boles Residence, constructed by Mr. Boles, was described as an early California cottage.⁴¹ In addition to these wood frame dwellings, reinforced adobe homes were built, including the Pool Residence, constructed by owner W.R. Pool, which appears to be the earliest of its type in the area.⁴²

By 1938, the neighborhood had been improved with 60 homes, necessitating a local elementary school and formation of a civic organization. Construction of Bay Park Elementary was initiated in October 1938 and the school opened in 1939.⁴³ In January of 1938, the Bay Park Village Association was established. Newspaper accounts reveal that the organization tasked itself with a variety of activities relating to the physical and social betterment of the area including prevention of garbage dumping on vacant lands in and around the community, street light maintenance, landscape improvements, requests for municipal road improvements leading to the community, creation of a Boy Scouts Troop, and in 1942, installation of an Air Raid Warden Center, a 30' by 60' room replete with an operating table, five stretchers, sterilizers, desks, a typewriter, and a medical cabinet.⁴⁴



Figure 16. 24 Modern Homes Under Construction at Bayside Subdivision. *The San Diego Union* (January 10, 1937).

Table 3. Early Homes Constructed in Bay Park Village

Original Address	Identifier	Present-Day Address	Year Built	Extant
3229 Chicago Street	J.D. Kissinger Residence	2435 Chicago Street	1937	Yes
3234 Chicago Street	J.H. Gallant Residence	2434 Chicago Street	1937	Yes
3251 Chicago Street	Alfred Olssen Residence	2451 Chicago Street	1937	No
3353 Chicago Street	Gudrun Kolback Residence	2453 Chicago Street	1937	No
2720 Denver Street	H.D. Boles Residence	1820 Denver Street	1937	Yes
2738 Denver Street	H.P. Conklyn Residence	1830 Denver Street	1937	Yes
3003 Denver Street	Stough-Beckett Cottage	2203 Denver Street	1888	Yes
3029 Erie Street	Cass Residence	2229 Erie Street	1892	Yes
3042 Erie Street	B.W. Speir Residence	2242 Erie Street	1937	No
2785 Frankfort Street	Manchester Residence	1985 Frankfort Street	1937	Yes
2801 Frankfort Street	O.I. Goodwin Residence	2001 Frankfort Street	1937	Yes
2719 Goldfield Street	Rush Residence	1819 Goldfield Street	1937	Yes
2753 Goldfield Street	Briggs Residence	1853 Goldfield Street	1937	Yes
2765 Goldfield Street	Walruff Residence	1865 Goldfield Street	1937	Yes
2835 Goldfield Street	Shelton Residence	1935 Goldfield Street	1937	Yes
3928 Littlefield Street	D.R. Kern Residence	4127 Littlefield Street	1937	No

Bay Park Village is an example of a second-ring suburb developed in the city of San Diego. Outside the bounds of the streetcar system, excepting a single rail stop on Morena Boulevard, the tract was developed with the automobile in mind and featured irregular street patterns, sidewalks and other capital improvements characteristic of comprehensively constructed communities. The Peterson Realty Company and the San Diego Urban Company set out to improve and sell residential lots according to FHA financing standards. They also endorsed and sold a package of model home options, dedicated lands for public purposes, and established a local-serving central business district, all with westerly views of Mission Bay. The tract represents an evolution in San Diego's suburban development history, and a sub-phase of second ring suburban development bookended by Oscar Cotton's Lexington Park in 1917 (partially demolished in the 1970s as part of Interstate 805), and Linda Vista in 1941, a WWII public housing project owned by the United States Housing Authority. Residential development in the Bay Park Village subdivision continued through the 1940s and beyond. In total, 246 buildings were constructed in the tract.

Subsequent to Bay Park Village and prior to major construction of Clairemont to the east, three additional tracts were recorded in the vicinity of the old Morena district: Weston Highlands (1941), Hazard Tract #1 (1949), and Bay Park Vista Unit #1 (1950). Weston Highlands, a resubdivision of Lot 123 of the Morena tract, yielded two homes. The Hazard Tract #1, was the first subdivision built in the area after the end of WWII. Sited immediately east of Morena Boulevard and immediately north of Bay Park Village, the tract offered two floor plans with nine exteriors advertised as "ranch type and modern styles."⁴⁵ Developed by contractor John W. Anderson, the tract added 100 homes to the area, giving Morena the largest percentage gain in housing for 1949.⁴⁶ Anderson worked as a homebuilder throughout the San Diego region, on single and multi-family properties. Subsequent to the Hazard tract Anderson developed residential projects in Chula Vista, Point Loma (Plumosa Manor No. 2 in 1950), El Cajon (Meadow Terrace tract in 1959), and San Diego, including Linbrook Homes in 1959 and 400 "Guide to Housing" homes in Mira Mesa in 1960-1961. Mr. Anderson appears to have continued to work as a contractor until at least 1993 when his general contractor's license was re-issued. He died in August of 1998. Nearly one decade after the Hazard Tract was developed, in November of 1950, property owner and developer David McGraw initiated construction of 95 single-family homes immediately north of Bay Park Village, within the Bay Park Vista Unit #1. These homes were completed in 1951 and subsequent years, all built in a Minimal Traditional or Transitional Ranch architectural style.

percent. (Continued on Page 2, Col. 1)

COLONIAL TYPE MOST POPULAR, CONTEST SHOWS

The most popular trend in architecture here is the California colonial type, according to the results in a friendly competition of ballots conducted by the Peterson Realty Co. at its model homes exposition in Bay Park village.

Popular choice of "the prettiest home" in the village is an attractive bungalow of the California colonial style, and homes of similar type were judged second and third best. Announcement of the three homes which rated highest in the public's fancy was made yesterday by the Peterson Co., which in cooperation with leading San Diego home builders staged a free exposition that was estimated to have attracted more than 25,000 visitors in the last four weeks.

Watson Builds Winner

First choice is a five-room home built by W. B. Watson; second choice is a nifty home conceived by Stallard & Oates, and the third is the creation of Joseph C. Kelly. Each residence embraces numerous features, exterior and interior, which the builders worked into their plans.

Eighteen homes comprised the exposition. Each possesses distinctive features which, according to Scott King, sales manager for Peterson Realty Co., made first, second and third choices extremely difficult for the thousands who inspected them.

"The model homes exposition created high interest," Scott said. "The balloting right down the line was close, only a slim margin separating the three that received the highest votes, and all of the others finding an unusually large number of supporters. The exposition far exceeded our expectations as to the number of persons attracted to it. It was the first time an enterprise of this kind has been offered to the public, and it proved to be just what the public was waiting for. Among the visitors were many from all parts of southern California."

Interest Awakened

One of many tangible results of the exposition, he added, has been an awakening of interest in modern and moderately priced homes such as those being built at Bay Park village. Another result has been a stimulated interest in acquisition of home sites.

The model homes exposition will be open today, and the largest crowd yet to visit the tract is expected. Presentation of a choice lot will highlight the celebration, the award being announced at 4 o'clock.

All improvements, except paving, are in, King said, and this one remaining project will be started as soon as the ground is sufficiently dry from recent rains.

Home builders, other than those named, who cooperated with Peterson Realty Co., were D. C. Stevens, C. H. Tifal, A. R. Georgia & Son, Robert Lutes, Depew Building Co., Diamond Construction Co., P. M. Burrows, G. F. Samuel & Son, Loring & Co., Ira M. Johnson, Stanley J. Nash, A. L. and A. E. Dennstedt Building Co., Carl B. Hays, T. J. Lords, Laurie Meisner.

THREE HOMES CHOSEN AS PRIZE WINNERS AT 'VILLAGE'



This California Colonial type bungalow, built by W. B. Watson, was the popular choice as "prettiest home" in Bay Park village in a friendly voting competition that ended Wednesday. This house is one of 18 comprising the model homes exposition, which closes tonight. The exposition attracted more than 25,000 visitors.



Stallard and Oates built this attractive California Colonial type house, which was rated second choice in the competition to determine the "prettiest home" in Bay Park village. The model homes exposition, in which this house was entered, will come to a close today. Conceived by the Peterson Realty Co., the exposition received the cooperation of some of San Diego's foremost home builders.



Third choice in the "prettiest homes" competition at Peterson Realty Co.'s Bay Park village is this California Colonial type created by Joseph C. Kelly. This home, and the two pictured above, were closely grouped in the balloting by which visitors to the tract were asked to express their preference among the 18 dwellings comprising a model homes exposition.

FHA CONTINUES ITS HOME-FINANCING ACTIVITIES

Figure 17.
Three Homes
Chosen as
Prize Winners
at "Village".
The San
Diego Union
April 4, 1937.

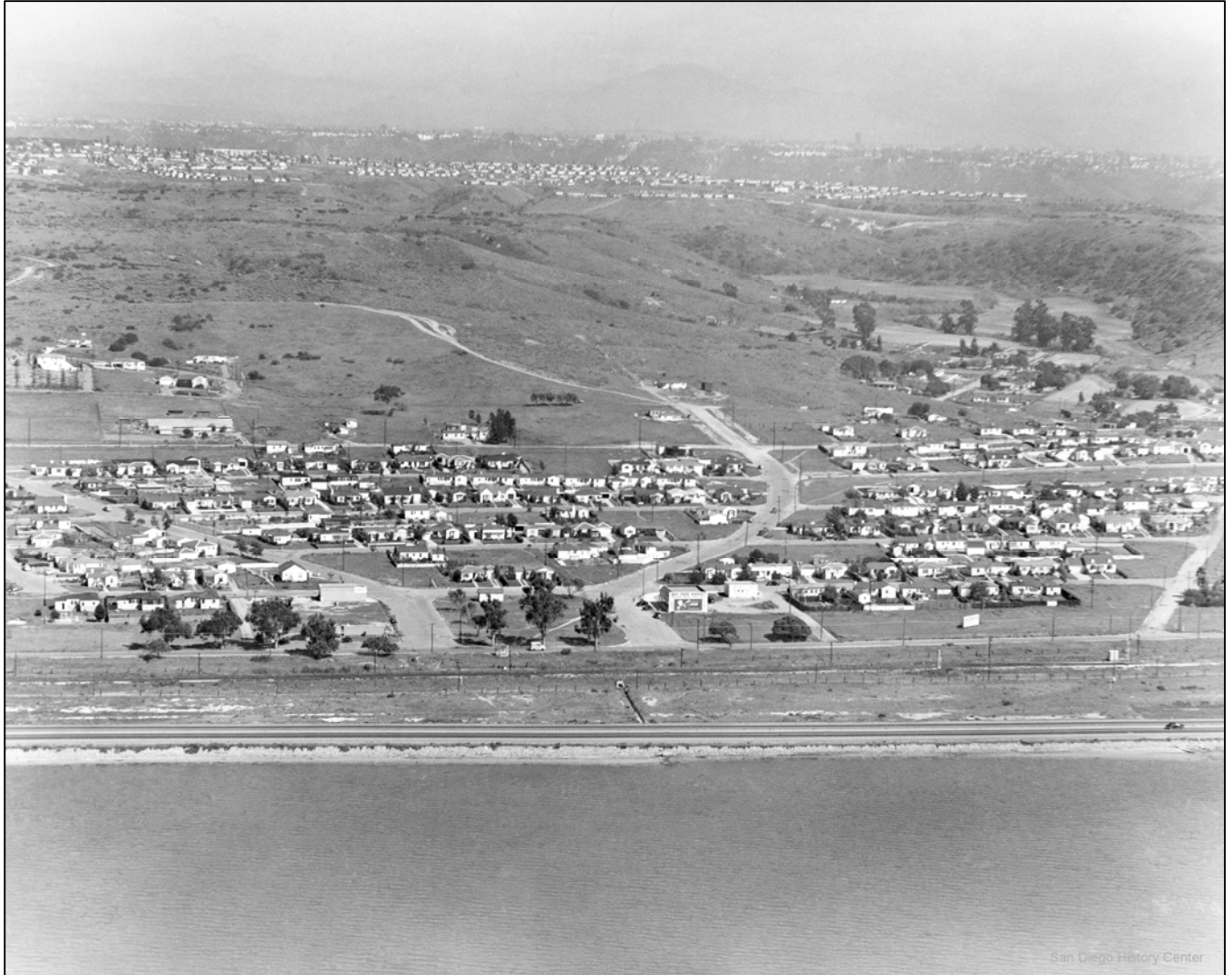


Figure 18. Bay Park Village Aerial (1946). Source: San Diego History Center

The last project completed in the old Morena district, within the 1936-1950 timeframe, represents a novel affordable housing experiment. In 1950, within the boundaries of the old Correla tract, Homes U Finish, Inc. (**Figure 19**), a corporation established by F.K. Cardwell, J.H. Cardwell, Dick Cardwell, and R.K. Broderson, constructed 16 homes along the 1300 blocks of Nashville and Frankfort Streets (**Table 4**), each sold with a finished exterior and rough-ins for plumbing and electrical wiring, leaving all interior work to the buyer.

The homes were advertised as two-bedrooms over 750 square feet with identical floor plans but varying exterior appearances including shake or redwood board siding. Buyers were required to finish the interior within one year of purchase.⁴⁷ Edward A. Huard, general contractor, completed initial construction of the homes, along with Gardner Electric and Harold A Stephens, plumbing and heating contractor. Mr. Stephens, a WWI veteran, retired from construction in 1959 and died in 1968.⁴⁸ Mr. Huard, a WWII veteran, worked as a self-employed building contractor for 15 years before his death in 1981.⁴⁹ F.K. Cardwell, head of Homes U Finish, Inc., was a property owner and motel proprietor in Old Town, and served as a member of the City of San Diego Architectural Control Board in circa 1968-1969. Registered as a California

corporation in March 1950, Homes U Finish, Inc. does not appear to have completed other projects beyond the Correla tract and the corporation ultimately dissolved. References to the company cease in local newspapers after 1951.

Figure 19. Homes U Finish advertisement. *The San Diego Union* advertisement (July 18, 1950)

By the early 1950s, as construction began at Clairemont, Bay Park and its immediate environs included approximately 360 dwellings, all serviced by a local elementary school, civic plaza, and commercial district. The area continued to develop into the contemporary-period, which, when combined with the infill development of earlier tracts in the Morena district, amounts to approximately 1,500 improvements constructed between 1936 and 1950.⁵⁰



Table 4. Homes U Finish, Inc. Properties

Original Address	Present-Day Address	Year Built	Extant
1326 Nashville Street	1326 Nashville Street	1950	Yes
1332 Nashville Street	1332 Nashville Street	1950	Yes
1340 Nashville Street	1340 Nashville Street	1950	Yes
1348 Nashville Street	1348 Nashville Street	1950	Yes
1356 Nashville Street	1356 Nashville Street	1950	Yes
1364 Nashville Street	1364 Nashville Street	1950	Yes
1370 Nashville Street	1370 Nashville Street	1950	Yes
1378 Nashville Street	1378 Nashville Street	1950	Yes
1325 Paul Street	1325 Frankfort Street	1950	Yes
1331 Paul Street	1331 Frankfort Street	1950	Yes
1339 Paul Street	1339 Frankfort Street	1950	Yes
1347 Paul Street	1347 Frankfort Street	1950	Yes
1355 Paul Street	1355 Frankfort Street	1950	Yes
1363 Paul Street	1363 Frankfort Street	1950	Yes
1369 Paul Street	1369 Frankfort Street	1950	Yes
1377 Paul Street	1377 Frankfort Street	1950	Yes

Associated Property Types and Architectural Styles, 1936-1950

Three property types and corresponding architectural styles are associated with the 1936-1950 period: Minimal Traditional style single-family dwellings, One-Part Commercial Block buildings, and Modernistic School buildings.

