

Mira Mesa Community Plan Area Focused Reconnaissance Survey

Prepared for:

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Executive Summary

Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study is being completed as part of the comprehensive update to the Mira Mesa Community Plan and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. The purpose of the historic context statement and survey is to determine which potential Master Planned residential communities merit future survey to determine eligibility for historic district designation, and which do not; facilitate the preparation of the historical overview of Mira Mesa in the PEIR, which will analyze potential environmental impacts of the proposed Mira Mesa CPA Update; indicate the likelihood of encountering historical resources within the Mira Mesa CPA; and guide the future identification of such resources in the CPA.

Efforts to identify potential historical resources within the CPA included extensive background and archival research, reconnaissance-level survey of master-planned communities within the CPA, development of an appropriate historic context statement (Appendix A), and analysis of the survey results.

As a result of the survey, Dudek identified three master-planned communities within the CPA that have the potential for historical significance, and should be flagged for additional study in the future: the Mesa Village complex designed by Daniel Nick Salerno and Associates and built by the A.J. Hall Corporation in 1972; the Concord Square complex designed by Lorimer-Case, AIA and built by Pardee Home Builders; and the Canyon Country complex designed by Hales-Langston, AIA and built by the Fieldstone Company. The remaining communities within the CPA failed to rise to the level of significance and integrity required for designation at the local, state, and national level, and are not recommended for future intensive study.

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1 Introduction

1.1 Project Overview

Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study is being completed as part of the comprehensive update to the Mira Mesa Community Plan and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to potential Master Planned residential communities within the CPA constructed between 1969 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit future survey to determine eligibility for historic district designation and which do not; facilitate the preparation of the historical overview of Mira Mesa in the PEIR, which will analyze potential environmental impacts of the proposed Mira Mesa CPA Update; indicate the likelihood of encountering historical resources within the Mira Mesa CPA; and guide the future identification of such resources in the CPA.

1.2 Project Location

The Mira Mesa CPA comprises approximately 10,500 acres in the north-central portion of the City of San Diego between the Interstate 805 (I-805) and Interstate 15 (I-15) (Figure 1). Specifically, the CPA is roughly bounded by Los Peñasquitos Canyon Preserve to the north, MCAS-Miramar to the south, I-15 to the east, and I-805 to the west. The historic context statement addresses all development themes and property types within the CPA; however, the survey study area is limited to potential Master Planned residential properties within the CPA that were constructed between 1969 and 1990.

1.3 Survey Area

The Mira Mesa CPA is characterized by steep slopes on the west overlooking Sorrento Valley, trending eastward to a gradually rising series of flat mesas. The area is primarily developed with one and two-story single family residences dating from 1969 to 1990, reflecting the popular residential architectural styles of the day, including Tract Ranch, Contemporary, New Traditional, and Millennium Mansion.¹

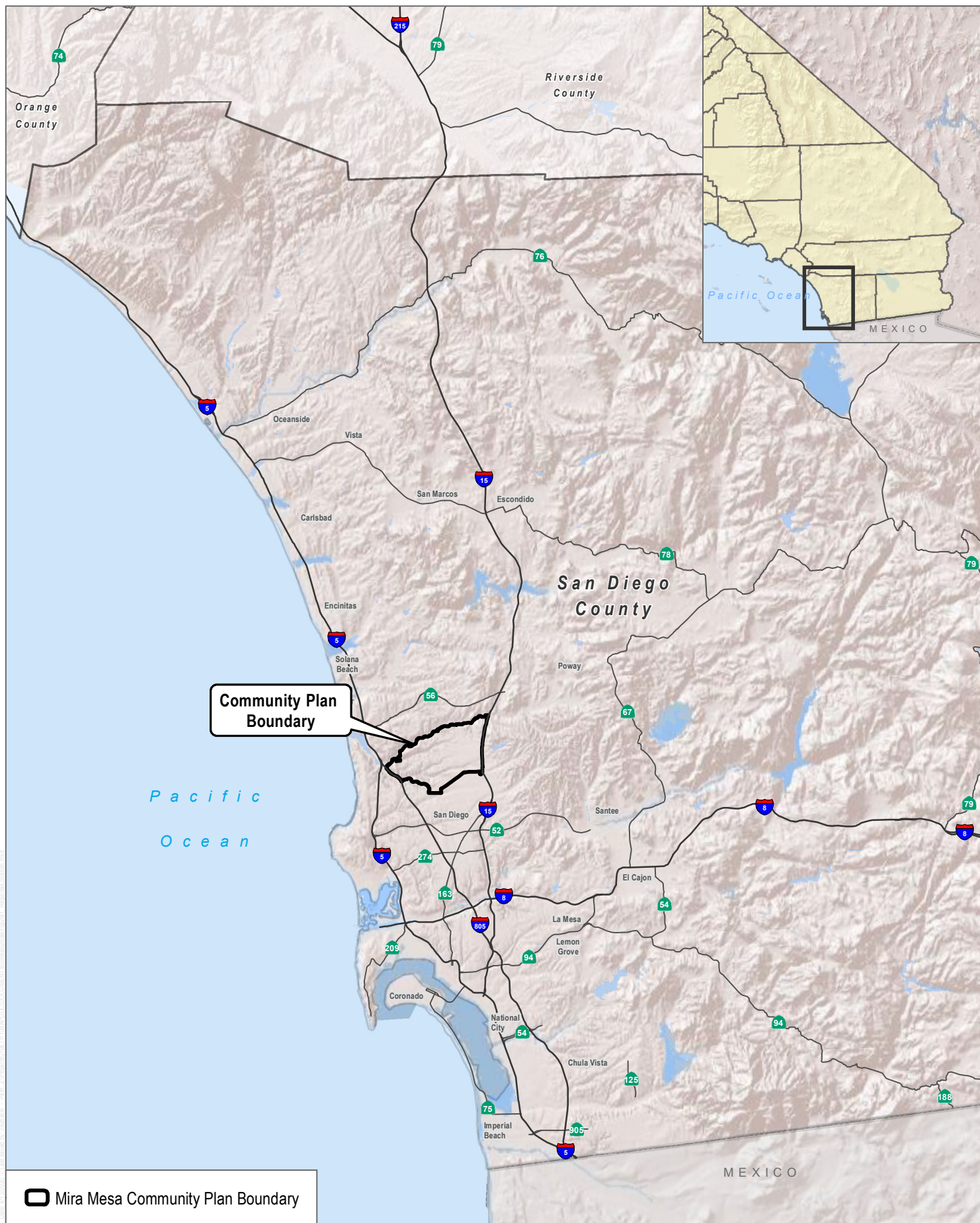
Single family residential development began around the community's commercial core at the intersection of Mira Mesa Boulevard and Camino Ruiz, and eventually moved into the community's northwest and southwest sections. Multiple-family residential development was clustered primarily along Mira Mesa Boulevard and Camino Ruiz, to the northeast of the intersection of Mira Mesa Boulevard and Camino Ruiz, and east of Black Mountain Road.

¹ The Mira Mesa CPA has additional architectural styles present in addition to these four residential architectural styles, but those styles are found in other, non-residential property types within the CPA. These non-residential properties were not included in the survey and therefore, descriptions of the styles are not included in this survey report. For additional information on those architectural styles see the *Mira Mesa Community Plan Area Historic Context Statement*, Dudek 2022.

Commercial development is primarily clustered along Mira Mesa Boulevard and Camino Ruiz with a grouping of commercial 'properties west of the intersection of Mira Mesa Boulevard and Camino Ruiz. Office and light industrial development is located west of Camino Santa Fe and south of Jade Coast Drive. Residential development within Mira Mesa can be divided into three distinct categories based on the manner in which they were constructed and their overall planning. Those include the following: Master Planned Communities, Cluster Planned Communities, and Tract Communities. Mira Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning development type, which were both common in San Diego and Southern California in the Post-World War II era. Mira Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it started with Tract Ranch and Contemporary master planned neighborhoods and later repeated very similar Tract Ranch and Contemporary designs. These designs became ubiquitous in San Diego's Post-War era post-World War II.

1.4 Project Team

The Dudek project team responsible for this project include Historic Built Environment Lead and Task Manager Sarah Corder, MFA and Architectural Historians Nicole Frank, MSHP, Kate Kaiser, MSHP, and Fallin Steffen, MPS. The survey document and all associated archival research efforts was co-authored/completed by Ms. Corder and Ms. Frank with contributions from Ms. Kaiser, and Ms. Steffen. The entire Dudek team meets the Secretary of the Interior's Professional Qualification Standards in Architectural History and/or History.



SOURCE: Esri 2020

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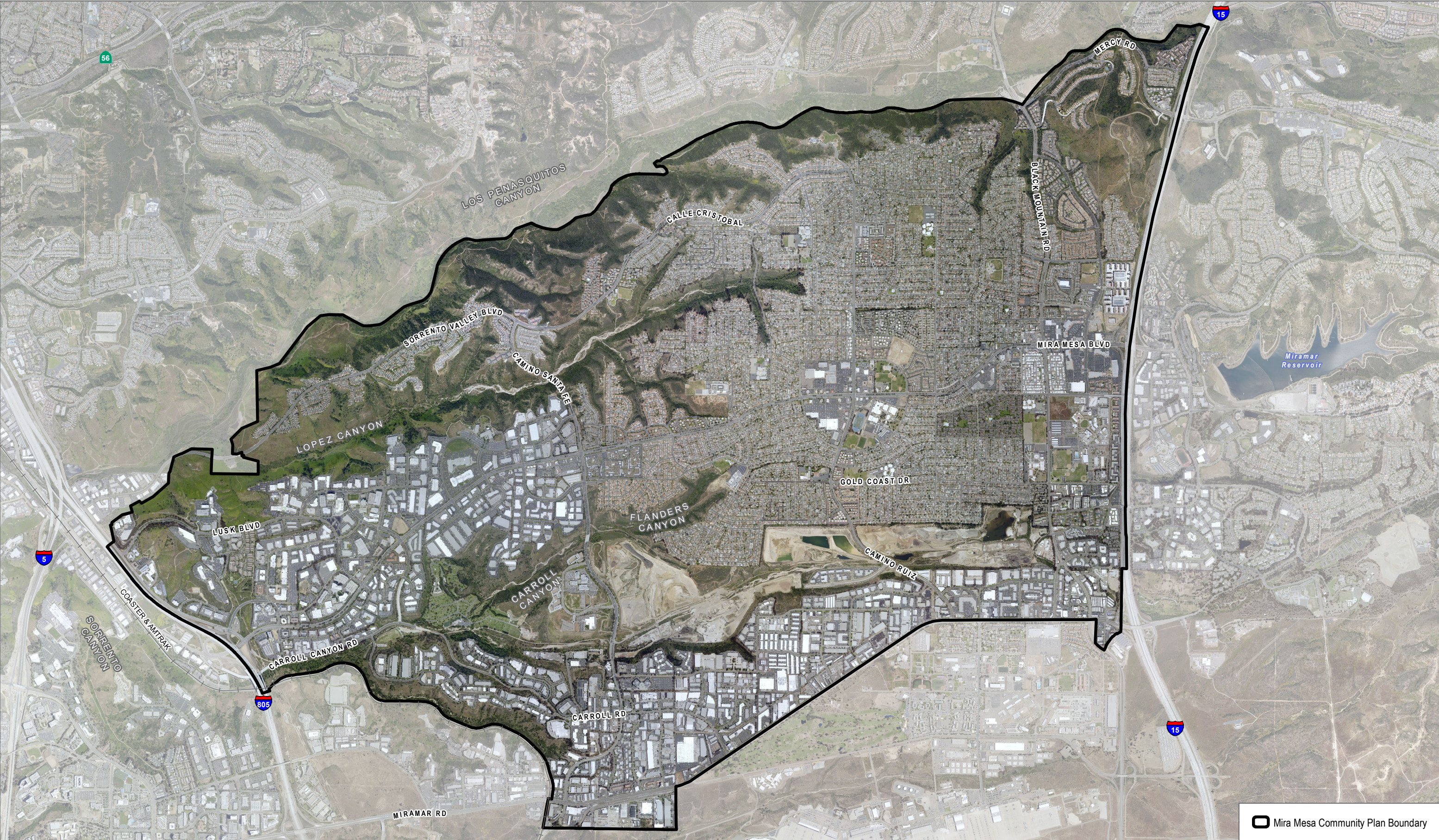
0 4 8 Miles

FIGURE 1

Regional Location

Mira Mesa Community Plan Update

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SOURCE: SanGIS 2017, 2019

FIGURE 2
Project Location
Mira Mesa Community Plan Update

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2 Methods

2.1 Research Methodology

The organization and content of the document is based on the preferred format presented in the National Park Service (NPS) guidelines of National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation; National Register Bulletin No. 16A How to Complete the National Register Registration Form; and National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form. Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the OHP Preferred Format for Historic Context Statements, Instructions for Recording Historical Resources, and Writing Historic Contexts.

Prior to field work, research for the survey was gathered from both primary and secondary sources held at a variety of local, regional, state, national and online repositories. Archival materials were predominately assembled from the Geisel Library (University of California, San Diego), San Diego Public Library, San Diego History Center (Research Archives), Mira Mesa Public Library, and the San Diego Miramar College Library. Resources gathered from these repositories included community plans, planning documents, and relevant books.

Accurate information regarding developments, developers, builders, and architects was gathered through a research methodology, which included the review of the following sources: historic maps, aerial photographs, and historic newspapers. These sources were reviewed to determine if a development was constructed within the years 1969 and 1990 and to establish the development's approximate boundaries. Once the development's approximate location was determined archival research was conducted to determine development names, dates of construction, architects, and developers. This archival research primarily consisted of a review of historic newspaper databases including Newspapers.com and Genealogy Bank. Google Street View was utilized to establish more accurate development boundaries based on the information gathered through historic newspaper review.

Each identified development underwent a preliminary amount of research through historic maps, assessor's data, historic newspapers, websites, books, and architectural journals. If a developer could be determined from these resources a search was conducted for development brochures that would identify specific model home names. A primary source for these development brochures was the University of Nevada, Las Vegas (UNLV) Special Collections and Archive's Farnsworth Collection on Housing in Clark County, Nevada. This collection includes Clark County housing development brochures from the 1950s-1980s. Several of the developers identified in the Mira Mesa CPA, including Pardee Home Builders and the Larwin Company, had brochures in the collection which were requested and received by Dudek via Dropbox from the Library in June 2020.

After development names, developers, dates of construction, and boundaries were accurately determined, research was conducted on architects that were identified through the research process. This research included reviewing historic newspapers, AIA (American Institute of Architects) archive research via the online AIA Historical Directory of American Architects, reviewing city and national historic contexts, books, magazines and journals, and trade publications. Additionally, through this research process local, state, regional, and national awards for each of the identified developments were researched and added to their histories. Through this methodology, each identified development received multiple steps of archival research to identify boundaries, date of construction, developers, architects, awards, and model names.

Primary sources consulted for the purposes of this project also included development brochures, historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, websites, and historic context statements. Web sources such as the California Homebuilding Foundation, Newspapers.com, and Genealogy Bank were heavily utilized to write developer, architect, and community histories. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website. All research materials were also used to prepare the Historic Context Statement for the Mira Mesa CPA located in Appendix A.

2.2 Survey Approach

Following completion of background research and the preparation of the Historic Context Statement (Appendix A) for the Mira Mesa CPA, Dudek identified survey areas with residential properties constructed between the years 1969 and 1990.