Minimal Traditional Dwellings & Residential Tracts

Minimal Traditional style single-family dwellings are most closely associated with the Clairemont CPA in the 1936-1950 timeframe. Minimal Traditional is the stylistic classification assigned to single- and multi-

family housing projects built in the 1930s-1940s consistent with FHA principles. Loosely based on the Tudor Revival and Colonial Revival style and occasionally designed to feature Modernistic details, Minimal Traditional housing was built in large numbers throughout the country immediately preceding and following WWII. Early examples built in Bay Park Village were additionally described as "Monterey," "French Provincial," "California Colonial," "Early American," "Cape Cod," and "Modern" in newspaper articles, however, the terms utilized in these early newspapers do not align with current architectural history nomenclature. A study of available historic photographs and a windshield survey of the CPA did not specifically identify substantial stylistic differences relative to the aesthetic details at the Minimal Traditional style homes that characterize Bay Park Village. No Monterey, French Provincial, Early American, or California Colonial dwellings exist in the CPA. Limited Modernistic, Colonial Revival, and Cape Cod features can be observed at intact Minimal Traditional style homes within Bay Park Village.

The Minimal Traditional style reached its peak in popularity by the late 1940s. The building type represents a transition between the deep-set bungalows and cottages of the 1910s and 1920s and the horizontally oriented Ranch homes built in the 1950s and 1960s. However, the style of architecture at an individual dwelling is regarded as secondary in the 1936-1950 timeframe, when the Clairemont CPA was initially developed with residential tracts in a planned manner consistent with FHA guidelines and influenced by early 20th-Century urban planning and design principles. Thus, in addition to individual homes, the comprehensively constructed residential tract emerged as a property type within the Clairemont CPA in the 1936-1950 period.

Identifying Exterior Features of Minimal Traditional Architecture & Residential Tracts

Single-family Minimal Traditional homes are typically compact in size and single-story. Minimal Traditional style properties offer minimal articulations or stylistic enhancement.⁵¹ Identifying-exterior features of the Minimal Traditional style are listed below.⁵²

- Roof – low-pitched gabled roof or hipped roof with clipped / boxed eaves and rake, usually there is one front facing gable.
- Exterior Walls – clad in horizontal board siding, stucco, brick veneer, or stone veneer.
- Windows – wood frame with wide one-over-one or multi-lite divide sash pattern, often decorated with fixed wood shutters.
- Porches – small area recessed into the front facade and roofline or formed by addition of a small overhang / roof line extension above a small concrete slab, with or without wood posts and supports.
- Moderne articulations – porthole windows, glass block, and curvilinear corners.
- Colonial articulations – horizontal board siding, scalloped edge details, and brick at porches, doorframes, and base or ground floor walls.
- Tudor articulations – gable roofs, secondary dormers or lower gables, stone at feature facades, doorframes, and base or ground floor walls.
- Garages – single-car units with tilt-up wood door built in to the building mass, typically at the rear of the building accessible from an alley or secondary route.

Within the 1936-1950 timeframe, residential tracts in the CPA were generally constructed with Minimal Traditional dwellings. Identifying features for comprehensively constructed residential tracts include:

- Circulation patterns and spatial relationships between streets, sidewalks, and buildings;
- Site plan and design including distribution of housing, schools, shopping centers, parks, and other community uses;
- Architectural style and integrity of housing; and
- Distinctive aspects of landscape design.

Significance & Integrity Thresholds for Minimal Traditional Architecture & Residential Tracts

In comprehensively constructed residential tracts, including Bay Park Village and others developed in the 1936-1950 timeframe, historical significance is typically dependent on the cumulative importance of the entire residential tract for its embodiment of the principles of urban planning and urban design at residential communities, and for the overall embodiment and aesthetic attractiveness of the subdivision based on the architectural design applied to the homes within. Integrity of individual homes within the tract may be of lesser or secondary importance, if the tract still physically conveys its identified significance. Minimal Traditional homes developed within the Clairemont CPA are less likely to be found significant as an individual property, relative to the Minimal Traditional style of architecture. Rather homes are more likely to be significant as a contributor to a potential historic district, as defined by the boundaries of a particular residential subdivision. Public serving buildings such as schools and commercial buildings may also be identified as contributors if the buildings were developed as part of the comprehensive community building process.

Pending intensive level research and integrity analysis, some residential tracts developed between 1936 and 1950 in the Clairemont CPA may be eligible for designation, as a historic district, under:

- HRB Criterion A, as a special element of the City's historical or architectural development; or
- HRB Criterion B, for an association with an important person in local, state, or national history; or
- HRB Criterion C as a good or excellent example of residential subdivision development reflecting principles of urban planning and design and consistent with federal guidelines; or
- HRB Criterion D as a notable residential subdivision developed by a Master planner, architect, landscape architect, or community builder.

Individual Minimal Traditional style homes should be evaluated for significance and integrity under HRB Criterion C in accordance with the San Diego Modernism Historic Context Statement. Additionally, Minimal Traditional style homes may be eligible under HRB Criterion A as a special element of the City or community's development, Criterion B for an association with a significant person or event, or HRB Criterion D as a resource that reflects the notable work of a Master Architect, Builder or Designer, such as Tifal or Dennstedt.

The integrity of planned suburban communities – residential tracts – is based on the retention of historic qualities of spatial organization, such as massing, scale, and setbacks; architectural design and character; and the presence of historic plantings, circulation patterns, boundary demarcations, and other land uses and plan features. Relative to these qualities, a tract should retain overall integrity to its established period of significance. Examples of significant residential tracts within the Clairemont CPA may, but are not required to, exhibit all historic qualities. The most critical aspects of integrity will vary depending upon the context and designation criterion under which the resource is significant. Setting, location, feeling and association are generally more important to conveying significance under HRB Criteria A and B, while design, materials and workmanship are generally more important to conveying significance under HRB Criteria C and D.

Study List of Known Associated Resources

Residential tracts with Minimal Traditional style homes constructed within the Clairemont CPA in the 1936-1950 period of development include:

- Bay Park Village subdivision,
- Weston Highlands tract,
- Hazard Tract #1, and
- Bay Park Vista Unit #1.

An intensive level survey is necessary to accurately assess the potential for historical significance, period of significance, and integrity of these residential tracts. Typical examples of Minimal Traditional style dwellings that characterize the CPA are included below (**Figure 20**).



Figure 20. 2047 Denver Street (at left) and 2033 Denver Street (at right), both Minimal Traditional style homes, with Cape Cod, Colonial Revival, and limited French Provincial detailing applied to the street-facing facades.

One-Part Commercial Block Buildings

The CPA contains a limited number of commercial buildings from the 1936-1950 period concentrated in Bay Park. These are one-part commercial block buildings along Ashton and Napier Streets between Morena Boulevard and Chicago Street. The one-part commercial block building is a prevalent part of urban built environments established prior to the 1950s. This distinctly commercial street-front property type typically consists of a boxy structure with decorative elements and display windows limited to facades. The type first emerged during the second half of the 19th century and evolved from the lower portion of the more prevalent and higher rising two-part commercial block building. A consistent presence through periods of changing architectural trends and tastes, the one-part commercial block building can embody a variety of architectural styles depending on the period of its development.

Identifying Exterior Features of One-Part Commercial Block Buildings

One-part commercial buildings are by definition single story commercial structures oriented to street fronts and sidewalks. Such buildings can be freestanding or share party walls with adjacent buildings and thereby form a series of one-part commercial block buildings that extend across the length of a block and can also wrap around a block corner. In most cases, the type's display windows, principle entries, and decorative features are restricted to a single facade elevation. However, larger one-part commercial block buildings situated at corners may have two facades treated similarly, sometimes with a canted corner entry. In many cases, the type's decorative features amount to a stylized cornice or parapet above decoratively molded, scored, or tiled exterior surfaces, with facades dominated large bays incorporating recessed public entries and plate-glass display windows. Identifying exterior features of one-part commercial block buildings during the 1936-1950 period are listed below.

- Height and roof – one story, typically with a flat roof, often with stylized parapets or cornices.
- Windows – generally plate-glass display windows resting on bulkheads; sometimes with portions of glass block during the 1936-1950 period.
- Entries – symmetrically centered entries, sometimes canted at block corners, more often recessed, and in some instances with flanking canted display windows.
- Walls – brick, smooth plaster, stucco, or tile finish, in some instances with moldings or scoring
- Styles – Spanish Eclectic, Moderne, Late Moderne/Early Contemporary.

Significance and Integrity Thresholds for One-Part Commercial Block Buildings

The CPA contains few one-part commercial block buildings associated with the subject theme, all of which are concentrated in a small area of Bay Park, along Napier Street between Chicago Street and Morena Boulevard (**Figures 21-22**). Brief windshield-survey observation of existing buildings in the area indicates that most if not all examples have been altered. It is likely that none of those that remain present have both significance and sufficient historical integrity to convey individual significance. A one-part commercial block building in the Bay Park portion of the CPA may be eligible for designation, either individually or as a contributing element to a historic district, under:

- HRB Criterion A, as a special element of the City's historical or architectural development; or
- HRB Criterion B, for an association with an important person in local, state, or national history; in this case, as a building that best represents the productive life of a historically important person; or
- HRB Criterion C, as a good or excellent example of a type or period of construction or architectural style, or
- HRB Criterion D, as a good example of the work of a master architect or builder; although possible, a one-part commercial block building is less likely to have significance under the Criterion D than Criterion C.

A one-part commercial block building needs to retain integrity of location to convey significance under any applicable Criteria with respect to the subject theme and 1936-1950 period. Retention of original or in-kind replacement materials and design features, conferring a high degree of historical integrity of design, workmanship, and materials, is critical for a one-part commercial block building to convey significance under HRB Criteria C or D. Retention of a high degree of integrity of setting, feeling, and association can be weighed against somewhat lesser degrees of design, workmanship, and materials retention to justify designation of a one-part commercial block building with clear significance under HRB Criteria A or B.

Study List of Known Associated Resources

- 4100 Block of Napier Street, between Chicago Street and Morena Boulevard.



Figure 21. View northwesterly of the 4100 Block of Napier Street showing One-Part Commercial Block buildings that line the north side of the street.

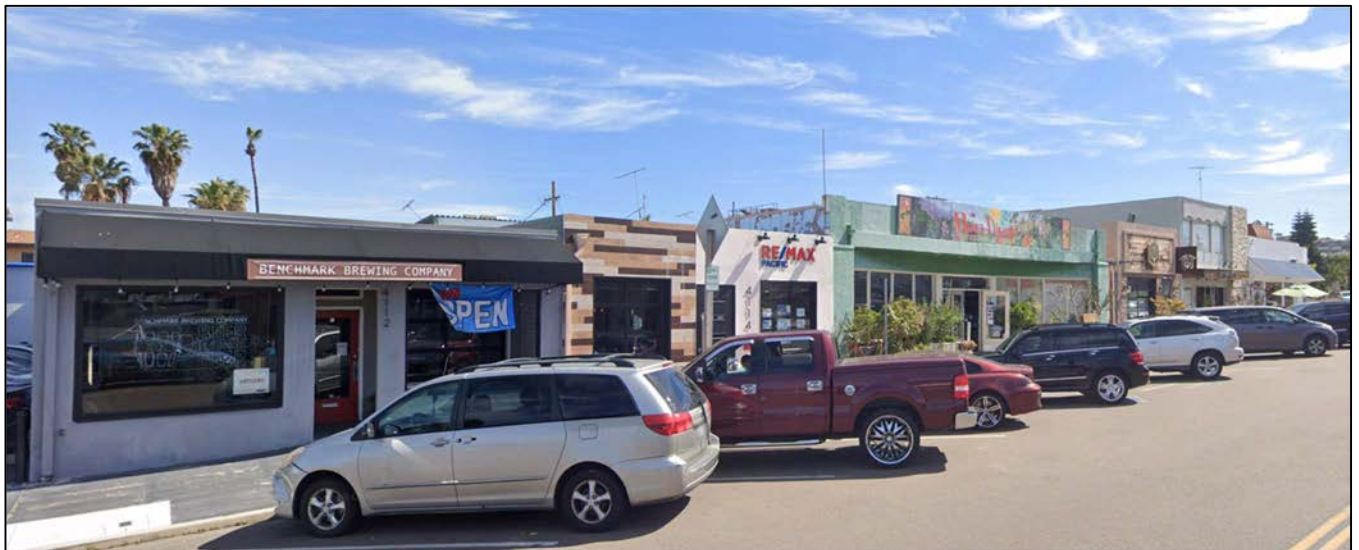


Figure 22. View northeasterly of the 4100 Block of Napier Street showing One-Part Commercial Block buildings that line the north side of the street.

Modernistic School Buildings

The CPA contains a limited number of school buildings or portions of school buildings from the 1936-1950 period at Bay Park Elementary School. These are semi-standardized rectilinear buildings with large classroom windows that reflect the mid-20th-century transition away from school facilities dominated by one or two larger, frequently multi-story and sometimes monumental buildings with interior circulation corridors, toward schools characterized by more dispersed finger, cluster, or hybrid finger-cluster plans composed of one-story classroom and administration buildings, multi-purpose “cafitorium” buildings or separate cafeteria and auditorium buildings rising to greater heights, open-air canopy-sheltered exterior circulation corridors, exterior classrooms entries, and interstitial courtyards, quads, and landscaping. A limited number of surviving San Diego public school buildings that date to the 1936-50 time frame and are located beyond Bay Park firmly embody Moderne style architecture. However, the more numerous examples of 1936-1950 school buildings constructed at Bay Park Elementary School and other San Diego schools are examples of permanent, low-cost, “Modernistic” school building design that do not firmly

embody the Moderne, Late Moderne, or International styles, but sometimes incorporate limited architectural features associated with those styles. Such buildings reflect the need to address classroom shortages in the contexts of the Great Depression of the 1930s, or rapid local population growth related to expanded military and defense-industry activity during and after World War II.

Identifying Exterior Features of Modernistic School Buildings

Assessed apart from the larger two-story school buildings and similarly scaled one-story buildings from this period that firmly embody Moderne style architecture, Modernistic buildings from the period are typically one-story, rectilinear structures of varying length oriented longitudinally along the edges of a campus. Most retain double-loaded interior circulation corridors along the lines of earlier school buildings, though some consist of adjacent classrooms across the length of the plan with exterior entries sheltered by eave extensions or attached canopies partially supported by steel pipe columns. Campuses with such buildings generally also have additional buildings constructed after 1950, sometimes attached to pre-1950 buildings. Identifying exterior features of Modernistic public school buildings constructed during the 1936-1950 period at Bay Park Elementary school and other San Diego campuses include:

- Height and roofs – one story, typically with a flat roofs and low parapets, or with low-pitched gabled or hipped roofs with simple cornices and boxed eaves; eave extensions or attached canopies partially supported by steel pipe columns along elevations with exterior entries.
- Windows – longer elevations punctuated by large window bays with stacks of original steel-framed sashes or non-original aluminum-framed sashes, usually with original or sensitively replaced wood surrounds, sills, and mullions.
- Entries – typically secured by non-original one or two-leaf institutional-grade doors, some with upper glazing or vision lights; recessed or set back entries; in some instances entries to interior circulation corridors have sheltering cantilevered “eyebrow” canopies or protruding, portico-like rectangular frames, some with tapered side walls.
- Walls – typically exterior stucco finish, with muted decorative scoring in some cases, and molded banding in rarer instances.

Significance and Integrity Thresholds for Modernistic School Buildings

Within the CPA, Bay Park Elementary School serves as an example of a Modernistic School Building (**Figure 23**). Modernistic School Buildings may be eligible for designation, either individually or as a contributing element to a historic district, under:

- HRB Criterion A, as a special element of the City's historical or architectural development; although not likely, a Modernistic school building from this period could potentially have significance as an example of federal public works in the San Diego area associated with the activity of an agency such as the Works Progress Administration or with education-oriented civil rights activism; or
- HRB Criterion B, for an association with an important person in local, state, or national history; in this case, a Modernistic school building that best represents the productive life of a historically important person, though such association would likely need to involve the productive life of historically important educator, or an educator important for civil rights-related activism; or
- HRB Criterion C or D; although possible, designation under these criteria is unlikely because low-cost Modernistic school buildings are not likely to qualify as a good or excellent example of a type or period of construction or particular architectural style, and not likely to qualify as a good or excellent example of the work of a master architect or builder.