Survey efforts were limited to residential properties with the potential to fall under the umbrella of Master Planned Communities. Properties that were found to be tract developments and cluster developments were also identified and researched for this project to determine if they rose to meet the basic character-defining features of the Master Planned Community. Additional information pertaining to the community types that were identified through the survey are presented below:

Type 1: Master Planned Community – developed with the intention of giving residents the experience of living in a self-contained town with a variety of available amenities. Character-defining features include the following:

- Large in size, typically 10,000 acres or more
- Constructed based on a developer masterplan
- Mix of land uses including residential, commercial, and recreational
- Located on the outskirts of major cities
- Can be further broken down into multiple smaller neighborhoods
- Shared community amenities
- Residence's exterior details are typically customizable
- Multi-family or single family

Type 2: Cluster Planned Community – type of planning that involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Character-defining features include the following:

- Range in size from large to smaller and compact
- Extra land used as central open space, recreation, or agriculture
- Repetitive housing designs
- Typically, multi-family
- Higher density
- Smaller lot sizes than would otherwise be allowed by zoning
- Shared community amenities

Type 3: Tract Community – built on a tract of land that was subdivided into smaller lots and had multiple similar houses built, typically by the same developer and at the same time. Character-defining features include the following:

- Range in size from several residences to thousands
- Curved street pattern, typically with cul-de-sacs and loops
- Repetitive housing designs with slight exterior detail variations
- Typically, single-family
- May have shared community buildings
- Similar lot size

2.2.1 Mapping the Survey Area

In order to facilitate the survey, Dudek created a map of the Mira Mesa CPA’s planned residential communities, which are ordered chronologically by built date in the map legend and color-coded by developer. First, a base map was created using the November 2018 Mira Mesa Community Plan Update Existing Conditions Community Atlas Figure 4-5 Residential Building Age to identify the location of residential development in Mira Mesa along with the built year for residential buildings. That map was then crosschecked using historic aerials to eliminate residential development built after the project scope’s cutoff date of 1990. The master-planned communities’ name, date of construction, location, boundaries, and developer were identified through archival research including historic newspapers, development sales maps, Assessor’s maps, developer biographies, historic magazines, historic contexts, and books. Communities with a known development name or developer, but lacking information, were given the label of “More Research Required” (see Figure 3 for the Mira Mesa Community Plan Area Master-Planned Communities Map).

2.3 Reconnaissance-Level Survey

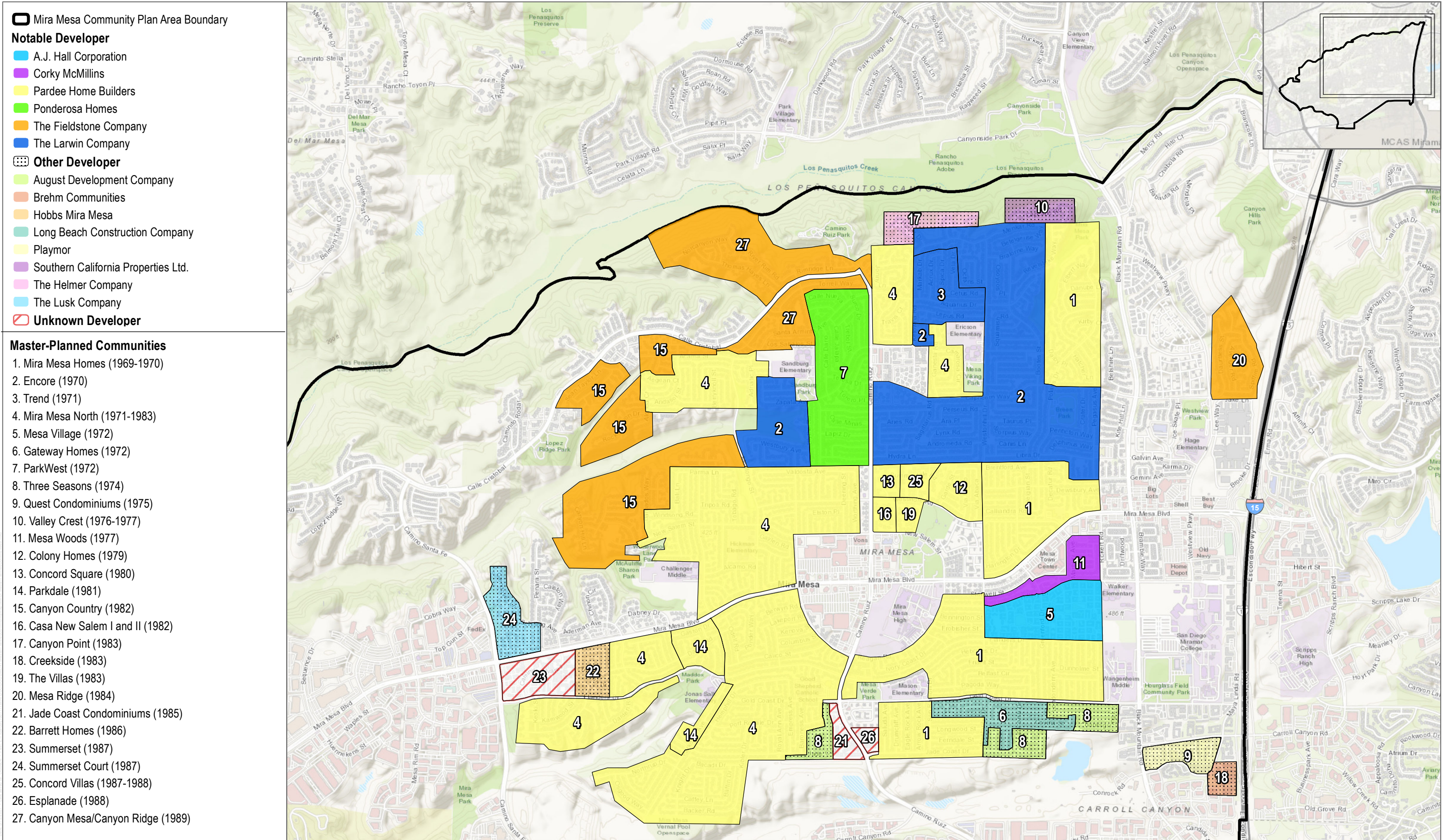
Due to limitations under the COVID-19 Executive Order, all survey was conducted using Google Street View imagery dating to 2019. Any properties that could not be observed using Google Street View were not surveyed as part of this effort. Newspaper articles and advertisements for the master-planned communities were used as a baseline for establishing boundaries, model types, and developers. The baseline information was then expanded upon to

include the documentation of current conditions within the communities noting the following items while conducting the survey: character-defining features of the neighborhood, character-defining features of each model type, frequently observed alterations throughout the neighborhood, and representation of specific architectural styles. Once all documentation was completed, analysis was performed to identify notable architectural and historical patterns within the body of work for each developer. All survey results are presented in Section 5.

When considering the potential historical significance of a given residential community, Dudek established the following guidelines as a basic threshold to merit further study and consideration of eligibility:

- Constructed by a developer or development company that was found through archival research to be prominent in the area from 1969-1990
- Designed by a notable architect
- Archival research indicated possible significant associations with the development history of the community
- Retained adequate integrity of architectural forms to be recognizable to its original plan and design
- Retained identifiable character-defining features dating to the original construction of the property and neighborhood

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2.3.1 Survey Methodology

Given that master-planned communities within the Mira Mesa CPA largely developed between 1969 and 1990, most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood. As the master-planned communities within the CPA are generally characterized as Post-War era suburbs and housing tracts, the NPS Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and the Caltrans resource titled *Tract Housing in California, 1945-1973: a Context for National Register Evaluation* were used to guide the identification of potential significance within the CPA.