A Modernistic school building needs to retain integrity of location to convey significance under any applicable criteria with respect to the subject theme and 1936-1950 period. Retention of original or in-kind replacement materials and design features is critical for a Modernistic school building to convey significance under HRB Criteria C or D, thereby conferring a high degree of design, workmanship, and materials integrity. Retention of a high degree of the setting, feeling, and association aspects can be weighed against lesser degrees of design, workmanship, and materials retention to justify designation of a Modernistic school building clearly possessing significance under HRB Criteria A or B.

Study List of Known Associated Resources

- Bay Park Elementary School, 2433 Denver Street.



Figure 23. Bay Park Elementary School, constructed in 1938 and opened in 1939, viewed from Denver Street.

SAN DIEGO'S PREMIERE SUBURB: CLAIREMONT, A VILLAGE WITHIN A CITY, 1950s-1970s

From the 1940s forward the suburban landscape was transformed, both locally and nationally, by the creation of new residential communities using the same methods first employed by the Federal Government in the planning and development of greenbelt communities and wartime housing projects. A number of socio-economic and cultural factors additionally influenced the development of new planned communities: white flight from downtown areas and surrounding first ring subdivisions, removal of streetcar systems, increased reliance on the automobile, significant investments in highways and interstates, widespread use of residential mortgage financing programs backed by the United States government, and the "Baby Boom" that occurred between 1946 and 1964. National examples of comprehensively constructed communities, including Levittown, New York (1947), Park Forest, Illinois (1948), and Lakewood, California (1949), served as models for the new suburban landscape. These communities, and similar developments across the nation, are recognized as modern suburbs.

San Diego as well as California was particularly affected by defense spending to expand military capacity along the Pacific Coast during World War II. Defense manufacturing jobs were abundant while worker 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, two years later, the War Production Board prohibited non-essential construction during wartime, including market-driven housing. This resulted in a substantial lack of housing, with construction being limited to single-family tracts for industry workers and quickly built multi-family housing intended to be temporary.

Relative to planned suburban communities, the 1940s were characterized by a series of housing directives passed down from the Federal Government stemming from the National Housing Act of 1934, which created the FHA. An aggressive timeline was established to tackle defense and war housing needs in the United States.

- The Defense Housing and Community Facilities and Services Act of 1940 (Lanham Act) authorized funding to assist affected communities provide for housing and associated infrastructure such as water, sewer and schools.
- March 1941 – Title VI *Defense Housing Insurance*, later renamed *War Housing Insurance*, was added to the National Housing Act.
- December 1941 – the United States officially entered WWII.
- February 24, 1942 – the National Housing Agency (NHA) was established via Executive Order. The FHA was made a constituent agency of the NHA.
- April 9, 1942 – the War Production Limitation Board halted all private construction that did not serve essential war needs.
- May 26, 1942 – Section 608 was added to Title VI of the National Housing Act. The purpose of Section 608 was to stimulate the production of rental housing for war workers.⁵³

In 1945, at the end of WWII, America faced the seemingly insurmountable task of providing new housing for a large population of returning veterans and their families. Title II of the 1949 National Housing Act set forth the goal of providing a "decent home and suitable living environment for every American family."⁵⁴ Veterans Administration (VA) home loans and the FHA mortgage programs provided the financing mechanisms that supported the goal of home ownership. Based on the need for housing and the availability of financing opportunities created by the Federal Government, the comprehensive development of American suburbs commenced in the post-WWII era. Developers planned and built large-scale suburban communities across the United States. Construction and expansion of a national highway system provided for the outward extension of American cities into previously undeveloped areas.

During this period the Community Builders Council of the Urban Land Institute produced *The Community Builders Handbook*.

[Government programs intended to assist working-class families and veterans contributed to a post-war development boom. The Servicemen's Readjustment Act of 1944, commonly known as the G.I. Bill, was a federal law that provided a range of benefits, including mortgage guarantees and subsidies, for veterans returning from World War II. While the GI Bill did not explicitly reference race, its administration resulted in localized discriminatory practices reflective of the period. As a result, white veterans saw substantial income and wealth growth while Black and other non-white veterans saw much lower financial gains, reinforcing San Diego's local racial disparities in homeownership and wealth accumulation.](#)

First published in 1947 and updated intermittently in 1948, 1954, 1960, and 1968, *The Community Builders Handbook* provided guidance for community builders on the proper development of new residential communities.⁵⁵ Covering a range of topics including subdivision planning and layout, engineering, building, and the development permit process and applicable regulations, the *Community Builders Handbook* provides insight on the models that guided the creation of an automobile dependent post-WWII America. The publication established desired maximum distances between home and local and regional shopping centers, schools, churches and recreation, and employment. This model established the pattern of development and mode of transportation for planned suburban communities, and provided for the separation of uses in a community according to trip time and distance from the home (Figures 24-25). According to the ULI

The homesite should not be more than three-quarters of a mile to the local shopping center and one mile to the elementary school. Maximum distances to the high school should not exceed 2 ½ miles with 3 ½ miles to churches and recreation. Four miles to the central business district and 40 minutes to employment are considered maximum.⁵⁶

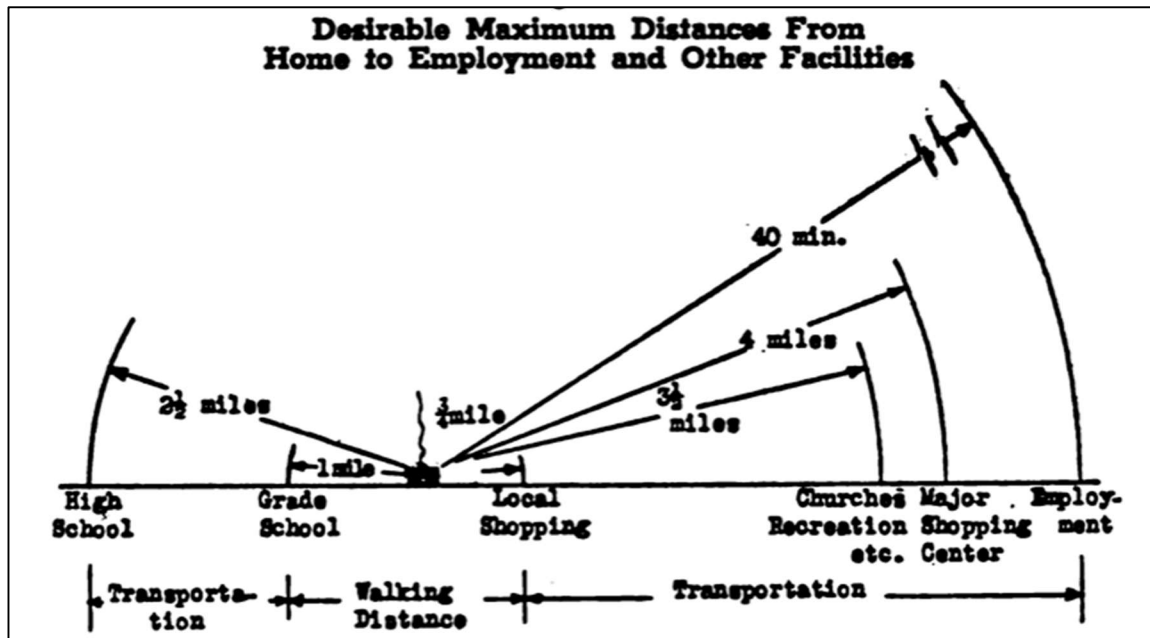


Figure 24. Urban Land Institute "Desirable Maximum Distance Model" for suburban communities, 1947.

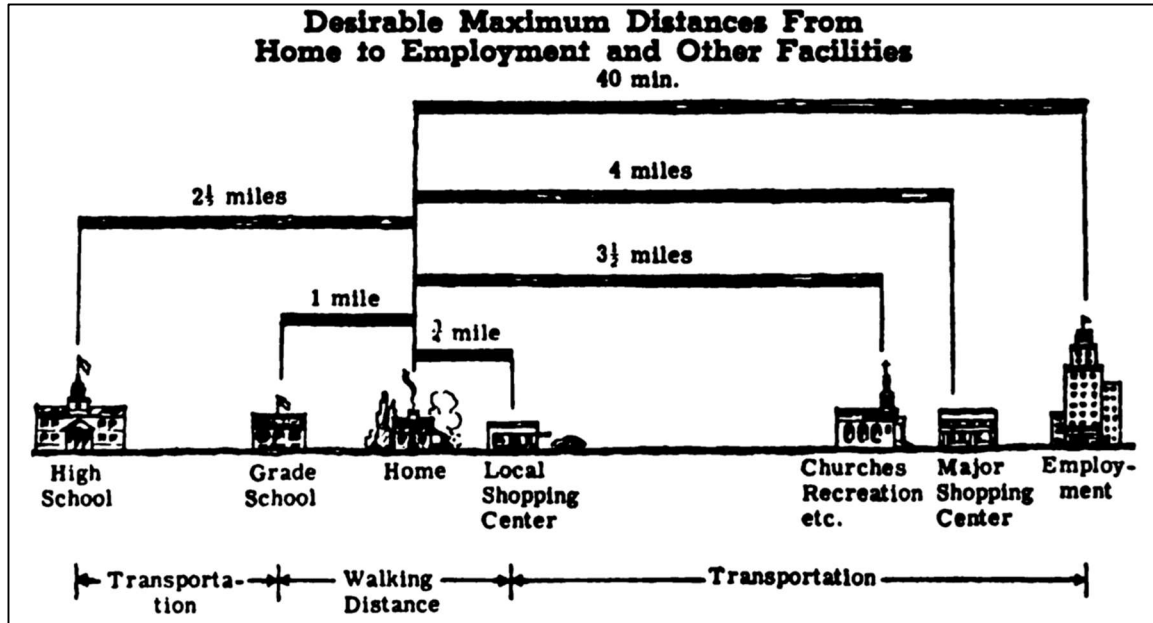


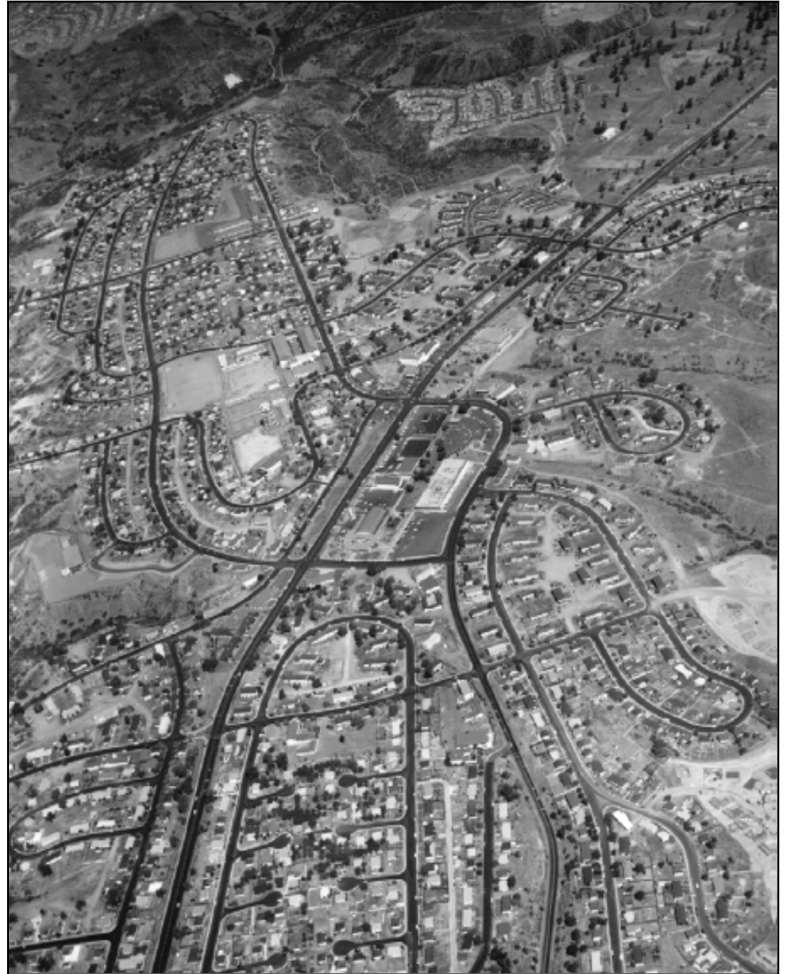
Figure 25. Urban Land Institute "Desirable Maximum Distance Model" for suburban communities, 1954.

Amidst the wartime housing directives, immediately south of the Clairemont CPA, construction of San Diego's largest wartime housing project, Linda Vista, commenced in 1941 on the hills above Mission Valley. Named for the views from its hilltop location, Linda Vista was a federally sponsored project intended to provide housing for military personnel and civilian workers in San Diego wartime industries. The initial development of Linda Vista was completed by early 1942 with the construction of a combined total of 3,000 permanent and temporary single-family homes, duplexes, and apartment buildings. In her article *Boomerang Boom: San Diego 1941-1942*, author Mary Taschner described the construction methods employed in the development of Linda Vista

Because of the urgent need for homes, the contractors, McNeil and Zoss Construction Companies, were placed under a contract period of 300 days. To accomplish the tremendous task of building a complete community for 13,000 people in such a short time, the contractors adopted mass production methods. The project was split into eight sections with several hundred units in each section. Work followed an assembly line where construction of each house was divided into forty-five operations from (1) surveying to (45) window shades. Many of the buildings were pre-fabricated before being trucked to the building sites. At the peak of production, enough materials were delivered, so that forty houses a day could be completed.⁵⁷

Similar to other mass-produced communities, Linda Vista featured a curvilinear street system radiating out from a centrally located local shopping center (present-day Kearny Mesa Shopping Center) and nearby Junior High School (present-day Montgomery Middle School) (**Figure 26**). The development of Linda Vista incorporated Neighborhood Unit principles of planning and served as a response to the urgent need for housing in the city resultant from a WWII-era population explosion. It additionally foreshadowed the type and intensity of development that would occur on the Morena Mesa, east of Bay Park Village beginning in 1950.

Figure 26. Aerial view of Linda Vista (1959).
Source: San Diego History Center / Wendy L. Tinsley Becker personal archive.



Between 1941 and 1953 more than 36,500 homes were constructed in San Diego's municipal boundaries. Clairemont was the largest contributor to this count, with 77 subdivision units platted within the Clairemont CPA between 1950 and 1956, including 31 residential and commercial tracts developed by Carlos "Carl" Tavares and Louis Cowley Burgener through one of several corporations established for the purposes of building the community. Multiple local and national factors influenced the development of and served as the impetus for the creation of Clairemont, advertised as a "Village Within a City," including the demonstrated success of Bay Park Village, within the Clairemont CPA, construction of Linda Vista immediately south of the Clairemont CPA, and the need for housing in the San Diego region prompted by expanding military presence, returning veterans looking to settle in the area, and continuous growth of the aerospace and defense industries locally. Another precondition for the creation of Clairemont and local economic growth generally was federal intervention in 1944-47 to construct the first of the San Diego Aqueduct's multiple pipelines to convey water south from the Riverside County portion of the Metropolitan Water District's Colorado River Aqueduct.⁵⁸

Named after Tavares' wife, Marjorie Claire Tavares (**Figure 27**), at the time of its inception Clairemont was only second in size to Long Island's Levittown. As it developed, the community was planned in a manner consistent with the *Community Builders Handbook*, ultimately allocating lands for the construction of

schools, shopping centers, parks, and other civic and commercial uses. Its designers rejected the traditional street grid system and instead included curvilinear streets to conform the natural system of canyons and mesas that characterize the area, and to take advantage of scenic views from the Morena Mesa. In June of 1950, the San Diego City Planning Commission approved the community's first residential tracts: Clairemont Unit #1 (Map No. 2725) and Clairemont Heights Unit #1 (Map No. 2712), were constructed in present-day Bay Park, immediately north of Bay Park Village, offering westerly views of Mission Bay. 950 homes were planned for these inaugural tracts of Clairemont, a master planned community created by Midcity Heights, Inc., a real estate development firm owned by Carlos "Carl" Tavares (**Figure 28**) and Louis C. Burgener.⁵⁹



Figure 27. Marjorie Claire Tavares, philanthropist, wife of developer Carlos Tavares, and Clairemont's namesake. Source: legacy.com obituary



Figure 28. Carlos "Carl" Tavares, co-developer of Clairemont (ca.1950s). Source: California Homebuilding Foundation.