For the most part, the master-planned communities identified as part of this Survey could be loosely categorized as ubiquitous, mass produced housing forms. Starting in the 1930s, housing shortages throughout the United States resulted in development of mass-produced housing forms. These new housing forms lead to the popularity of multiple styles from the 1930s to the 1970s including Minimal Traditional, Ranch, and Contemporary. While a large percentage of homes during this time were constructed as single family residences, as populations continued to boom in the second half of the twentieth century, multi-family complexes and duplexes also increased in popularity as a way to increase density in both suburban and urban areas. These popular building forms were designed to be quickly constructed with the use of mass-produced materials, standardized floor plans, and were not typically designed by a master architect or with a high level of artistic value. Given the commonality of these house types, most do not rise to the level of significance required for local, state, or national designation. More than 40 million tract housing units were constructed in the United States during the 30-year period that followed the end of World War II. In California, nearly six million housing units were constructed during this period with more than 3.5 million of these being single family residences. Generally speaking, a Tract Ranch, Minimal Traditional, or Contemporary house will rarely be found individually eligible for designation. Rather, it is the larger tract that is more likely to be eligible as a district.²

For the purposes of this survey, a three-tier system was established to evaluate the potential eligibility of these Post-War master planned communities. As part of each tier, extensive background research was conducted to determine if a neighborhood had the ability to rise to the next tiered level of potential significance and would require additional study. All research methodologies employed in the tiered system are explained in detail in Section 2.1, Research Methodology. Once research was completed, a reconnaissance-level survey was conducted for each of the neighborhoods to determine the potential for eligibility and significance. As a result of the survey and research, tier numbers were assigned to neighborhoods with Tier 1 communities being those flagged for additional study with the highest potential for significance, followed by Tier 2 communities and lastly Tier 3 communities. Details of the requirements of the tiers is provided below.

Tier 1 Communities

The communities that are assigned a Tier 1 status for the purposes of this study are those that were flagged for additional study. The communities assigned a Tier 1 status were required to be associated with a notable developer and/or architect and have one or more of the following characteristics:

- Community appeared to have architectural merit and visual cohesion
- Integrity of the community was predominately intact

² The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

- Won notable design, architecture, planning, or construction award(s) and retained the requisite integrity for which the awards were given. For instance, if the community won an award for cluster planning, then the elements of the cluster plan needed to be intact for the property to be assigned a Tier 1 status.
- Unique designs, planning methodologies, or construction methodologies were identified within the community
- Archival research suggested that additional research and intensive-level survey had the potential to uncover additional information pertaining to the historical significance of the neighborhood

Tier 2 Communities

The communities that are assigned a Tier 2 status for the purposes of this study are those that failed to rise to the level of significance required for additional study and survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

- A known architect and notable developer were identified, but the community served as an insignificant representation of their body of work
- A known architect and notable developer were identified, but the community lacked the requisite integrity to rise to the level of significance that warranted additional study
- A known architect and notable developer were identified, but the community lacked architectural merit
- Won notable design, architecture, planning, or construction award(s), but no longer retained the requisite integrity for which the awards were given.
- No known architect was identified for the community
- No innovative building techniques, materials, or construction methodology was used within the community

Tier 3 Communities

The communities that are assigned a Tier 3 status for the purposes of this study are those that failed to rise to the level of significance required for additional study and survey required for Tiers 1 and 2. While it was found during the course of the survey and the archival research efforts that these communities were associated with a known developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

- A known architect and notable developer were identified, but the community served as an insignificant representation of their body of work
- A known architect and notable developer were identified, but the community lacked the requisite integrity to rise to the level of significance that warranted additional study
- A known architect and notable developer were identified, but the community lacked architectural merit
- No known architect was identified for the community
- No innovative building techniques, materials, or construction methodology was used within the community
- The community lacked architectural merit
- The community lacked architectural cohesion

- The community represented ubiquitous housing forms that lacked distinction
- No notable developer was found through the course of archival research
- No architect was found through the course of archival research
- The community did not represent master planning principles, such as single built homes
- The community was heavily altered and no longer retained the requisite integrity required for significance
- No innovative design principles, construction methods, materials, or planning methods were found within the community

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2.3.2 Registration Requirements

Master-planned communities are evaluated as potential historic districts. It is very unlikely that an individual tract house would be able to represent the broader patterns and types of development on its own, as a standalone resource. Only master-planned communities with demonstrated significance and integrity are eligible for designation.

Table 1. Registration Requirements

Geographic Location	Mira Mesa CPA, City of San Diego
Area(s) of Significance	Architecture; Community Planning and Development
Associated Property Types	Master-planned communities (districts)
Property Type Description	Residential master-planned communities within the CPA are housing tracts with repetitive house models duplicated throughout the neighborhood.
Property Type Significance	A district evaluated under this theme may be considered significant if it is an important example of a master-planned community directly related to the Community Planning and Development of Mira Mesa or if it represents the work of an important developer or architect.
Period of Significance	1969-1990
Period of Significance Justification	<p>Master-planned communities within the Mira Mesa CPA largely developed between 1969 and 1990. The period of significance for a master-planned community will fall between 1969 and 1990 but may be refined based on the period of construction or significant association. The <i>Historic Context Statement for the Mira Mesa CPA</i> defines two periods with residential development themes in which master-planned communities were constructed:</p> <ul style="list-style-type: none"> • Development Boom Period (1958-1979) <ul style="list-style-type: none"> ○ Theme: Residential Development (1969-1979) • Community Expansion and Continued Development (1980-1990) <ul style="list-style-type: none"> ○ Theme: Residential Development (1980-1990)
Character-Defining Features	<ul style="list-style-type: none"> • Community appears to have visual cohesion • Distinct street plan or lot arrangement (such as cluster planning) • Single or limited variety of architectural styles within a community, typically reflecting one of the following styles: <ul style="list-style-type: none"> ○ Tract Ranch ○ Contemporary ○ New Traditional, with Cape Cod cottage detailing

	<ul style="list-style-type: none"> ○ New Traditional, with Neo-Spanish Colonial Revival detailing ○ Millennium Mansion • Mass produced and economic materials • One or two stories in height • Uniform setback from the street • Carports or garages
Eligibility Standards	<ul style="list-style-type: none"> • Constructed by a developer or development company that was found through archival research to be prominent in the area from 1969-1990; • Designed by a notable architect; • Has a significant association with the development history of the community; • Is a fully realized example of master-planned community, displaying the significant character-defining features in multiple aspects of design and development; • Recognized for notable design, architecture, planning, or construction through award(s) and retains aspects of integrity that reflect noteworthy characteristics for which award(s) were given; • Reflects a unique design, planning methodology, or construction methodology; • Dates from the period of significance; and • Retains the essential aspects of integrity.
Integrity Considerations	<ul style="list-style-type: none"> • Master-planned communities should retain integrity of Location, Setting, Design, Feeling, and Association from the master-planned community's period of significance • Integrity of Materials and Workmanship should be considered for the neighborhood as a whole. A pattern of similar alterations may have been made on an individual unit basis, though buildings as a whole across the community remain largely unaltered • Integrity of Materials and Workmanship may be compromised somewhat by limited materials replacement, though overall the original materials and workmanship must remain intact <ul style="list-style-type: none"> ○ Replacement of some windows, doors, and garages may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted ○ Replacement of cladding material may be acceptable if the new materials are compatible with the rest of the district and if they would have been used during the period of significance • Plant material for designed landscaping may have changed

Criteria	NRHP: A/C	CRHR: 1/3	City of San Diego: A/C/D/E/F
	<p>To be eligible for listing under NRHP, CRHR, and/or City of San Diego Criteria, a master-planned community must have been important in residential, cultural, institutional, and/or architectural development.</p> <p>Communities in Mira Mesa CPA are representative of common tract style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. A master-planned community may be eligible under Criteria A/1/A for association with the Development Boom Period (1958-1979) as an early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques.³</p> <p>Master-planned communities within the CPA are generally significant for their Architecture and Community Planning and Development (C/3/C and D). Eligible communities embody the distinctive characteristics of master-planned housing design and/or represent a distinctive, intact work of an important developer.</p> <p>If a master-planned communities is listed or determined eligible for listing on the National Register of Historic Places or State Register of Historical Resources, it would be eligible under City of San Diego Criterion E.</p>		

³ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

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3 Summary Historic Context

3.1 Context Overview

As part of this historic resources survey, Dudek developed a detailed historic context statement for the Mira Mesa Community Plan Area (Appendix A). The Mira Mesa Historic Context Statement is arranged by chronological sections that relate to the major development periods of Mira Mesa's history, from the early agricultural and ranching period to the community expansion, and continued development up towards the end of the twentieth century. The Historic Context Statement is divided into three chronological periods, each of which is further divided into thematic subsections that reflect the significant themes identified in Mira Mesa. A discussion of Mira Mesa's residential development begins with the Development Boom Period (1958-1979) and ends with the Community Expansion and Continued Development Period (1980-1990). This discussion outlines the development of Mira Mesa's residential communities starting with the earliest single family housing tracts opening in 1969 up to 1990 with the expansion of multiple-family apartment buildings, condominiums, townhomes, stacked flats, and duplexes.