Born in Shanghai, China, Tavares graduated from Aurora University in Shanghai and the University of Notre Dame where he received a Bachelor of Science in Civil Engineering. After graduation he worked as a design engineer for a French firm, Ledrux Minutti, and later worked as the general manager and chief engineer for the Vibro Piling Company in Shanghai. He returned to the United States and established Tavares Construction Company, Inc., initially focusing on heavy construction projects until WWII including replacement of concrete pilings at the Ford Plant in San Pedro, and raising the Bridge of the Gods over the Columbia River at the Washington-Oregon border. During WWII, Tavares became a partner in Concrete Ship Constructors, based out of National City, California. Under the sponsorship of the United States Defense Plant Corporation, Concrete Ship Constructors built 49 concrete tanker barges: B5 and B7 types measuring 265' and 375' in length.⁶⁰ In 1946 Tavares embarked on his first residential homebuilding campaign, Roberta Park in Chula Vista, a 100 home project composed of three adjacent tracts: Roberta Park, Roberta Park No. 2, and Roberta Park No. 3. Sited in the vicinity of 5th and E Streets in Chula Vista, dwellings in Roberta Park were constructed in the Minimal Traditional style, both wood framed single-family dwellings and concrete two-story apartment buildings.⁶¹ Although the project did not include schools, shopping, or improvements indicative of a comprehensively constructed community, it served as a practice run for Clairemont, Tavares' next major endeavor.

Tavares partnered with Louis Cowley Burgener, a Chicago-based real estate developer who relocated to San Diego in 1945-1946. Prior to his move, Burgener served as President of the Evanson-North Shore Real Estate Board, and led his own firm, the Cowley Construction Company. He additionally served as director of the Chicago Metropolitan Home Builders Association and Chicago Post-War Planning Commission before moving to California.⁶² On October 28, 1946, Burgener established the Burgener Construction Company, and set out building homes in the San Diego region. An early notable project

executed by Burgener was 98 medium priced homes in the city of Lemon Grove, near the intersection of Englewood Drive and Barton Drive, within the Monterey Heights tract. The homes varied between 800 and 1,000 square feet over two-to-three bedrooms and sold for \$8,600 to \$11,050. Burgener implemented variety in the appearance of the tract, offering five floor plans, with 30 different elevations. The project covered 21 acres and averaged four residential lots per acre.⁶³ His real estate and homebuilding experience led to speaking engagements in the San Diego area including a radio broadcast on "New Ideas in Home Building" in 1949.⁶⁴ Burgener and Tavares presumably met through professional networking and the local social scene, and by 1950 had established Mid-City Heights, Inc. to develop Clairemont. The duo later went on to create a number of corporations to finance and develop individual residential and commercial projects in the community. Known corporate entities include:

- Mid-City Heights, Inc.,
- Clairemont Land Company,
- Clairemont Company,
- Burgener Construction Company, Inc.,
- Clairemont Shopping Center, Inc.,
- Burgener-Tavares,
- Glen Oaks Heights, Inc. (with Irvin Kahn),
- North Clairemont Shopping Center
- Clairemont Business Properties, and
- Worlton, Incorporated.⁶⁵

On a near monthly basis, *The San Diego Union* published articles detailing new tracts to be constructed in the community (**Figure 29**). Proof of the community's importance in the housing industry came in the form of its main homebuilding firms being included on the "14 Largest Operators of 1953" list published by *House and Home Magazine* in January of 1954. Centex Construction Company, a predecessor to Centex Homes, was listed as No. 2 in the nation; Aldon Construction was ranked as No. 5; the Utah-Beck Construction Company was listed at No. 8; and Burgener-Tavares was ranked at No. 14.⁶⁶ Other homebuilders in the community included Del E. Webb and Martin Gleich, founder of the homebuilding company American Housing Guild. By 1956, Gleich had platted 12 subdivisions in the area including Clairemont Villas, a tract of 450 homes constructed by the American Housing Guild. Into the 1960s Mr. Gleich would develop residential tracts throughout the San Diego region including in Mission Village / Serra Mesa, Grossmont, and San Carlos.⁶⁷



Figure 29. Review of Clairemont's Planned Development Model (1953). Source: San Diego History Center.

By 1954, development at Clairemont was valued at \$70 million with approximately 18,000 residents occupying 6,000 dwellings.⁶⁸ In 1955, Clairemont had more than 7,000 living units, with an additional 5,000 units under contract or in the planning stages; the estimated population of the community was 25,000.⁶⁹ In January of 1955, *The San Diego Union* proclaimed the end of San Diego's housing shortage.⁷⁰ The City traded that shortage for management challenges relating to municipal budgets, reduction in property tax revenue as a result of increased use of the Veterans' tax exemption, deficiencies in public roads, and parallel development of new residential tracts and needed infrastructure, including connections to existing water and sewer lines.⁷¹

Separated from Linda Vista by Tecolote Canyon, the Clairemont Unit #1 and Clairemont Heights Unit #1 tracts featured lots sized between 55' and 90' wide with Ranch style homes valued between \$8,000 and \$20,000. By October of 1950, construction had begun for six model homes designed by Harold Abrams, AIA, and Benson Eschenbach, AIA.⁷² Other noted and Master Architects, including I.M. Pei, Lloyd Ruocco, Herluf Brydegaard, Richard Wheeler, Sim Bruce Richards, John Mock, and Robert Des Lauriers, would later design additional homes and public buildings within the community. Early newspaper advertisements promoted the community as embodying the character of San Diego.

The Story of Clairemont

Every-day thousands of Southern Californians drive along Highway 101, past Mission Bay – scarcely realizing that just to the east of them, less than a mile up from the bay, lies the most beautiful section of undeveloped land in the entire Southwest. High up from the Bay, with panoramic ocean view that defies description – is “Clairemont”, – the site of a Village. A thousand acres, with a view sweeping from San Diego Bay on the south to the tip of La Jolla on the north – 14 minutes from downtown San Diego, 5 minutes to the beaches, and at the very

doorstep of the new twenty-six million dollar Mission Bay development, "Clairemont" truly embodies "The Character of San Diego."⁷³

In 1951, the first residents moved into the new community. These suburban pioneers experienced the growing pains of being modern settlers: mud where sidewalks were planned and mudslides at canyon slopes, navigating snakes in area canyons and yard spaces, temporary school buildings and the absence of public facilities, and unpaved streets and lack of services including mail, telephone, and fire protection.⁷⁴ In order to address these concerns, area residents formed a civic association in January 1952. Dues were set at \$3 in order to fund a consultation with an attorney over drainage and streets.⁷⁵ Housing starts continued at exponential rates throughout the mesa.



Figure 30. Clairemont New Subdivision (1951). Source: San Diego History Center

In September 1951, a new 65-acre rental housing development was announced: Clairemont Gardens. Constructed beginning in February 1953, Clairemont Gardens was advertised as the "largest single project in the country to be financed by the FHA Title IX (programmed defense housing)".⁷⁶ Made up of one and two story frame and stucco buildings and offering one, two, and three bedroom units, the project was designed by I.M. Pei, a then 34 year old MIT and Harvard trained architect who served as the Director of Architecture for Webb & Knapp, the New York-based real estate development firm selected as the builder of the project.⁷⁷ Simultaneous to the offer of rental units, luxury homes were also being built

in the area. These luxury homes were priced between \$13,000 and \$18,000 and, as such, required a larger down payment with conventional financing. Clairemont offered housing for all economic levels and financing needs (**Figure 32**). Interest in the expanding suburban community culminated in a crowd of 10,000 attending the preview of model homes for the Clairemont Villas tract in late 1954.⁷⁸

Advertisements for the community promoted Clairemont as an “investment in good living,” and the “perfect location for your family and your home,” with safe streets, schools, public transportation, parks and recreation, a shopping center, and churches (**Figure 33**). In September 1954, the first Clairemont Town Council meeting was held. Bringing together community boosters, civic association representatives from the north and south tracts, woman’s clubs, and church and school leaders, the organization advocated for the burgeoning community as it continued to grow at an exponential rate, and specifically sought to “promote friendliness in the community and plan educational and recreational facilities for youth and adults”.⁷⁹ Early Clairemont Town Council projects included street tree planting along Clairemont Drive and working with the City of San Diego Parks and Recreation Department on the planning and construction of area parks.⁸⁰ Many improvements however, were completed prior to the town council’s involvement: Clairemont Drive was constructed and paved in 1953, bus service was initiated on Monday June 22, 1953, and funds were allocated to establish the South Clairemont Recreation Center in July of 1953.⁸¹

By the spring of 1953, crowded area schools operated on a multi-track year-round system, with students in one or more track on vacation while students in other tracks attended school, in order to accommodate the growing number of children enrolled. Parent-Teacher Associations were established to support the growing education and enrichment needs of Clairemont’s youth.⁸² Schools were situated within the desired maximum distances referenced in the *Community Builders Handbook*, including Whittier, Stevenson, Alcott, Field, Longfellow, and Cadman Elementary Schools set to accommodate a one-mile radius from each school site; Marston Junior High; and Clairemont High School serving homes within a 2.5-mile radius of the school site. All of these schools opened in temporary barracks prior to the construction of permanent campuses between 1954 and 1958.⁸³



Figure 31. Clairemont High School (1960). Source: Clairemont High School Yearbook

Other commercial, office, and civic / public serving uses were sited along the community's main thoroughfares: Morena Boulevard, Clairemont Drive, Balboa Avenue, and Clairemont Mesa Boulevard throughout the 1950s-1970s development period (**Figure 34**). The earliest commercial use opened on November 20, 1953, at the southwest corner of Clairemont Drive and Burgener Boulevard: J.N. Stockham's Chevron Service Station, an eight-pump and four-island station sited between Clairemont and Bay Park Village. Eight new churches were erected by 1954, including:

- St. Mark's Methodist Congregation at 3502 Clairemont Drive, near Whittier Elementary School;⁸⁴
- Clairemont Lutheran Church at 4271 Clairemont Mesa Boulevard;⁸⁵
- Northminster Presbyterian Church at 4234 Clairemont Mesa Boulevard; and
- Pioneer Congregational Church, at Fairfield and Arnott Streets, designed by Lloyd Ruocco, AIA.⁸⁶

In 1954 and 1955 fire stations were constructed to serve Clairemont and the surrounding communities. Engine Station No. 25, located at 1972 Chicago Street (within the Bay Park Village tract) opened in 1954 to serve Clairemont (present-day Bay Park and South Clairemont), Pacific Beach, and Mission Valley.⁸⁷ A second fire station, intended to serve the North Clairemont neighborhood, opened in 1955, at 5064 Clairemont Drive.⁸⁸ Local and major shopping centers sited consistent with the *Community Builders Handbook* were constructed throughout the community in 1954, 1957, and 1958:

- The Clairemont Quad, a local shopping center in today's South Clairemont neighborhood;
- The North Clairemont Square, a major shopping center in North Clairemont; and
- Moreno, a local shopping center at the intersection of Clairemont Drive and Morena Boulevard.

Constructed in 1954 by the Burgener-Tavares organizations and developer Irvin Kahn, the Clairemont Quad (**Figure 35**) was designed to serve 50,000 people, and at its grand opening (**Figure 36**), was advertised as containing 3,851 parking spaces.⁸⁹ Architects Harold Abrams and Earl Gilberson, in conjunction with planner Seward H. Mott and retail specialist James C. Downs, Jr, designed the Quad.⁹⁰ The North Clairemont Square was built on a 50-acre site at the intersection of Clairemont Drive and Clairemont Mesa Boulevard. At its opening, in September 1957, the Square was one of the largest shopping centers in the city with 120,000 square feet of retail space.⁹¹ The Square and the Quad shopping centers were developed by Irving Kahn. Mr. Kahn's entry into Clairemont is marked by his 1953 acquisition of the 20-acre Quad shopping center site from Tavares-Burgener, and then in his role as Secretary of Clairemont Shopping Center, Inc., an organization led by Carlos Tavares. The Tavares-Kahn partnership next appeared in Southclaire Terrace Unit #1, a residential tract sited immediately south of the Quad, at Field Street, west of Tecolote Canyon. Kahn's role in the area's development increased in the late 1950s and early 1960s as he undertook construction of additional residential and commercial tracts in East Clairemont, and went on to develop University City, immediately north of the Clairemont CPA, with Carlos Tavares and Norman Smith. A conspicuous personality in San Diego history, Kahn worked as a defense attorney and lobbyist for labor unions, and in the late 1940s, became an owner of the San Diego Padres. In 1951 he developed his first residential project, a 312-unit apartment complex in Point Loma. The experience helped to inform his work in Clairemont and future efforts in East Clairemont, San Carlos, University City, and Borrego Springs, all in conjunction with Carlos Tavares. In 1958 Mr. Kahn constructed Moreno, anchored by a Safeway grocery store and sited approximately .75-miles from The Quad.⁹²



Figure 32: Historic Views of Clairemont Model Home and Real Estate Advertisements.
Source: The San Diego Union 1950-1959.

Figure 33.
All This for
Everyone in
Clairemont.
The San Diego
Union (May 9,
1954).

THE SAN DIEGO UNION Sun., May 9, 1954 47
 SAN DIEGO, CALIFORNIA



SAFE STREETS
Every home and apartment includes wide paved streets, sidewalks and curbs for maximum safety for you and your children.

Burgener - Tavares
COMMUNITY BUILDERS
Now offers YOU

PARKS and RECREATION
Construction of a recreation building will begin soon on the Central Park site, consisting of 15 acres, which is one of two park sites recently purchased by the City of San Diego in Clairemont.



ALL THIS

for

EVERYONE

IN

SCHOOLS...
At the present time there are five elementary schools in operation in Clairemont. The George W. Marston Junior High School will be under construction soon.



CLAIREMONT

and for so little ...

SHOPPING CENTER
Construction is now underway, an Clairemont's super ultra modern one stop Shopping Center, which will be the finest, all inclusive Shopping Center in Southern California with acres of paved parking.



PUBLIC TRANSPORTATION
The San Diego Transit System buses operate seven days a week... night and day to and from Clairemont.



CHURCHES
At present there are eight different churches conducting regular services in Clairemont, of which four have beautiful new churches under construction with the others starting soon.



FOR RENT.

3-BEDROOM HOMES ...

Perfect for those who prefer to rent, but still prefer the privacy of an individual home. In these homes we have San Diego's finest rental value and you'll agree when you see them. All have garages which is included in this exceptional low rental price.

\$85 PER MO.

FOR SALE "G.I."



FOR SALE "G.I."

DE LUXE 3-BEDROOM 2-BATH HOMES with 2-CAR GARAGES

\$650 DOWN **\$85** per mo.
plus Closing Charges Includes Everything

2-BEDROOM DUPLEXES .. (ECONOMY)

Here is real value for the smaller family. We pay the water and the first customers. (because of limited supply) may use our kitchen ranges at no additional cost. Each unit has its own garage which is included in this terrific low rental price and you can move in today.

\$72 PER MO.

Vets—Move in Now!

2-BEDROOM HOMES

\$288 DOWN **\$62** per mo.

INCLUDES EVERYTHING... THAT'S ALL YOU PAY

These quality homes feature: Open beam ceilings, center-hall plan, electric fan over stove, fully landscaped, 30-gallon water heaters, paved streets, sidewalks, curbs and sewers. A model home completely furnished by United Furniture Co. will be open daily from 9 a.m. to 7 p.m. for your inspection... located at 4812 Geary Street.