The end of each theme section includes a summary of associated property types, character-defining features associated with the identified property types, a properties study list, and defines specific registration requirements for assessing historical significance and integrity. The historic context also identified notable developers and architectural styles presented chronologically that will most likely require evaluation for potential architectural significance.

3.2 Residential Development in Mira Mesa CPA

Prior to 1969, Mira Mesa was characterized as a rocky, brush-covered mesa with finger canyons leading to Lopez and Peñasquitos Canyons to the north, Rattlesnake and Carroll Canyons to the south, and Sorrento Valley to the west. The community began to take shape with the construction firm Pardee Home Builder's first residential subdivision originally called Mira Mesa Verde and later renamed Mira Mesa Homes, located northeast of the future commercial core of the community between Westmore Road and Mira Mesa Boulevard. From this point on, residential development boomed in Mira Mesa with Pardee and other developers such as the Larwin Company acquiring large tracts of land. Mira Mesa's competitive and accelerated building program resulted in a large residential boom during this period of development. Between October 1969 and October 1976, approximately 8,685 dwelling units were constructed, and the area had attained a population of approximately 28,800. These developments were focused around the southeast- and northeastern sections of the community.

In addition to the successes seen in single family residential development, multiple-family development also began to emerge in Mira Mesa in the 1970s. The A.J. Hall Corporation of San Diego built Mesa Village in 1972, a 538-unit planned residential development built between Hillery Drive and Flanders Drive. The major developer from the community's earliest residential boom, Pardee Construction Company, continued to develop subdivisions while new developers to the area such as the Helmer Company, Brehm Communities, the Fieldstone Company, and the Lusk Company began construction in the 1980s on their first communities in Mira Mesa. These developments were constructed in the residential areas that were left undeveloped following the first residential growth period, and expanded into the northwest- and southwestern sections of the community. Density continued to increase as more

multiple-family residences were constructed into the early-1990s, however the majority of Mira Mesa's residential land was developed in the 1970s and 1980s with large single family residential tracts built by Pardee Home Builders, the Larwin Company, and the Fieldstone Company (see Appendix A for the complete Historic Context Statement).

3.3 Residential Architectural Styles

The Mira Mesa CPA displays a range of architectural styles that span the 1960s to present. The styles discussed below are those most likely to be encountered in the residential communities examined in this survey report. Only styles found in residential architecture are included. The following section, presented chronologically, describes the prominent styles, character-defining features, and typologies associated with the styles. The figure numbers used in this section come from Figure 3, Mira Mesa Community Plan Area Master-Planned Communities Map.

The following section will also provide a discussion on the use of visual cohesion by developers working in the CPA to achieve a themed aesthetic in some neighborhoods. In an effort to create more customized development in the tracts they owned, developers at the time use popular architectural styles like Tract Ranch and Contemporary and incorporated exterior ornamentation and material cohesion to create visual themes throughout the neighborhoods. This trend was quite popular in the CPA and is discussed as it pertains to the architectural styles presented below.

Developers would offer a small variety of house plans in relation to number of stories, bedrooms, bathrooms, and garages then allow purchasers to customize them with their selected exterior ornament based on available options for their individual lot. Multiple communities in the CPA display homes similar in plan offered in a variety of architectural styles, frequently Tract Ranch and Contemporary. Other communities in the CPA depended more on a visual cohesive theme to create the feeling of a unified neighborhood. Neighborhoods that displayed one architectural style typically were multiple family in type, eliminating the demand for customization typically found in the single-family communities. The architectural styles below represent those found in the CPA's residential neighborhoods and can either be standalone styles or intermixed with other styles depending on the community.

3.3.1 Tract Ranch Style (1958-1979)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and used modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families.⁴ Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.⁵

In the greater San Diego area, Ranch style houses were exceedingly popular formats in suburban tract developments, and many Tract Ranch homes were erected as San Diego experienced rapid suburban growth in the mid and later 1950s. Tract Ranch homes differ from "Custom Ranch" homes, which were typically single instances,

⁴ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870–1960* (New York: WW. Norton and Company, 2009).

⁵ Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called “Styled Ranches,” that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style.⁶

Key characteristics of the Tract Ranch style of architecture include the following:

- Usually, one or two stories in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang; typically, boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Offset entry points causing asymmetry in the façade; typically placed under the roof overhang
- Horizontal massing
- Focus on informality
- Attached garage, typically incorporated into the main façade
- Variety of exterior cladding, including wood, stucco, brick veneer, and stone veneer
- Specific decorative elements such as large picture-style or tripartite windows on the façade, and wide brick or stone chimneys
- Front and rear yards
- Large rectangular modules as the basis for building layout, as simply rectangular or a combination of rectangular blocks to create L, U, and T shaped plans

From a typology standpoint, most of the residential housing forms reflecting the Tract Ranch style of architecture were single family residences. Single family Tract Ranch developments in the CPA include, Mira Mesa Homes (#1), Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Trend (#3), and ParkWest (#7). Single family Tract Ranch style homes feature higher density with very little space between homes and small lots, while remaining detached from one another.

There is also one community in the CPA, Mesa Village (#5), which is representative of the Tract Ranch style multiple family residential typology. Like their single family counterparts in Mira Mesa, the multiple family homes seen in Mesa Village were higher in density as duplexes connected around a shared driveway. This type of residential form achieved its density through similar methods as the single family forms with the use of small lots with minimal spacing between the homes. However, the multiple family typology was noted for having connections between units through carports and patios. Unlike other multiple family forms designed in other styles within the CPA, homes in Mesa Village were designed to give the illusion of being detached single family homes.

In addition to the use of the Tract Ranch style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. For instance, rustic theme Tract Ranches often used wood as an exterior material and incorporated a greater number of trees in the development as seen in the Mesa Village community. An additional theme included Spanish Colonial Revival-influenced exterior detailing,

⁶ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA, 2007); Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

including stucco exterior walls, light colored exteriors, and composition clay tile roofs as seen in the Canyon Country development. Typically, in Tract Ranch style developments, themes were less consistent than in other architectural style neighborhoods based on the higher number of customization options often offered.

3.3.2 Contemporary (1958-1990)

Contemporary buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.⁷ Contemporary styles were influenced by the International style's absence of decorative detailing. In the greater San Diego area, Contemporary homes emerged as a popular style for tract homes in the mid-1950s. Contemporary homes employed the latest styles and materials, and were interior-focused. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. The style was commonly used on tract homes which stressed interior customization, a major selling point.⁸ Contemporary houses often had simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.⁹

Key characteristics of the Contemporary style of architecture include the following:

- Small scale and typically one-story in height typically located on a small lot; can be split-level on sloped residential sites
- Angular massing
- Asymmetrical main façade
- Strong roof forms: including flat, gabled, shed, or butterfly, with deep overhanging eaves and exposed roof beams
- Windows generally placed in gable ends
- Exterior cladding: vertical wood board, concrete block, stucco, flagstone, or glass
- Sun shade, screen, or shadow block accents
- Open floor plans
- Recessed or obscured entry points
- Broad expanses of uninterrupted wall surface

From a typology standpoint, the residential housing forms reflecting the Contemporary style of architecture were single family and multiple family residences. Single family Contemporary style developments in the CPA include, Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Mesa Ridge (#20), Canyon Mesa/ Canyon Ridge (#27), Encore (#2), Trend (#3), ParkWest (#7), and Mesa Woods (#11). Single family Contemporary style residential developments are higher density with very little space between homes and small lots, while remaining detached from one another. Contemporary style single family residences display a very similar typology to Tract Ranch style single family residences. Developers often used the styles of Contemporary and Tract Ranch in conjunction with one another and despite the architectural styles differing, the similar detached single-family type allowed these

⁷ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

⁸ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

⁹ City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).

communities to maintain a sense of visual continuity. Examples of neighborhoods with both Contemporary and Tract Ranch styles in the CPA include Mira Mesa North (#4), Canyon Country (#15), and ParkWest (#7).