2-BEDROOM DUPLEXES .. (DE LUXE)

These are our lovely Fabur Apartments which offer a very attractive modern designed exterior and feature spacious sunroom, living, dining, kitchen, picture windows, gleaming metal cabinets in the kitchen, and garage are just a few of the many outstanding features that these truly de luxe apartments have to offer. You can move in today for only...

\$75 PER MO.

For RENTAL information stop in at the Main Rental Office located at 3300 CLAIREMONT DRIVE or Phone BRowning 7-5701.

Also a few for the NON VETERANS 2- AND 3-BEDROOM HOMES

\$600 DOWN **\$75** to **\$85** PER MONTH

This is really wonderful home value... offering all the advantages of the most expensive home and reasonable in price. Some of the outstanding features are: hardwood floors, double sinks in the kitchen, garbage disposal, all walls beautifully decorated, copper plumbing, large picture windows, spacious rooms throughout, and some have a breezy way to the garage. See the Model home completely furnished by Red Spaul Furniture Co. at 3911 Chippewa Court... open daily from 9 a.m. to 7 p.m. for your inspection.



BURGNER-TAVARES *Community Builders*

CLAIR W. BURGNER CO. Realtors
Exclusive Agents for Clairemont Properties
3410 CLAIREMONT DRIVE
Phone BRowning 7-1600

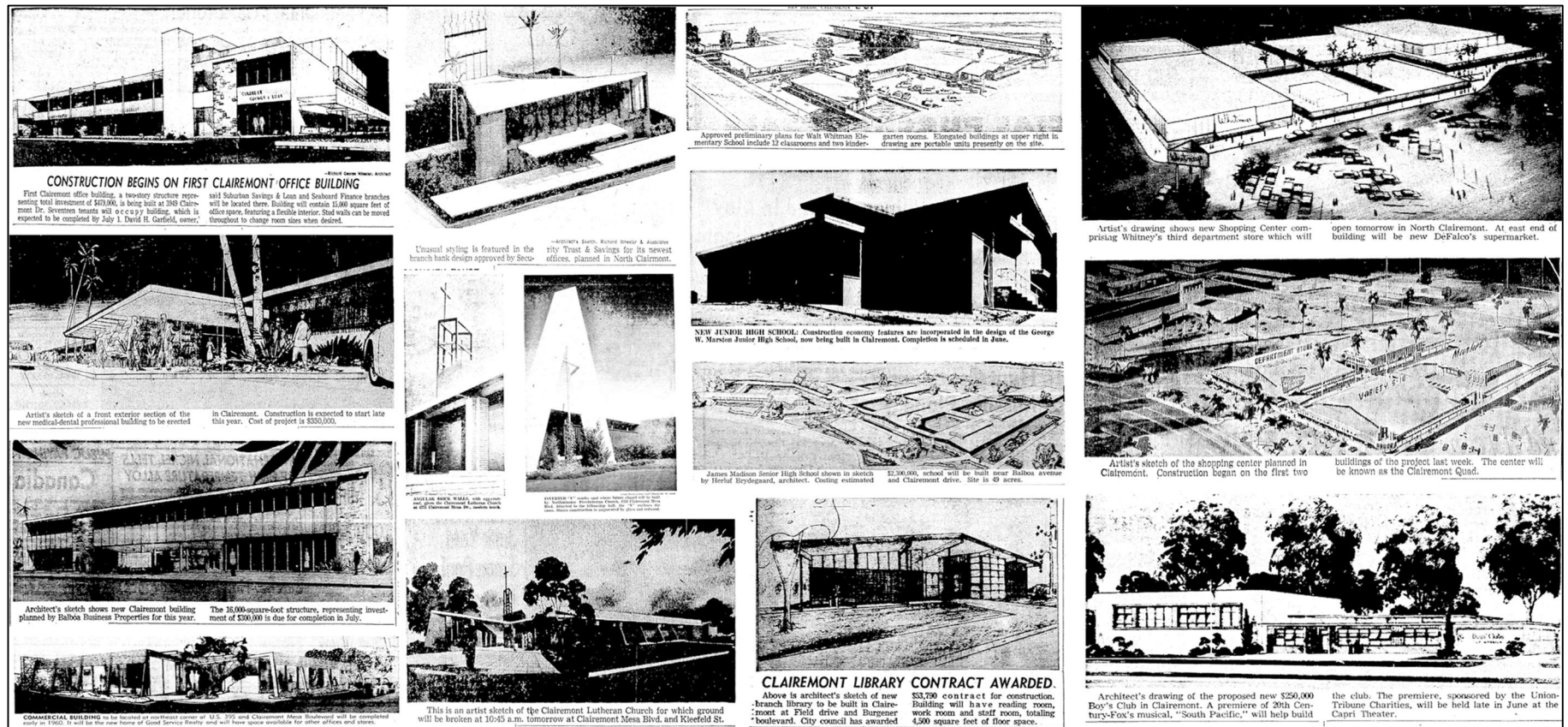


Figure 34. Historic Views of Clairemont Commercial and Public Serving Buildings.

Source: *The San Diego Union* 1950-1959.

Figure 35. Clairemont Quad Shopping Center (1959). Source: San Diego History Center



Figure 36. Mayor Butler - Clairemont Shopping Center Opening (1954). Source: San Diego History Center



As the community continued its northerly expansion, concerns grew over the proximity to Miramar. In the Spring of 1955, the FHA began to reject mortgage loan applications for properties in North Clairemont and Kearny Mesa due to accident and noise hazards at the airbase.⁹³ Potential expansion of Montgomery Field presented additional concerns for North Clairemont. The Clairemont Town Council urged Navy officials to identify a realistic solution for these neighboring land uses and ultimately was successful in its request for the Navy to change the approach pattern in the area.⁹⁴ The Planning Commissions of the City of San Diego and the County of San Diego further buffered North Clairemont from Miramar by rezoning 230-acres in Kearny Mesa, immediately south and west of Miramar, for light manufacturing, despite opposition of the Navy.⁹⁵

In early 1956, with the original Clairemont tracts nearly planned-out, Tavares and Burgener set their sights east to create a larger master planned community: East Clairemont.

A major expansion of Clairemont is expected to be announced soon. It will be known as East Clairemont and will be spread over most of the plateau and valley acreage between the present Clairemont and Highway 395 on the east.

This project is being put together by Lou Bergener and Carlos Tavares, the developers of Clairemont. Although no one in the Burgener and Tavares organization would comment - it's still too early, they said – it is known for the last several months they have been buying large parcels of property in this area, much of it in the name of associates in their organization.

Draftsmen and engineers are preparing a master community plan, with sites proposed for shopping centers, churches, parks, and school. This area will provide 4,000 and 5,000 new home sites, almost doubling the size of Clairemont.

Already a major limited access highway has been included in the master planning, providing a direct link between Highway 101 and Highway 395 across the northern part of this property. With this highway, the entire Clairemont area will have easy access to the proposed missile plant on Kearny Mesa and to Downtown San Diego.⁹⁶

As construction continued in Clairemont, plans to move east continued in 1956 with the opening of Pioneer Road, a three-mile extension of Clairemont Mesa Boulevard that spanned to Highway 395. The road project was financed by the City and County to bring traffic relief to Clairemont.⁹⁷ In November 1956, Tavares and Burgener filed their first East Clairemont subdivision map: East Clairemont Unit #1 (map No. 3601) marking the official start of the new community.⁹⁸ Generally bound by Tecolote Canyon to the west, Burford Street / Tamres Drive / Mesa College to the South, Interstate 805 to the east, and State Route 52 to the north, East Clairemont provided direct access to the burgeoning aerospace industries opening in Kearny Mesa. Between 1957 and 1973, 280 subdivision tracts were platted in the Clairemont CPA, the majority of these tracts filled in the empty Moreno Mesa to form East Clairemont. Similar to Clairemont, the eastern extension developed with schools, shopping plazas, libraries, and fire stations. Many of the builders responsible for the construction of buildings in Clairemont remained on-board for East Clairemont and new construction companies joined the effort (**Figure 37 and Table 5**). Clairemont and East Clairemont provided much needed housing for the military uses to the north and the aerospace industry in Kearny Mesa to the east.

Figure 37. Men of Clairemont.
The San Diego Union (May 4, 1958).



Table 5. Builders of Clairemont and East Clairemont (incomplete list)

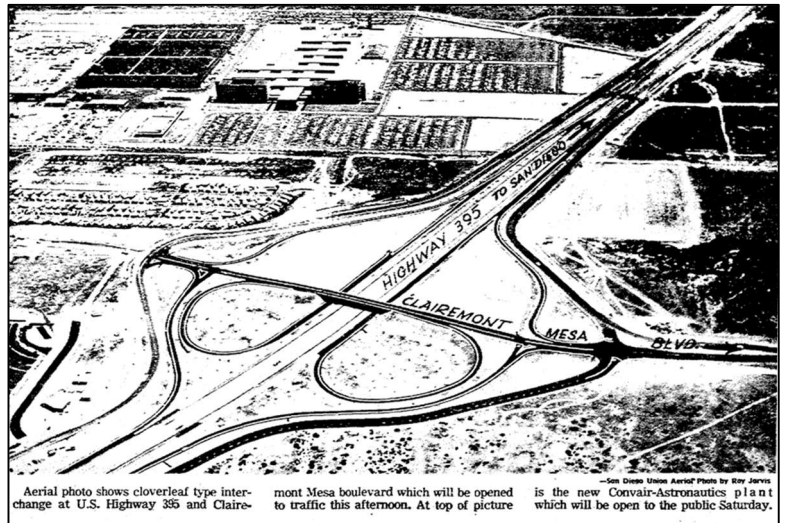
Name	Location
Burgener & Tavares (multiple corporations)	Clairemont & East Clairemont
Lewis Soloman & Associates / Soloman Construction	Clairemont - housing
Utah-Beck Construction Company	Clairemont - housing
American Housing Guild (Martin Gleich)	Clairemont - housing
Centex Construction	Clairemont - housing
Del E. Webb Construction Company	Clairemont – housing & East Clairemont – housing
Aldon Construction Company	Clairemont - housing
Irvin Kahn	Clairemont & East Clairemont – shopping centers
Midway Properties Company	Clairemont – shopping centers
David Sapp	East Clairemont – housing
American Housing Guild	Clairemont – housing & East Clairemont – housing
Johnson, Tyson, and Lynds	East Clairemont – housing
Hobart Homes	East Clairemont – housing
Marine Development Company	East Clairemont – housing
Glen Oaks, Inc. (Irvin Kahn)	East Clairemont – housing
Norman Development Company (Norman Smith)	East Clairemont – housing
Leonard Drogin	East Clairemont – housing
Pueblo Construction Company (Ray Hommes)	East Clairemont – housing
J.R. Shattuck	East Clairemont – housing
Casey Construction Company (Robert Casey)	East Clairemont – housing
William Canning, D. Norman Charleston, Tom Killin	East Clairemont – housing
Mel Brown, James L. Lambert	East Clairemont – housing
Charles C. Richardson	East Clairemont – housing
Padres Building Corporation	East Clairemont – housing

Initial settlement of Kearny Mesa occurred in the early 1910s, with limited homesteading, beekeeping and animal husbandry activities occurring in the area. During the early 1930s, several flower farms with

wholesale operations began in the area and continued until the mid-1970s. In 1937, Gibbs Airfield was established by property owner William (Bill) Gibbs.⁹⁹ In 1940, Bill Gibbs leased the airfield to the Ryan School of Aeronautics to train Army Air Corps cadets to fly. In 1947-1948, the City of San Diego acquired Gibbs Airfield and 1,000-acres of surrounding property for a metropolitan airport. On May 20, 1950, the City of San Diego named the airport Montgomery Field in honor of John J. Montgomery, who is credited with making the first controlled flight in a fixed wing aircraft.¹⁰⁰ Montgomery's first glider flight took place in the Otay Mesa area of San Diego in 1883. When airspace conflicts with Marine Corps Air Station Miramar preempted the airport from expanding, the surplus acreage north and northeast of the airport became the San Diego Industrial Park. In 1956, the City of San Diego approved a deal to sell 250-acres of land in Kearny Mesa to General Dynamics / Convair for the purposes of developing a factory to build the Atlas Missile.¹⁰¹ In 1957 the General Dynamic Corporation contributed \$50,000 towards construction of a cloverleaf highway interchange at the intersection of Clairemont Mesa Boulevard and Highway 395 (**Figure 38**). The interchange was viewed as a vital need for the East Clairemont community and the ongoing industrial expansion of Kearny Mesa, including the construction of Convair's facility that would bring 7,000 people into the area.¹⁰²

Figure 38. Astronautics Plant Cloverleaf
The San Diego Union (July 10, 1958).

The plant opened in 1958, and with that came a cluster of aggregate defense and aeronautical engineering companies, spurring the need for housing and the eastern expansion of the Clairemont CPA. Clairemont and East Clairemont provided homes to thousands of San Diego's military and defense industry personnel. Aerospace and aviation were not entirely new industries to the area, however. In 1937, aviation mogul Howard Hughes constructed an aircraft hangar and helicopter manufacturing building on the east side of Morena Boulevard. In 1976, the property was adaptively reused as the first Price Club, a membership-based wholesale goods store that merged with Costco, an industry competitor, in 1993. The Costco store remains at the former Hughes hangar. Between 1947 and 1951, the San Diego Air Park, a small airport, operated along present-day Clairemont Drive, near Whittier Elementary School. The San Diego Air Park was "one of countless general aviation airports which were established across America" immediately after WWII. The facility featured two unpaved runways in a cruciform plan, the largest of which measured roughly 2,900' in length. Managed by E.H. Sullivan, the airport featured several buildings utilized for office and café purposes, as well as hangars for aircraft storage. The land was sold to Burgener and Tavares, in the early phases of Clairemont's development, and became the temporary headquarters for the Clairemont Company. St. Mark's Methodist Church later constructed its campus on the former airpark property.¹⁰³



Aerial photo shows cloverleaf type interchange at U.S. Highway 395 and Clairemont Mesa boulevard which will be opened to traffic this afternoon. At top of picture is the new Convair-Astronautics plant which will be open to the public Saturday.

Development in East Clairemont and Clairemont peaked during Convair's operations in Kearny Mesa, circa 1958-1975, and shared transportation routes with Kearny Mesa's industrial complexes. In January of 1954 Convair reported employment levels at 23,000. Additionally, San Diego's three other major aircraft

firms had solidified favorable positions in the aerospace industry. Ryan Aeronautical doubled its research budget and staffing from 200 to 400 engineers in 1953. That same year, Solar Aircraft increased employment locally by 2,300, and Rohr Aircraft Corporation reported even larger gains.¹⁰⁴ By 1960 the Clairemont CPA was home to 18,700 employed individuals. Of that amount, approximately 7.25% were armed services members, 8.79% were employed in the public administration field, and 15.25% were government employees. 22.68% of area residents were categorized as professional / technical workers, 17.17% were classified as craftsman / foreman / kindred workers, and 11.61% were categorized as operatives (semi-skilled) / kindred workers. Nearly one-fourth (23.87%) of all employed residents worked in metal manufacturing, 7.39% worked in transportation equipment, and 2.86% worked as machinists. Each of these census classifications relate to defense industry jobs and demonstrate that the communities of Clairemont and East Clairemont were closely associated with post-WWII defense in terms of permanent privately constructed housing opportunities for defense personnel.¹⁰⁵ As the defense industry grew, so did Clairemont and East Clairemont.

Today the Clairemont CPA contains more than 22,000 improved properties. Approximately 19,133 of those improvements were completed between 1950 and 1975, primarily within the Clairemont and East Clairemont areas, but also in the form of infill in and around the Morena district and Bay Park Village (**Figures 39-43**).¹⁰⁶ This volume of development is attributable to increased American suburbanization and the influence of planned suburban communities. It was further spurred by local industry in the post-WWII and Cold War periods and the resultant need for housing. As the Clairemont CPA ages, change has come in the form of closures or remodeling of original stores and shopping centers, decommissioning of schools and conversion of land to additional residential uses, and passing of the first generation of homeowners, "the suburban pioneers" that helped to establish the area as one of San Diego's premier post-WWII suburban communities.