In addition to the single family developments, there are two communities in the CPA, Colony Homes (#12) and Concord Villas (#25), which are representative of the Contemporary style multiple family residential typology. These two multiple family representations display as two separate sub-types within the larger typology. Colony Homes (#12) is a community of one-story detached duplexes with two driveways, uniform street setbacks, and a uniform rear yard separated into two sections. Concord Villas (#25) is a community of two-story multiplexes with multiple units on each floor. The buildings are detached at varying angles with pedestrian paths between and non-uniform separations between each building. Despite these two multiple family communities displaying as different sub-types they are both representative of the Contemporary style multiple family residential typology.

In addition to the use of the Contemporary style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Tract Ranch style communities, themes were used less overtly in Contemporary style neighborhoods due to the fact that the Contemporary style typically reflected the use of minimal exterior ornament. The primary way in which these themes were demonstrated was through the use of various exterior materials. Developments such as Colony Homes (#12) utilized a variety of exterior materials including stucco and various styles of wood board exterior cladding with simple composition roofing to achieve a Colonial Revival theme. Other developments such as Canyon Country (#15) utilized stucco exteriors and composition clay tile roofs to achieve a Spanish Colonial Revival theme. Unlike architectural styles such as New Traditional where neighborhood themes were common and easily identifiable, Contemporary style developments displayed themes that were less consistent and harder to identify. This was due in part to the styles tendency to avoid exterior ornament and simplistic material choices, which lessened the variety of themes that could be achieved.

3.3.3 New Traditional (1970-present)

After modern architecture gained a wide-reaching amount of popularity in the United States, the 1970s brought a resurgence of interest in historical styles. This resurgence fell under the architectural style called New Traditional, where historical styles were emulated, originally in 1970s with little accuracy, and later in the 1990s with more historically accurate proportions, forms, and details. New Traditional homes utilized the more popular twentieth-century styles of Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. For example, a sub-style that may fall under this category includes “Neo-Spanish” style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the U.S. but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can be mistaken for older homes, while characteristics such as location, size of lot, and garage size can function as indicators of the house’s age. New Traditional houses were constructed as country houses on large estates, as infill in older neighborhoods, or in new residential tract developments, many of which required historic house styles.¹⁰

Key characteristics of the New Traditional style of architecture include the following:

¹⁰ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

- Simple massing and plans
- Asymmetrical façades
- Decorative details borrowed from historical styles: can be under-scaled or exaggerated
- First floor of house built at ground level
- Shallow porches or stoops
- Side façade with few or no windows, emphasizing how close houses in a tract development may be to one another
- Oversized garages facing the street or rear garages accessed by the alley
- Windows made from vinyl, fiberglass, aluminum, or metal-clad wood with flat appearance
- Single family or multi-family homes

From a typology standpoint, the residential housing forms reflecting the New Traditional style of architecture were single family and multiple family residences. Single family New Traditional style developments in the CPA include, Parkdale (#14), Canyon Country (#15), and Mesa Ridge (#20). Single family New Traditional style homes feature higher density with very little space between homes and small lots, while remaining detached from one another. New Traditional style single family residences display a very similar typology to Tract Ranch and Contemporary style single family residences. Single-family residences of this type tend to be two-stories in height with a larger scale and bulkier massing than that used in earlier Tract Ranch and Contemporary style residential forms.

In addition to the single-family developments, there are three communities in the CPA, Concord Square (#13), Casa New Salem I and II (#16), and The Villas (#18), which are representative of the multiple family housing in the New Traditional style. All three communities fall under the same sub-type as a two-story multiplexes with communities of detached buildings located in varying proximity to one another. There is a lack of uniformity in street setback seen in the single family New Traditional style homes.

In addition to the use of the New Traditional style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Contemporary style communities, historical style themes were used regularly in New Traditional neighborhoods, making them easily identifiable and visually cohesive. Developments such as Casa New Salem I and II (#16), The Villas (#18), Canyon Country (#15), and Mesa Ridge (#20) used Spanish Colonial Revival style details such as window grilles, composition clay tiles roofs, and rounded arches to generate a “Neo-Spanish” theme. Other developments such as Parkdale (#14) and Mesa Ridge (#20) incorporated elements of the Tudor Revival style such as half timbering and Concord Square (#13) incorporating Cape Cod cottage style-detailing with shingle exteriors and front facing gables. New Traditional style communities heavily depended on historical style themes generating more cohesion.

3.3.4 Millennium Mansion (1985–present)

Following World War II, the United States focused on forward thinking. After over 50 years of residential architecture being dominated by low, broad, one-story building forms with simple uncluttered rooflines and understated entries

the American public looked to replace it with something new. By 1985, a new dramatic housing form had quickly spread across the country, becoming dominant during the 1990s. The Millennium Mansion played off affluent-class architectural styles from the early twentieth century including Queen Anne, Tudor, and Romanesque with complex roofs and dramatic entries. Roofs were complex: high-pitched and often hipped with lower cross gables while others created new roof forms including a hip-on-hip roof that sometimes expanded into multiple cascading hips-on-hips roof elements. Dormers on both the roof and wall were both common and roof ridges were often discontinuous, adding more complexity to the roofline. Typically, the Millennium Mansion was two-stories in height giving it a vertical appearance with taller interior ceilings and a dominant entry generally one-and-a-half or two-stories tall and arched. Millennium Mansions became the dominate style of late 1980s subdivisions and continue into the present. They lent themselves to be built on higher-priced land because of their vertical massing, which utilized the lot's entire square footage.¹¹

Key characteristics of the Millennium Mansion style of architecture include the following:

- Commonly asymmetrical with tall, vertical appearance
- Complex high-pitched roof with lower cross gabled or hipped sections
- Tall entry features, one and one-half to two stories high and often arched
- May have dormers
- Multiple wall-cladding materials
- Differing window sizes and shapes sometimes arched
- Multi-car garages, often attached

From a typology standpoint, the residential housing forms reflecting the Millennium Mansion style of architecture were single family and multiple family residences. Single family Millennium Mansion style developments in the CPA include Parkdale (#14). Single family Millennium Mansion style homes feature high-density with small-medium sized lots to accommodate the larger home sizes. The residences remain detached from one another with very little space between each home. Single family residences of this type tend to be two-stories in height with a larger scale and bulkier massing than that used in earlier Tract Ranch and Contemporary style residential forms.

In addition to the single family developments, there is one community in the CPA, Concord Square (#13), which is representative of the Millennium Mansion multiple family residential typology. The community falls under the same sub-type as the two-story multiplex New Traditional style multiple family communities. The buildings are detached with non-uniform street setbacks and placed at varying angles from one another. Each building appears to have a similar appearance as a single family Millennium Mansion style residence, but multiple entries from the street indicate it functions as a multiple family home.

In addition to the use of the Millennium Mansion style, developers in these neighborhoods occasionally used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the New Traditional communities, themes were used less overtly in Millennium Mansion style neighborhoods due to the style's dependence on massing and roof shape rather than exterior ornamentation. As a result, the two Millennium

¹¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

Mansion style residential development do not display themes rather small nods towards other styles such as mixing materials and rounded arched windows.