Figure 39. Aerial View of the Clairemont CPA (1953).
Source: United States Geological Survey.

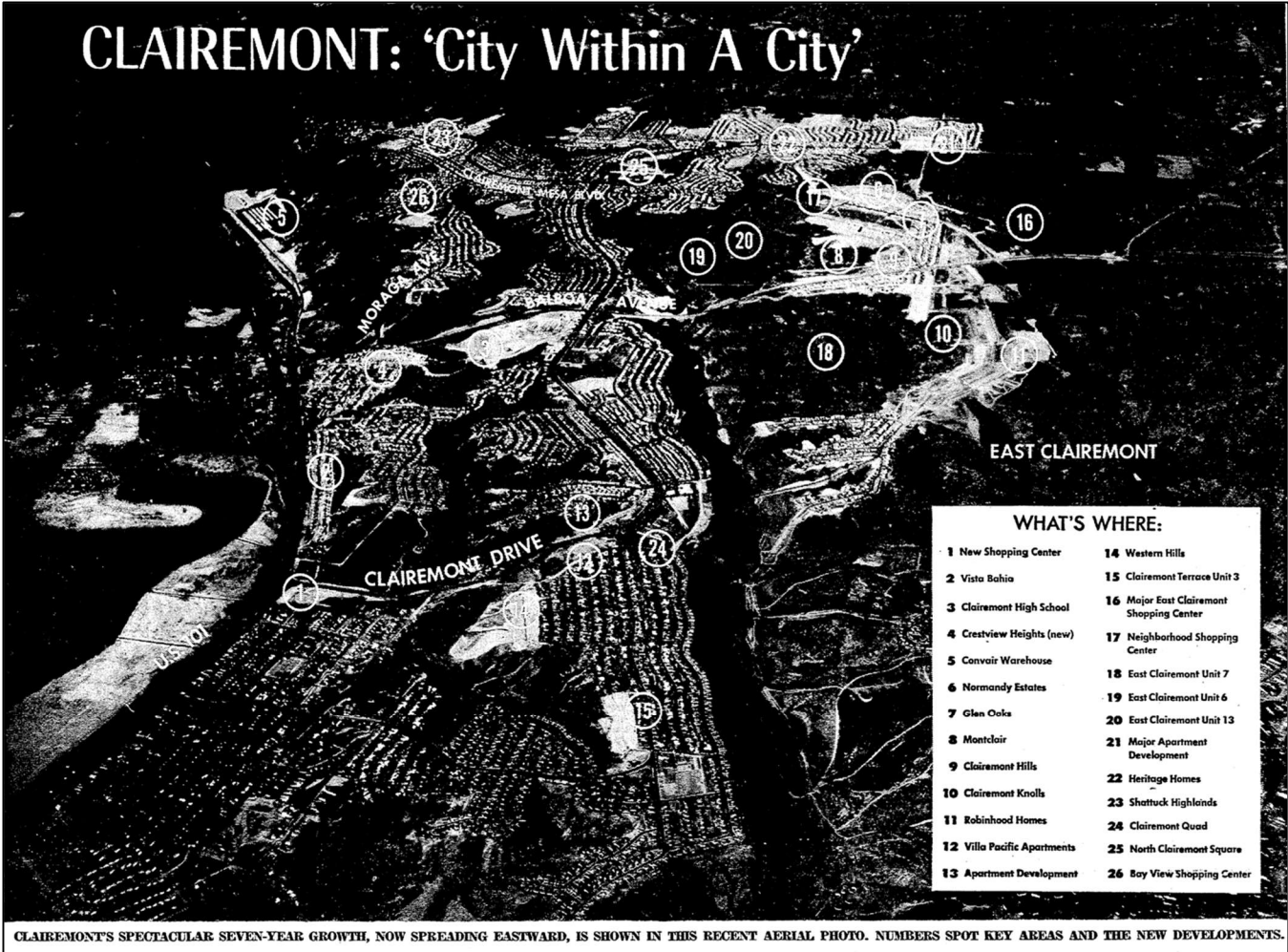


Figure 40. Clairemont: 'City Within A City'. *The San Diego Union* (May 4, 1958).



Figure 41. Aerial View of Clairemont (1959).
Source: San Diego History Center / Wendy L. Tinsley Becker personal archive.



Figure 42. Aerial View of the Clairemont CPA (1966).
Source: United States Geological Survey.

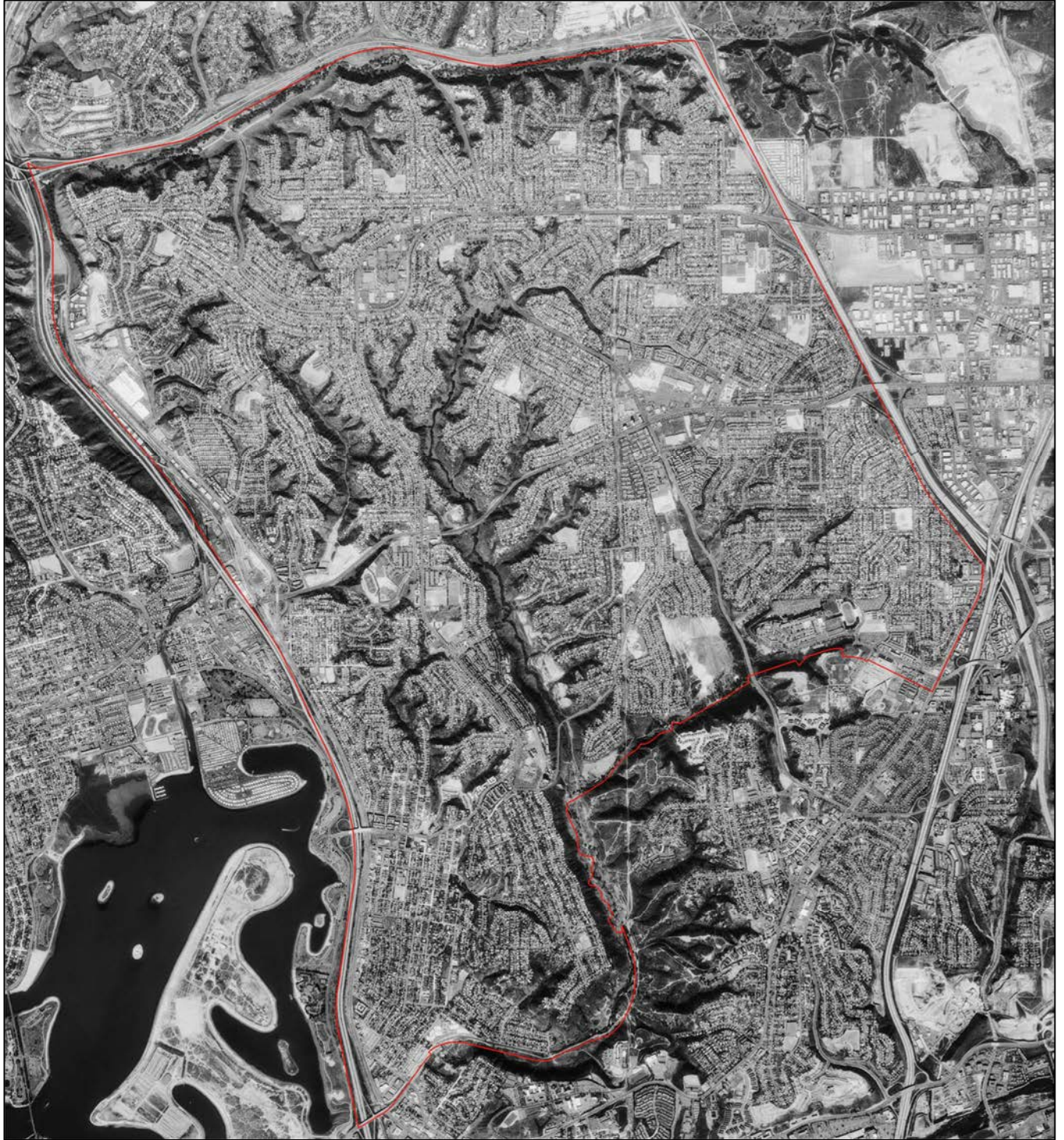


Figure 43. Aerial View of the Clairemont CPA (1979).
Source: United States Geological Survey.

Associated Property Types and Architectural Styles, 1950s-1970s

In the 1950s-1970s period of development, the Clairemont CPA was developed with Ranch style single-family dwellings (**Figure 44**), and Contemporary single-family dwellings (**Figure 45**) and commercial, civic, religious, and public serving buildings (**Figure 46**).

Referred to as the "Tract Ranch" style in the City of San Diego *Modernism Historic Context Statement*, the Ranch style house first emerged in the early 1930s, when in 1932, Architect Cliff May designed the first of its kind in San Diego. Initially designed to be low-cost tract housing, the style was not intended to be eye-catching.¹⁰⁷ Its low profile appearance and plain use of materials was a precursor architectural style to the post-WWII privatization of homes and extended the Minimal Traditional-style aesthetic popularized in the 1930s and 1940s. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense propaganda stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s. Inspired by the sprawling Spanish haciendas scattered throughout Mexico and Southern California in the 1800s, but shrunken to individual 1/8 - 1/4 acre lots, the hacienda floor plan was adapted for modern living with stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion, and embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and locations of rooms. The kitchen was brought forward to the front of the house and the living room, because of the houses shallow depth, usually opened to both the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. *Sunset Magazine's* 1958 publication "Western Ranch Houses by Cliff May" further popularized the style.

Residential tracts developed in the 1950s-1970s period typically offered larger lots, lower and more horizontally oriented structures, and groupings of different shapes, planes, materials, colors, and textures. Rather than offering just one or two models, developers commissioned architects to design several basic floor plans and elevations for their home models, with each developer then offering custom upgrades relating to interior and exterior fixtures and finishes. As the suburban building trend continued, consistent with increased promotion of and reliance on the automobile, garages were expanded to accommodate two vehicles and the garage portion of Ranch style homes were oriented toward the street. Tract Ranch homes are typically single-story, with several stylistic variations including Colonial or Spanish Hacienda.¹⁰⁸ In hilly neighborhoods, the Ranch style is occasionally adjusted to accommodate a split-level or two-story home, in which case the typology is identified as a Split-Level Ranch or a Raised Ranch. Within the Clairemont CPA, Tract Ranch style homes often exhibit "Birdhouse" or "Cinderella" details, including gingerbread trim (a Cinderella feature) and dovecotes (Birdhouse features).

In suburban communities, including within the Clairemont CPA, developers constructed Contemporary style tracts in response to demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials including interior courtyards, aluminum framed windows, sliding-glass doors, flat roofs, masonry screen walls, and clerestory and transom units at primary facades and on attached carports or garages. The landscape style was as modern as the homes, featuring junipers and clustered palms with lava rock and seeded aggregate paving.

In addition to its use as a style for tract housing, the Contemporary style was ubiquitous in San Diego during the 1950s and 1960s as a style for commercial and other public-use buildings and streetscapes. The Contemporary style was widely used on major streets and boulevards throughout San Diego including El Cajon Boulevard (in the greater North Park CPA), Girard Avenue (in the La Jolla CPA), Washington Street (in the Uptown CPA), Rosecrans Boulevard (in the Peninsula CPA), and Clairemont Drive, Clairemont Mesa Boulevard, Balboa Avenue, and Morena Boulevard within the Clairemont CPA. These buildings display many of the same design features as Contemporary style homes, such as angular massing, varied materials use, and unusual roof forms, especially on free-standing commercial buildings. Signage for

street front commercial buildings in the Contemporary style was generally large, with bold free-standing letters attached to building facades that were frequently illuminated to attract passing motorists. For Contemporary buildings with private parking lots such as grocery stores, signage was frequently taller and rose above the building itself, serving as a beacon to customers. These Contemporary style buildings – residential, commercial, and public serving – functioned as visual landmarks within the Clairemont CPA.



Figure 44. Tract Ranch style home built in Clairemont Heights Unit No. 1, constructed in 1952 at 2303 Illion Street.



Figure 45. Contemporary Tract home within the Clairemont CPA. This home was constructed in 1961 and was designed by Robert Des Lauriers, AIA.



Figure 46. Contemporary Public Serving building, the South Clairemont Recreation Center, constructed in 1957 and designed by Sim Bruce Richards, AIA.

**Identifying Exterior
Features of Ranch and Contemporary Architecture & Residential Tracts**

Identifying-exterior features of the Tract Ranch style include:

- Horizontal massing, usually single-story over a rectilinear, L-shaped, H-shaped, or U-shaped plan.
- Minimally pitched side or cross-gabled roof with deep overhangs.
- Attached carport or garage.
- Vertical articulation via full-height wood-frame focal window.
- Decorative details at the primary (street-facing) facades including but not limited to:
 - wood shutters,
 - wood windows with diamond pattern sash,
 - wide brick or stone chimneys,
 - fascia boards extending to the ground and gingerbread trim (Cinderella features), and
 - cupola or dovecote built into the roof ridge or street-facing gable (Birdhouse features).
- Traditional exterior building materials:
 - wood shingle roofing,
 - horizontal board siding,
 - board and batten siding,
 - brick siding (often installed from the foundation to mid-level with wood above), and
 - stucco or stone accents.

Identifying-exterior features of the Contemporary Tract style include:

- Horizontal, angular massing.
- Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs.
- Attached garage or carport.
- Vertical articulation via full-height aluminum-frame focal window with or without mullions.
- Large windows, often aluminum framed, with or without mullions.
- Sun shades, screens or shadow block accents.
- Non-traditional exterior finishes including but not limited to:
 - vertical wood siding,
 - concrete block,
 - stucco,
 - flagstone, and
 - mullion-free window walls.

Identifying-exterior features of Contemporary style commercial and public serving buildings include:

- Horizontal, angular massing.
- Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs, and occasionally with distinctive triangular, parabolic, or arched features.
- Large windows, often aluminum framed, with or without mullions.
- Sun shades, screens or shadow block accents.
- "Eyebrow" overhangs.
- Integrated, stylized signage with secondary pylons in dedicated surface parking lots or property entrances.
- Non-traditional exterior finishes including but not limited to:
 - vertical wood siding,
 - concrete block,
 - stucco,
 - flagstone, and
 - mullion-free window walls.

Identifying features for comprehensively constructed residential tracts, with Ranch Tract or Contemporary Tract homes include:

- Circulation patterns and spatial relationships between streets, sidewalks, and buildings;
- Site plan and design including distribution of housing, schools, shopping centers, parks, and other community uses;
- Architectural style and integrity of housing; and
- Distinctive aspects of landscape design.

Significance and Integrity Thresholds for Ranch and Contemporary Architecture & Residential Tracts

In comprehensively constructed residential tracts developed in the 1950s-1970s timeframe, historical significance is typically dependent on the cumulative importance of the entire residential tract for its embodiment of the principles of urban planning and urban design at residential communities, and for the overall embodiment and aesthetic attractiveness of the subdivision based on the architectural design applied to the homes within. Integrity of individual buildings within the tract may be of lesser or secondary importance, if the tract still physically conveys its identified significance. Ranch style homes developed within the Clairemont CPA are less likely to be found significant as an individual property, relative to the Ranch style of architecture. Rather homes are more likely to be significant as a contributor to a potential historic district, as defined by the boundaries of a particular residential subdivision. Similarly, Contemporary style homes developed as part of a residential tract may similarly likely derive significance from the tract itself as a comprehensively developed subdivision of Contemporary Tract homes.

Pending intensive level research and integrity analysis, some residential tracts developed in the 1950s-1970s in the Clairemont CPA may be eligible for designation, as a historic district, under:

- HRB Criterion A, as a special element of the City's historical or architectural development; or
- HRB Criterion B, for an association with an important person in local, state, or national history; in this case, as a planned residential tract that best represents the productive life of a historically important person; or
- HRB Criterion C as a good or excellent example of residential subdivision development reflecting principles of urban planning and design and consistent with federal guidelines; or
- HRB Criterion D as a notable residential subdivision developed by a Master planner, architect, landscape architect, or community builder.

The integrity of planned suburban communities – residential tracts – is based on the retention of historic qualities of spatial organization, such as massing, scale, and setbacks; architectural design and character; and the presence of historic plantings, circulation patterns, boundary demarcations, and other land uses and plan features. Relative to these qualities, a tract should retain overall integrity to its established period of significance. Examples of significant residential tracts within the Clairemont CPA may, but are not required to, exhibit all historic qualities. Additionally, the most critical aspects of integrity will vary depending upon the context and designation criterion under which the resource is significant. Setting, location, feeling and association are generally more important to conveying significance under HRB Criteria A and B, while design, materials and workmanship are generally more important to conveying significance under HRB Criteria C and D.

While constructed within commercial shopping centers and other commercially zoned parcels within the planned residential community, public serving buildings in the CPA may be identified as significant for their association to the larger planned suburban community and to specific residential tract or tracts which the public serving building or center historically served, or may be identified as individually eligible. Pending research and integrity analysis, public serving buildings may be eligible for designation individually or as a contributing element to a historic district, under one or more of the following HRB

Criteria:

- HRB Criterion A, as a special element of the City's historical or architectural development; or
- HRB Criterion B, for an association with an important person in local, state, or national history; in this case, as a building that best represents the productive life of a historically important person; or
- HRB Criterion C as a good or excellent example of Contemporary style building; or
- HRB Criterion D as a Contemporary style building designed or constructed by a Master architect, designer, or builder.

A Contemporary style commercial or public serving building needs to retain integrity of location to convey significance under any applicable Criteria with respect to the subject theme and 1950s-1970s period. Retention of original or in-kind replacement materials and design features, conferring a high degree of historical integrity of design, workmanship, and materials, is critical for a Contemporary style commercial or public serving building to convey significance under HRB Criteria C or D. Retention of a high degree of integrity of setting, feeling, and association can be weighed against somewhat lesser degrees of design, workmanship, and materials retention to justify designation of a Contemporary style commercial or public serving building with clear significance under HRB Criteria A or B.

Study List of Known Associated Resources

Subdivisions developed in the Clairemont CPA, in the 1950s-1970s period of development, are listed in **Table 6** (1950-1956) and **Table 7** (1957-1973). Due to the limited nature of this Historic Context Statement, these subdivisions have not been surveyed or evaluated for significance and designation eligibility.

The Clairemont CPA is associated with mid-20th Century suburban development, including dwellings, schools, churches, and other community and civic use buildings designed in a Modernist aesthetic by noted Master Architects. These Tract Ranch, Contemporary Tract, and Contemporary style commercial and public buildings, listed in **Tables 8-9**, serve as visual landmarks throughout the planning area and give contextual depth to the community within its history as a comprehensively constructed suburban neighborhood. Due to the limited nature of this Historic Context Statement, these individual dwellings and public serving buildings have not been surveyed or evaluated for significance and designation eligibility.

Table 6. Tracts Recorded in the Clairemont CPA, 1950-1956.

Map No.	Tract Name	Year Recorded
002712	CLAIREMONT HEIGHTS UNIT # 1	1950
002725	CLAIREMONT UNIT#01	1950
002751	BAY PK VISTA UNIT # 2	1951
002757	CLAIREMONT UNIT#02	1951
002776	CLAIREMONT UNIT#03	1951
002845	CLAIREMONT UNIT#05	1952
002846	TECOLOTE HTS RESUB POR BLK J	1952
002861	CLAIREMONT COURT	1952
002864	MAGNOLIA DOWNS	1952
002865	CLAIREMONT UNIT#06	1952
002869	BAY PK VISTA UNIT # 3	1952
002870	VISTA PK UNIT # 1	1952
002872	CLAIREMONT UNIT#07	1952
002889	CLAIREMONT UNIT#08	1952
002902	CLAIREMONT UNIT#09	1952
002929	CLAIREMONT UNIT#10	1952
002943	CLAIREMONT MANOR UNIT # 1	1952
002944	CLAIREMONT UNIT#11	1952
002947	CLAIREMONT GARDEN	1953
002954	CLAIREMONT UNIT#12	1953
002968	CLAIREMONT TERRACE UNIT # 1	1953
002973	CLAIREMONT MANOR UNIT # 2	1953
003004	CLAIREMONT VILLAGE	1953
003007	CLAIREMONT MANOR UNIT # 5	1953
003008	CLAIREMONT UNIT#15	1953
003013	CLAIREMONT MANOR UNIT # 3	1953
003016	CLAIREMONT MANOR UNIT # 4	1953
003079	CLAIREMONT POINT	1954
003090	CLAIREMONT UNIT#14	1954
003093	BAYBERRY	1954
003134	LAHOUD TERRACE	1954
003138	CLAIREMONT MANOR UNIT # 6	1954
003144	CLAIREMONT VILLAS UNIT # 1	1954
003145	CLAIREMONT UNIT#16	1954
003172	CLAIREMONT VILLAS UNIT # 2	1955
003184	CLAIREMONT UNIT#16 ANNEX	1955
003199	CLAIREMONT VILLAS UNIT # 3	1955
003200	CLAIREMONT TERRACE UNIT # 2	1955
003211	CLAIREMONT REGIONAL BUSINESS CENTER UNIT # 1	1955
003225	WESTERN HILLS UNIT # 1	1955
003228	CLAIREMONT VILLAS UNIT # 4	1955

Table 6. Tracts Recorded in the Clairemont CPA, 1950-1956 (Continued).

Map No.	Tract Name	Year Recorded
003229	MORENA HOTEL BLOCK	1955
003232	MESA PK UNIT # 1	1955
003239	VISTA MESA UNIT # 1	1955
003245	MARINE VIEW TERRACE	1955
003255	SOUTHCLAIR TERRACE UNIT # 1	1955
003295	BOWMANS TERRACE	1955
003298	WESTERN HILLS UNIT # 2	1955
003304	MESA PK UNIT # 2	1955
003306	CLAIREMONT UNIT#17	1955
003334	SOUTHCLAIR TERRACE UNIT # 2	1955
003335	WESTRIDGE UNIT # 1	1955
003350	CLAIREMONT VISTA UNIT # 1	1956
003372	WESTERN HILLS UNIT # 3	1956
003389	CLAIREMONT UNIT#17 ANNEX	1956
003395	CLAIREMONT POINT UNIT # 2	1956
003398	WESTRIDGE UNIT # 4	1956
003405	WESTRIDGE UNIT # 2	1956
003418	BAYBERRY UNIT # 2	1956
003430	WESTRIDGE UNIT # 3	1956
003434	GLEN OAKS HEIGHTS UNIT # 1	1956
003435	CLAIREMONT VILLAGE UNIT # 2	1956
003446	CORYELL HEIGHTS	1956
003461	VISTA MESA UNIT # 3	1956
003477	POWERS TERRACE	1956
003484	NORTH CLAIREMONT PLAZA	1956
003493	BAYBERRY UNIT # 3	1956
003495	CLAIREMONT PLAZA UNIT # 4	1956
003500	VISTA MESA UNIT # 2	1956
003529	ROBYN HEIGHTS	1956
003535	CLAIREMONT PK UNIT # 1	1956
003539	GLEN OAKS HEIGHTS UNIT # 2	1956
003541	CLAIREMONT VILLAS UNIT # 6	1956
003542	CLAIREMONT VILLAS UNIT # 7	1956
003559	CLAIREMONT PLAZA UNIT # 3	1956
003561	CLAIREMONT MANOR UNIT # 7	1956
003564	BELLAIRE TERRACE UNIT # 1	1956

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973.

Map No.	Tract Name	Year Recorded
003577	CLAIREMONT PLAZA UNIT # 2	1957
003580	BAY PK ESTS	1957
003588	SHATTUCK HIGHLANDS UNIT # 1	1957
003601	EAST CLAIREMONT UNIT#01	1957
003602	CLAIREMONT PK UNIT #1 RESUB #1	1957
003605	BELLAIRE TERRACE UNIT # 2	1957
003606	CLAIREMONT VILLAGE UNIT # 3	1957
003615	GLEN OAKS HEIGHTS UNIT # 3	1957
003617	HERITAGE ADD UNIT # 1	1957
003618	EAST CLAIREMONT UNIT#02	1957
003628	VISTA BAHIA UNIT # 1	1957
003632	EAST CLAIREMONT UNIT#03	1957
003637	GLEN OAKS HEIGHTS UNIT # 4	1957
003641	GLEN OAKS HEIGHTS UNIT # 2 ANNEX	1957
003647	BELLAIRE TERRACE UNIT # 3	1957
003655	GRACE MANOR	1957
003656	SHATTUCK HIGHLANDS UNIT # 2	1957
003661	VISTA MESA UNIT # 4	1957
003666	HERITAGE ADD UNIT # 3	1957
003667	CRESTVIEW HEIGHTS	1957
003672	WESTERN HILLS UNIT # 4	1957
003673	EAST CLAIREMONT UNIT#04	1957
003698	CLAIREMONT PK UNIT # 2	1957
003730	CLAIREMONT TERRACE UNIT # 3	1957
003741	UNIVERSITY ESTS UNIT # 1	1957
003749	SHATTUCK HIGHLANDS ANNEX	1957
003750	VISTA MESA ANNEX UNIT # 2	1957
003751	EAST CLAIREMONT UNIT#11	1957
003759	SHATTUCK HIGHLANDS UNIT # 3	1957
003780	WEST CLAIREMONT PLAZA UNIT # 1	1958
003781	HERITAGE ADD UNIT # 4	1958
003787	ROSE CANYON WAREHOUSE SUB	1958
003816	HERITAGE ADD UNIT # 2	1958
003849	VISTA MESA ANNEX UNIT # 1	1958
003882	CLAIREMONT MESA UNIT#01	1958
003884	CLAIREMONT PK UNIT #1 RESUB #2	1958
003885	CLAIREMOUNT PK UNIT #1 RESUB #3	1958
003886	CLAIREMONT PK UNIT #1 RESUB #4	1958
003888	VISTA MESA UNIT # 5	1958
003896	EAST CLAIREMONT UNIT#06	1958
003908	SHATTUCK HIGHLANDS UNIT # 4	1958

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973 (Continued).

Map No.	Tract Name	Year Recorded
003914	EAST CLAIREMONT UNIT#14	1958
003923	EAST CLAIREMONT UNIT#05	1958
003925	HERITAGE ADD UNIT # 5	1958
003944	HERITAGE ADD UNIT # 7	1958
003948	VISTA MESA ANNEX UNIT # 3	1958
003960	HERITAGE ADD UNIT # 6	1958
003970	EAST CLAIREMONT UNIT#15	1958
003972	CLAIREMONT PK UNIT # 3	1958
003976	EAST CLAIREMONT UNIT#10	1958
003986	CLAIREMONT MESA UNIT#02	1958
003987	CLAIREMONT MESA UNIT#03	1958
004000	SHATTUCK HIGHLANDS UNIT # 5	1958
004002	VISTA MESA ANNEX UNIT # 4	1958
004006	EAST CLAIREMONT UNIT#07	1958
004016	LAUDYS SUB	1958
004040	EAST CLAIREMONT UNIT#16	1958
004055	UNIVERSITY ESTS UNIT # 2	1959
004056	WEST CLAIREMONT CENTER	1959
004104	NORTH TERRACE UNIT # 1	1959
004115	EAST CLAIREMONT UNIT#13	1959
004120	EAST CLAIREMONT UNIT#09	1959
004127	VISTA MESA UNIT # 6	1959
004140	AVALON	1959
004146	CLAIREMONT MESA UNIT#04	1959
004155	VISTA MESA UNIT # 7	1959
004156	VISTA MESA UNIT # 8	1959
004174	EAST CLAIREMONT UNIT#17	1959
004175	CLAIREMONT UNIT#18	1959
004177	HANCO TERRACE	1959
004179	VISTA MESA ANNEX UNIT # 5	1959
004211	CLAIREMONT MESA UNIT#05	1959
004235	EAST CLAIREMONT UNIT#18	1959
004259	BAYVIEW KNOLLS	1959
004260	NORTH TERRACE UNIT # 2	1959
004264	CAMBRIDGE CENTER	1959
004275	CLAIREMONT MESA UNIT#06	1959
004289	EAST CLAIREMONT UNIT#22	1959
004290	VISTA MESA ANNEX UNIT # 6	1959
004298	SAN CARLOS UNIT#04	1959
004300	TECOLOTE MANOR	1959
004319	JEFFREE HEIGHTS UNIT # 1	1959

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973 (Continued).

Map No.	Tract Name	Year Recorded
004320	SOUTHEAST CLAIREMONT UNIT # 1	1959
004334	NORTH TERRACE UNIT # 3	1959
004349	EAST CLAIREMONT UNIT#20	1959
004355	VISTA MESA ANNEX UNIT # 7	1959
004356	VISTA MESA ANNEX UNIT # 8	1959
004362	CLAIREMONT MESA UNIT#07	1959
004385	NORTHEAST CLAIREMONT UNIT # 2	1959
004426	CLAIREMONT MESA UNIT#08	1959
004496	CLAIREMONT MESA UNIT#09	1960
004499	LOIS MANOR	1960
004513	DIANE CENTER	1960
004541	CLAIREMONT PLAZA UNIT #4 RESUB #1	1960
004556	MISSION VILLAGE WEST UNIT#01	1960
004566	SOUTHEAST CLAIREMONT UNIT # 3	1960
004568	UNIVERSITY ESTS UNIT #1 RESUB #1	1960
004589	ECOCHEE HEIGHTS	1960
004599	CLAIREMONT MESA UNIT#10	1960
004609	CLAIREMONT MESA UNIT#11	1960
004610	CLAIREMONT MESA UNIT#12	1960
004612	TERRA TERRACE	1960
004613	EAST CLAIREMONT UNIT #11 ANNEX RESUB #1	1960
004632	TRIUMPH ANNEX	1960
004634	BRIERWOOD UNIT # 1	1960
004635	MISSION VILLAGE WEST UNIT#02	1960
004645	TRIUMPH UNIT # 1	1960
004661	CLAIREMONT MESA UNIT#13A	1960
004673	CLAIREMONT MESA UNIT#13B	1960
004682	NORTH TERRACE UNIT # 4	1960
004687	CLAIREMONT MESA UNIT#13C	1960
004699	CLAIREMONT MESA UNIT#14	1961
004702	MEDALLION TERRACE UNIT # 1 A	1961
004715	MISSION VILLAGE WEST UNIT#03	1961
004729	BELLE-VUE PINES	1961
004735	BRIERWOOD UNIT # 2	1961
004738	MISSION VILLAGE WEST UNIT#04	1961
004739	PINE MANOR	1961
004744	BRIERWOOD UNIT # 4	1961
004745	TRIUMPH UNIT # 2	1961
004754	JORDANA MANOR UNIT # 1	1961
004755	MEDALLION TERRACE UNIT # 1-B	1961
004777	NOPARTEE UNIT # 1	1961

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973 (Continued).