3.4 Notable Residential Developers and their Developments

Research was conducted on all developers and development companies associated with master-planned communities and housing developments in the Mira Mesa CPA. Archival research, including review of historic newspapers, architecture magazines, and publications, was conducted for each developer, however this research did not present much significant information. Despite having an impact on the built environment through the construction and development of these communities, no evidence was found to indicate potential significance for many of the developers. Archival research failed to produce any comprehensive information on the following companies working in Mira Mesa: August Development Company (Three Seasons, 1974, Map ID #7), Hobbs Mira Mesa (Barrett Homes, 1986, Map ID #21), The Helmer Company (Canyon Point, 1983, Map ID #16), Brehm Communities (Creskide, 1983, Map ID #17), Long Beach Construction Company (Gateway Homes, 1972, Map ID #5), Playmor (Quest Condominiums, 1975, Map ID #8), Southern California Properties Ltd. (Valley Crest, 1976-77, Map ID #10), and The Lusk Company (Summerset Court, 1987, Map ID #23).

3.4.1 Pardee Home Builders (1921-Present) Developments

George M. Pardee Sr. who began building custom luxury homes in Pasadena, Beverly Hills, and Hollywood founded Pardee Construction Company, also known as Pardee Home Builders, in 1921. After World War II, the company turned from luxury custom homes to developing subdivisions with economy-priced houses. Pardee began its first subdivision in Las Vegas in 1952, selling small affordable cinderblock homes to World War II veterans for \$1 down. The company's first development in Las Vegas completely sold out in its opening weekend.¹² In 1955, the company took another step by organizing Pacific Western Mortgage Company to help finance mortgage loans on Pardee homes. The Pacific Western Mortgage Company quickly grew beyond the needs of Pardee alone and in 1969, both companies merged with Weyerhaeuser Company, a \$1.8 billion forest products company, and the 13th largest mortgage company in the country at the time. Pacific Western Mortgage Company was renamed the Weyerhaeuser Mortgage Company, while the Pardee building company continued to do business under their original name following the merger.¹³ Pardee continued to develop homes primarily in Southern California including Pacific Palisades, Pomona, and San Diego. In 1971, Pardee moved its corporate headquarters from Los Angeles to San Diego. By 1979, Pardee considered the San Diego sales office outdated, but the replacement of the office's interior would be at a high cost. Instead, Pardee developed the box concept, where light fixtures became accents and gave space to display amenity photos, showing that "good things are happening."¹⁴ In 2014, the Weyerhaeuser Company merged with TRI Pointe Homes, now called the TRI Pointe Group, Inc. with the Pardee Homes headquarters located in Pasadena with other offices located in San Diego, Corona, Valencia, and Las Vegas.¹⁵ The company remains in business in Las Vegas and Southern California including the Inland Empire, Los Angeles/Ventura, and San Diego.

¹² Jennifer Shubinski, "Prominent West home builder Pardee dies at 87," *Las Vegas Sun Newspaper* (Las Vegas, NV), Feb. 26, 2004.

¹³ SDU, "Pardee Corporate Office to Move Here from L.A.," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

¹⁴ "Idea Center," *Housing* 56, no. 7 (Dec. 1979): 60.

¹⁵ TRI Pointe Group, "History and Timeline," accessed Apr. 16, 2020, http://s2.q4cdn.com/231488844/files/doc_downloads/TRIPointe_FactSheetFINAL.pdf.

3.4.1.1 Map ID #1: Mira Mesa Homes (1969-1970)

Pardee's Mira Mesa Homes (Figure 3, Map ID #1) was the company's first development in Mira Mesa. The development was built in several stages resulting in multiple sub-sections of the community primarily on the eastern half of Mira Mesa and focused around the commercial community center of Mira Mesa Boulevard and Camino Ruiz. The community's boundaries can loosely be described as Elbert Way to the north, Camino Ruiz to the west, Jade Coast Drive to the south, and Westchester Avenue to the east.

Mira Mesa Homes was developed with the intention of broad accessibility, offering single family homes at a modest price. The homes were available in two-, three-, and four-bedrooms and advertised to have built-ins, carpeting, ceramic tile kitchen counters, cultured marble Pullmans, concrete driveways, front lawns, and trees. Prices ranged from \$15,995 to \$20,995.¹⁶ The four building plans display very little exterior details. Pardee designed these homes to offer an "Expand-a-Plan" feature, which allowed owners to increase the size of their home without major structural changes. Pardee did not name the communities four models rather, they were advertised under the number of bedrooms they contained (Figure 4). Archival research failed to indicate any associated architects or builders for Pardee's Mira Mesa Homes neighborhood.

MIRA MESA HOMES

FOURTH UNIT NOW OPEN

 <p>Two Bedrooms</p> <p>\$15,995</p> <p>Low Down</p>	 <p>Two Bedrooms</p> <p>\$18,500</p> <p>Low Down</p>
 <p>Three Bedrooms</p> <p>\$19,950</p> <p>Low Down</p>	 <p>Four Bedrooms</p> <p>\$20,995</p> <p>Low Down</p>

Figure 4. Advertisement for Mira Mesa Homes from 1970 (SDU Jan. 4, 1970)

Residences in the Mira Mesa Homes neighborhood share the following general character-defining features:

- Tract Ranch style of architecture

¹⁶ SDU, "Mira Mesa Homes," *San Diego Union* (San Diego, CA), Jan. 4, 1970.

- Mass produced and economic materials
- Modestly sized and one-story in height
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mira Mesa Homes include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 2 provides a breakdown of all model types identified as a result of the reconnaissance-level survey of the Mira Mesa Homes neighborhood.

Table 2. Identified Models within Map ID#1: Mira Mesa Homes (1969-1970)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A – Mira Mesa Homes</i></p>  <p>Example: 8590 Hebrides Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 2 bedroom unit, smallest model available, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Inset pilasters on main elevation • Exterior end chimney • Centered entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation

Table 2. Identified Models within Map ID#1: Mira Mesa Homes (1969-1970)




Model and Photograph	Model Information	Character-Defining Features
<p>Model B – Mira Mesa Homes</p>  <p>Example: 8606 Hebrides Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 2 bedroom unit, distinguished by hipped roof section, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Gable and hipped roof sections • Inset pilasters on main elevation • Optional exterior end chimney • Centered entry point sheltered by roof overhang, archway at entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation
<p>Model C – Mira Mesa Homes</p>  <p>Example: 8677 Pagoda Way (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedroom units, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Cross gabled • Exposed rafter tails • No visible chimney • Recessed entry point, slightly offset • Board and batten detailing or stucco • Attached single car garage • Tilt up garage door • Concrete driveway • Simple exterior ornamentation
<p>Model D – Mira Mesa Homes</p>  <p>Example: 8912 Pagoda Way (Google 2022)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 2 or 3 bedroom unit, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled with a simple, front gabled porch • No visible chimney • Slightly offset entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation


Table 2. Identified Models within Map ID#1: Mira Mesa Homes (1969-1970)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E – Mira Mesa Homes</p>  <p>Example: 10361 Gold Coast Place (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedroom units, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Cross gabled • No visible chimney • Slightly offset entry point • Large arch covering the walkway to main entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Cutout in the roofline above the walkway to main entry point • Simple exterior ornamentation
<p>Model F – Mira Mesa Homes</p>  <p>Example: 8654 Hebrides Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedroom units, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Irregular plan • Cross Gabled, Double Front Facing Gables • Exterior end brick chimney • Centered entry point • Partially enclosed central courtyard/walkway leading to main entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Exposed rafter tails • Simple exterior ornamentation

3.4.1.2 Map ID #4: Mira Mesa North (1971-1983)

Pardee's Mira Mesa North community (Figure 3, Map ID #4) developed soon after Mira Mesa Homes and was also constructed in phases, resulting in multiple sub-sections of the community. These sections are primarily located in the western and northern sections of Mira Mesa. The boundaries can loosely be described as Harlow Terrace to the north, Keoki Street to the west, Backer Road to the south, and Westonhill Drive to the east.