Map No.	Tract Name	Year Recorded
004778	NOPARTEE UNIT # 2	1961
004798	BRIERWOOD UNIT # 3	1961
004800	CLAIREMONT MESA SOUTH UNIT # 1	1961
004811	BALBOA SHOPPING CENTER	1961
004814	SAN CLEMENTE UNIT # 1	1961
004823	JORDANA MANOR UNIT # 2	1961
004843	WEST CLAIREMONT UNIT # 2	1961
004846	BRIERWOOD UNIT # 5	1961
004848	TRIUMPH UNIT # 3	1961
004852	MISSION VILLAGE WEST UNIT#05	1961
004856	CLAIREMONT MESA WEST UNIT # 1	1961
004887	CHAPEL KNOLLS	1961
004889	UNIVERSITY VIEW ESTS UNIT # 1	1961
004903	BRIERWOOD UNIT # 6	1962
004911	CAMEO VALLEY	1962
004919	BOLCHINI SUB	1962
004932	CLAIREMONT MESA UNIT#15	1962
004947	FIRESIDE PK UNIT # 2	1962
004949	TRIUMPH UNIT # 5	1962
004950	VILLA MARINA UNIT # 1	1962
004974	CLAIREMONT CHURCH OF THE NAZARENE	1962
004985	UNIVERSITY VIEW ESTS UNIT # 2	1962
004986	BAY PK MANOR	1962
004987	NORTON SUB UNIT # 1	1962
004993	CAMPBELL SUB	1962
004996	CAVALIER TERRACE UNIT # 1	1962
005001	CLAIREMONT PK UNIT # 4	1962
005013	MISSION VILLAGE WEST UNIT#06	1962
005014	TRIUMPH UNIT # 6	1962
005039	BECKER SUB	1962
005045	DE VILLE ARMS	1962
005053	BETH EL PK	1962
005055	TRIUMPH UNIT # 7	1962
005062	MISSION VILLAGE WEST UNIT#07	1962
005063	MISSION VILLAGE WEST ANNEX	1962
005068	UNIVERSITY VIEW ESTS UNIT # 3	1962
005088	LORRAINE HEIGHTS UNIT # 1	1962
005093	TRIUMPH ANNEX UNIT # 2	1962
005103	CLAIREMONT MESA NORTH UNIT # 1	1962
005106	CLAIREMONT MESA UNIT#17	1962
005111	WEST CLAIREMONT UNIT # 1	1963

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973 (Continued).

Map No.	Tract Name	Year Recorded
005112	WEST CLAIREMONT UNIT # 3	1963
005113	WEST CLAIREMONT UNIT # 4	1963
005119	BALBOA ANNEX UNIT # 2	1963
005126	VILLA MARINA UNIT # 2	1963
005168	CAVALIER TERRACE UNIT # 2	1963
005177	VILLA MARINA UNIT # 3	1963
005193	SAN CLEMENTE VIEW UNIT # 1	1963
005197	CLAIREMONT PK UNIT #2 RESUB #1	1963
005207	STALMER TRACT	1963
005212	CLAIREMONT MESA NORTH UNIT # 2	1963
005215	WEATHERSTONE UNIT # 1	1963
005253	TRIUMPH UNIT # 8	1963
005257	CLAIREMONT MESA UNIT#16	1963
005258	CLAIREMONT PLAZA UNIT # 5	1963
005260	NORTON SUB UNIT # 2	1963
005284	PUEBLO VISTA UNIT # 1	1963
005285	PUEBLO VISTA UNIT # 5	1963
005288	EAST CLAIREMONT ESTS	1963
005290	SAN CLEMENTE VIEW UNIT # 2	1963
005310	COLONY WEST UNIT # 1	1963
005317	CLAIREMONT MESA UNIT#18	1963
005329	BALBOA CREST UNIT # 1	1964
005330	TRIUMPH UNIT # 9	1964
005333	DAVIDSON-MILLER TRACT	1964
005348	PUEBLO VISTA UNIT # 4	1964
005353	DE ANZA CRESTVIEW ESTS	1964
005355	TRIUMPH UNIT # 10	1964
005363	CLAIREMONT MESA NORTH UNIT # 3	1964
005398	CLAIREMONT PK UNIT # 5	1964
005402	PUEBLO VISTA UNIT # 8	1964
005403	BALBOA ANNEX UNIT # 3	1964
005420	COLONY WEST UNIT # 2	1964
005421	TRIUMPH UNIT # 11	1964
005422	TRIUMPH UNIT # 12	1964
005423	HARBORVIEW HEIGHTS NO 2	1964
005427	NORTON SUB UNIT # 3	1964
005455	PUEBLO VISTA UNIT # 6	1964
005488	PARK WEST UNIT # 1	1964
005495	TRIUMPH UNIT # 4	1964
005526	CLAIREMONT MESA NORTH UNIT # 4	1965
005548	BAYVIEW GLEN	1965

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973 (Continued).

Map No.	Tract Name	Year Recorded
005550	PARK WEST UNIT # 2	1965
005577	SLACUM SUB	1965
005606	PACIFIC BLUFFS	1965
005622	BALBOA TOWNHOUSE RESUB #1	1965
005637	HARBORVIEW HEIGHTS UNIT # 1	1965
005638	BALBOA TOWERS UNIT # 1	1965
005672	CLAIREMONT MESA SOUTH UNIT # 3	1966
005692	MONAIR ESTS	1966
005710	CLAIREMONT ARMS	1966
005720	RICE SUB UNIT # 1	1966
005723	HARBORVIEW HEIGHTS UNIT # 7	1966
005728	PARK WEST UNIT # 3	1966
005740	PUEBLO VISTA UNIT 2	1966
005741	STONE SUB	1966
005749	PACIFIC BLUFFS RESUB # 1 UNIT # 1	1966
005763	CLAIREMONT MESA SOUTH UNIT # 9	1966
005767	CLAIREMONT MESA SOUTH UNIT # 5	1966
005773	PACIFIC BLUFFS RESUB # 1 UNIT # 2	1966
005776	HARBORVIEW HEIGHTS UNIT # 4	1966
005778	CLAIREMONT MESA SOUTH UNIT # 4	1966
005789	CLAIREBAL SUB	1966
005790	CLAIREMONT PK UNIT # 6	1966
005810	BURAD PLAZA	1966
005811	BALBOA GREEN	1966
005815	HARBORVIEW HEIGHTS UNIT # 5	1967
005842	CLAIREMONT GENESEE PLAZA	1967
005844	PACIFIC BLUFFS RESUB # 1 UNIT # 3	1967
005855	DIANE VILLAGE	1967
005857	PARK WEST UNIT # 4	1967
005882	PUEBLO VISTA UNIT # 7	1967
005907	CLAIREMONT MESA SOUTH UNIT # 7	1967
005921	PARK WEST UNIT # 5	1967
005925	CLAIREMONT MESA SOUTH UNIT # 8	1967
005936	HARBORVIEW HEIGHTS UNIT # 3	1967
005937	HARBORVIEW HEIGHTS UNIT # 6	1967
005943	DILLON HEIGHTS	1967
005949	BALBOA TOWNHOUSE RESUB #2	1967
005951	DAVIDSON-MILLER TCT RESUB	1967
006045	BALBOA TOWERS RESUB #1	1968
006057	CLAIREMONT MESA NORTH UNIT # 5	1968
006086	BIG BEAR SUB	1968

Table 7. Tracts Recorded in the Clairemont CPA, 1957-1973 (Continued).

Map No.	Tract Name	Year Recorded
006094	CLAIREMONT GENESEE PLAZA UNIT # 2	1968
006120	TECOLOTE HIGHLANDS	1968
006155	CLAIREMAR SUB	1968
006167	BURAD PLAZA UNIT #2	1968
006240	TELLAM - TRUSTEE SUB	1968
006256	BALBOA SHOPPING CENTER RESUB # 1	1968
006283	MILTON PARK	1969
006343	BALBOA CREST UNIT NO 2	1969
006364	CLAIREMONT GENESEE PLAZA #3	1969
006455	BURAD MANOR	1969
006566	BALBOA TOWERS COMM SITE	1970
006670	GENESEE PLAZA SUB	1970
006680	ROTO AIRE PROP SUB	1970
006691	GARDENA VISTAS	1970
006777	ALCOTT ESTATES	1970
006778	FAIRWAY PARK #1	1970
006799	CLAIREMONT PARK #6A	1970
006802	LOMA MANOR #1	1970
006840	ABERNATHY HIGHLANDS #1	1970
006885	FAIRWAY PARK #2	1971
006889	ALCOTT ESTATES #2	1971
006977	PADRE GLEN	1971
007028	PARK SANTA FE #1	1971
007054	VIEW TERRACE	1971
007247	SERBIAN PLACE	1971
007283	SID'S SUB	1972
007357	TRIUMPH ANNEX #3	1972
007425	DO DO BIRD GREENS	1972
007434	MESA VILLA	1972
007522	FOREST PARK PLAZA	1973
007649	VISTA BAY HO	1973
007726	BALBOA PLAZA #1	1973
007731	LOUISE STRONG ADDITION	1973
007853	SARN-SMITH SUBDIVISION	1973

Table 8. Contemporary Style Buildings of Interest to the Clairemont CPA.

Identifier	Year Built	Architect/Designer	Location	Source
Clairemont Branch Public Library	1958	Herluf Brydegaard	2920 Burgener Boulevard	SOHO Clairemont Tour Modern San Diego
Balboa Branch Public Library	1971		4255 Mt. Abernathy Avenue	SOHO Tiki Guide
South Clairemont Shell Station / Auto Garage	1960	A.E. Chase	3034 Clairemont Drive	SOHO Clairemont Tour
Clairemont Health Center	1960	Richard Wheeler	3040 Clairemont Drive	SOHO Clairemont Tour Modern San Diego
Commercial Building	1963	Alan Daun Arthur C. Hoelck	3050 Clairemont Drive	SOHO Clairemont Tour Modern San Diego
Buena Vista Garden Apartments	1958		3103 Clairemont Drive	SOHO Clairemont Tour
Whittier Elementary School	1954	Herluf Brydegaard	3401 Clairemont Drive	SOHO Clairemont Tour Modern San Diego
St. Mark's United Methodist Church	1962	Hal Whittemore & Associates	3502 Clairemont Drive	SOHO Clairemont Tour
South Clairemont Recreation Center	1957	Sim Bruce Richards John Mock	3605 Clairemont Drive	SOHO Clairemont Tour City SD Modernism
Clairemont Medical Dental Building	1955	Richard Wheeler	3650-3670 Clairemont Drive	SOHO Clairemont Tour
George W. Marston Junior High School	1955	Herluf Brydegaard	3799 Clairemont Drive	SOHO Clairemont Tour
Esau Richfield Service & Gasoline Station	1958	Nigg Engineering Corporation	3904 Clairemont Drive	SOHO Clairemont Tour
First Baptist Church of Clairemont	1956 / 1967	David L. Mitchell	3219 Clairemont Drive	SOHO Clairemont Tour SOHO Tiki Guide
North Clairemont Branch Library	1960	Robert J. Platt	4616 Clairemont Drive	SOHO Clairemont Tour Modern San Diego
Bank of America Clairemont Branch	1958	Richard Wheeler	4002 Clairemont Mesa Boulevard	SOHO Clairemont Tour
Security Trust National Bank	1958	Richard Wheeler	4003 Clairemont Mesa Boulevard	Modern San Diego City SD Modernism
First National Bank	1963	Richard Wheeler	Clairemont Drive and Balboa Avenue	City SD Modernism
Clairemont Lutheran Church	1965	Robert Des Lauriers	4271 Clairemont Mesa Boulevard	SOHO Clairemont Tour Modern San Diego
North Clairemont Fire Station No. 27	1959		5064 Clairemont Drive	SOHO Clairemont Tour
Northminster Presbyterian Church	1965	Robert Des Lauriers	4234 Clairemont Mesa Boulevard	SOHO Clairemont Tour Modern San Diego
Sequoia Elementary School	1960	Thomas Erchul	4690 Limerick Avenue	SOHO Clairemont Tour Modern San Diego
Clairemont Mortuary and Crematorium	1963	Victor L. Wulff	4266 Mt. Abernathy Avenue	SOHO Clairemont Tour Modern San Diego SOHO Tiki Guide
Fire Station No. 36	1969		5855 Chateau Drive	SOHO Clairemont Tour
International House of Pancakes	1969	Bert R. Levine	6135 Balboa Avenue	SOHO Clairemont Tour
Cubic	1961	Lykos and Goldhammer	Balboa Avenue and Ponderosa Avenue	Modern San Diego

Table 8. Contemporary Style Buildings of Interest to the Clairemont CPA (Continued).

Identifier	Year Built	Architect/Designer	Location	Source
Star Realty Building	1969	John Mock	4433 Convoy Street	City SD Modernism
St. Catherine Laboure Roman Catholic Church	1965-1967	Alfonso Macy	4124 Mt. Abraham Avenue	SOHO Clairemont Tour Modern San Diego
Clairemont Family Reformed Church / The Potter's House Christian Fellowship Church	1960	Norman S. Johnson	3520 Mt. Acadia Boulevard	SOHO Clairemont Tour Modern San Diego
Atonement Lutheran Church	1962	Maul and Piver	7250 Eckstrom Avenue	Modern San Diego
Pioneer Congregational Church / Pioneer Ocean View United Church of Christ	1954 / 1966	Lloyd Ruocco	2550 Fairfield Street	SOHO Clairemont Tour Modern San Diego
Alvin E. and Maxine Green Home	1952		2847 Arnott Street	SOHO Clairemont Tour Modern San Diego
George Residence	1953	Richard Wheeler		City SD Modernism
First Horizon Homes Contest Winner	1961 / 1962	Robert Des Lauriers	5708 Abernathy Way	SOHO Clairemont Tour Modern San Diego
American Housing Guild Pacific Style Homes	1962-1965	Henry Hester	5534 Chandler 5554 Chandler 5626 Chandler 5755 Chandler 5756 Chandler 5815 Chandler 4373 Mt. Abernathy 4379 Mt. Abernathy 6846 Boxford 6968 Bettyhill 4421 Berwick 4424 Berwick 4560 Berwick 4614 Berwick 4670 Berwick 4676 Berwick 4737 Berwick 4747 Berwick	SOHO Clairemont Tour

Table 9. Tract Ranch and Contemporary Tract Style Buildings of Interest to the Clairemont CPA.

Identifier	Year Built	Architect/Designer	Location	Source
Alvin E. and Maxine Green Home	1952		2847 Arnott Street	SOHO Clairemont Tour Modern San Diego
George Residence	1953	Richard Wheeler		City SD Modernism
First Horizon Homes Contest Winner	1961 / 1962	Robert Des Lauriers	5708 Abernathy Way	SOHO Clairemont Tour Modern San Diego
American Housing Guild Pacific Style Homes	1962-1965	Henry Hester	5534 Chandler 5554 Chandler 5626 Chandler 5755 Chandler 5756 Chandler 5815 Chandler 4373 Mt. Abernathy 4379 Mt. Abernathy 6846 Boxford 6968 Bettyhill 4421 Berwick 4424 Berwick 4560 Berwick 4614 Berwick 4670 Berwick 4676 Berwick 4737 Berwick 4747 Berwick	SOHO Clairemont Tour

PART IV: RECOMMENDATIONS FOR FUTURE ACTION

RECOMMENDATIONS FOR FUTURE ACTION

1. Utilize the provided context, and significance and integrity thresholds in this document to conduct a reconnaissance level survey of Bay Park Village, developed between 1936 and 1950 as a planned suburban community, in order to preliminarily assess historical resource eligibility and integrity. The results of the study will inform historical resource management considerations for the Clairemont CPA.
2. Utilize the provided context, and significance and integrity thresholds in this document to conduct a reconnaissance level survey of Clairemont, developed between 1950 and 1956 as a planned suburban community, in order to preliminarily assess historical resource eligibility and integrity. The results of the study will inform historical resource management considerations for the Clairemont CPA.
3. Utilize the provided context, and significance and integrity thresholds in this document to conduct a reconnaissance level survey of East Clairemont, developed between 1957 and ca. 1973 as a planned suburban community, in order to preliminarily assess historical resource eligibility and integrity. The results of the study will inform historical resource management considerations for the Clairemont CPA.
4. Complete an intensive level survey of Contemporary style commercial and public serving buildings, including but not limited to the buildings listed in **Table 8**, and Tract Ranch and Contemporary Tract dwellings, including but not limited to the dwellings listed in **Table 9**, to inform historical resource management considerations for the Clairemont CPA. Consider establishment of a Multiple Property Listing for such resources.

APPENDIX A: BIBLIOGRAPHY

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- ⁶⁹ "Grant Co. Planning First Country Store" *The San Diego Union* January 23, 1955 (B8: 3-4).
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