Pardee's Mira Mesa North development offered two-, three-, and four-bedroom plans some with two bathrooms and two-car garages. In 1971, the homes were priced from \$16,995 with VA and FHA financing available. Similar to the company's Mira Mesa Homes development, the models offered the popular "Expand-a-Plan" feature, which allowed for rear additions to the building without having to make any structural changes. The homes featured indoor-outdoor kitchens, ceramic tile counters, a pass-through window for outdoor service, and built-ins. Optional features included a fireplace, dishwasher, and shake roofs. Included in the price were a planted front lawn with a tree. Each home offered a separate laundry space, custom light fixtures, Pullman bathrooms with ceramic tile, family-sized water heater, and formal entries with a large guest closet.¹⁷ Pardee did not name the community's four models rather, in advertisements they are listed under their bedroom amount (Figure 5). Archival research did not reveal an architect or builder for Pardee's Mira Mesa North development.



MIRA MESA *North*
New Unit Now Open

For young marrieds on the go. If you love sun and sand, plus the excitement of a major city, come home to Mira Mesa North. You're 10 minutes from magnificent beaches, less than 15 minutes from downtown San Diego.

The location is pure pleasure. And so are the homes. They're constructed of frame and stucco, with carpeting in the living rooms, halls and master bedrooms. You have the added convenience of an enclosed laundry room. Most models have optional fireplaces. And every Mira Mesa North home has front, side and rear lawns with tree. Expand-a-Plan feature is available, too.

At Mira Mesa North, you get the most out of life and the most for your money at the same time. In San Diego's new growth community of Mira Mesa Verde. See you soon. 2, 3, 4 bedrooms. VA, FHA terms.

\$17,995 to \$23,975
From

Figure 5. Advertisement for Mira Mesa North from 1971 (SDU Aug. 15, 1971)

¹⁷ SDU, "Mira Mesa Opening Continues," *San Diego Union* (San Diego, CA), Jan. 17, 1971.

Residences in the Mira Mesa North neighborhood share the following general character-defining features:

- Contemporary or Tract Ranch architectural styles
- Mass produced and economic materials
- Modestly sized and one-story in height
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled, multi gables, or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mira Mesa North include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Mira Mesa North developed only one year after the success of Pardee's Mira Mesa Homes development and as a result, many of the company's earlier plan models were reused in this development. These include Models A, C, and F. Mira Mesa Home's Model A, the two-bedroom model with a rectangular plan and Model F, the cross gable plan with double front facing gables remained largely the same in amount of ornamentation and major character-defining features. Model A was constructed less frequently in Mira Mesa North due to its small size and very simple exterior, while Model F continued to be utilized throughout the newer sections of the development. Mira Mesa Home's Model C, which is characterized by its cross-gable roof and L-shaped plan underwent some changes in the Mira Mesa North development. The most obvious change was the extensive amount of exterior ornamentation that this plan offered, including: exposed rafter tails, half timbering, prominent louvered vent with projecting surround in the gable above the garage, and a three-part window with a prominent frame. These details are emblematic of the trend of Pardee neighborhoods to offer residences with more exterior ornamentation in order to keep their developments attractive to new homeowners. Mira Mesa North's development spanned over ten years forcing Pardee to continue innovating; the result was a variety of new exterior options to established Models A, C, and F. Table 3 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the Mira Mesa North neighborhood.

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Mira Mesa North</p>  <p>Example: 10888 Esmond Court (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Multi front gabled • Wooden eave detailing • Exterior end chimney • Offset entry point • Stucco and horizontal wood exterior cladding • Attached two car garage • Tilt up garage door • Concrete driveway • Optional elements include: prominent louvered vent with projecting surround in the gable above the garage, horizontal wood boards in gable end, exterior end chimney, three part window with prominent decorative window frame
<p>Model B – Mira Mesa North</p>  <p>Example: 10806 Whitehall Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Irregular plan • Multi front gabled • Entry walkway sheltered by roof overhang from garage • Optional exterior end chimney • Offset entry point • Mixed exterior materials with horizontal wood boards in eaves and stucco on main body of the house • Attached single or two car garage • Tilt up garage door • Concrete driveway • Optional elements include: third decorative gable over walkway

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)

Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Mira Mesa North</p>  <p>Example: 7914 Port Royal Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 2 or three bedroom unit, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Cross gabled • Roof overhang shelters main entry point • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Optional elements include: exposed rafter tails, half timbering, prominent louvered vent with projecting surround in the gable above the garage, three part window with prominent frame
<p>Model D – Mira Mesa North</p>  <p>Example: 8181 Elston Place (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Modified T shape in plan • Side gabled • Roof overhang creates an integral walkway to main entry point • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Simple exterior ornamentation
<p>Model E – Mira Mesa North</p>  <p>Example: 10865 Deering Street (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Irregular plan • Cross gabled, double front facing gables • Partially enclosed central courtyard/walkway leading to main entry point • Exterior end chimney • Centered entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Optional elements include: exposed rafter tails

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)




Model and Photograph	Model Information	Character-Defining Features
<p>Model F – Mira Mesa North</p>  <p>Example: 8116 Elston Place (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Gable/hipped roof with a gable on hip above the garage • Roof overhang shelters main entry point • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Optional elements include: vertical wood details in gable above the garage, mimics board and batten
<p>Model G – Mira Mesa North</p>  <p>Example: 10866 Whitehall Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 2 bedroom model, “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled roof • Roof overhang shelters main entry point • Inset pilasters on main elevation • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)

Model and Photograph	Model Information	Character-Defining Features
<p>Model H – Mira Mesa North</p>  <p>Example: 7871 New Salem Street (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: “Expand-a-Plan” feature</p>	<ul style="list-style-type: none"> • L shape in plan • Cross gable roof with a repeated front gable • Roof overhang shelters main entry point with squared column support • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Optional elements include: prominent louvered vent with projecting surround in the gable above the garage, angled wood boards in gable end, exterior end chimney, three part window with prominent frame

3.4.1.3 Map ID #12: Colony Homes (1979)

Pardee’s Colony Homes development (Figure 3, Map ID #12) is located in the center of Mira Mesa, just northeast of Mira Mesa Community Park and Mira Mesa Community Park North. The development’s boundaries are Via Colonia to the north, Gard Street to the west, Westmore Road to the south, and Westons Hill Drive to the east.

The Colony Homes development was a 168-unit condominium development community, which mirrored successful Pardee condominium developments in Las Vegas, Nevada and Camarillo, Texas. The condominium homes were marketed as affordable housing to first-time homebuyers, offering homes for \$66,000 to 69,000, at a time when the average new home price was closer to \$98,000. Plans offered two- and three-bedrooms with one-and-a-half or two bathrooms. Ten unique elevations were offered utilizing four floor plans, laid out in duplex styles. Pardee named the plan 1, two bedroom models 1AR, 1CR, 1BR, 1DR and the plan 2, three bedroom models 2A, 2B, 2C, 2D, 2E, and 2F. Each half of a duplex also featured a one-car garage and a covered area adjoining the garage to serve as carport or patio. Rear and side yards were fenced, but seeded by a site manager, and watered with sprinkler systems. The interior selling features included wall-to-wall carpeting, master bedrooms, vinyl asbestos tile in multiple rooms, mirrored wardrobes, and sliding glass doors to private outdoor spaces, as well as convenient kitchen features such as gas ranges, ovens, dishwashers, garbage disposals, and double sinks. Additional features included Pardee’s “Savings-Plus Energy Plan” which featured energy-saving features such as climate control, venting, dual-glazed windows, energy saving appliances and water conserving plumbing fixtures, among other things (Figure 6).¹⁸ Archival research did not reveal an architect or builder for Pardee’s Colony Homes development.

¹⁸ SDU, “Colony Homes,” Oct. 21, 1979.

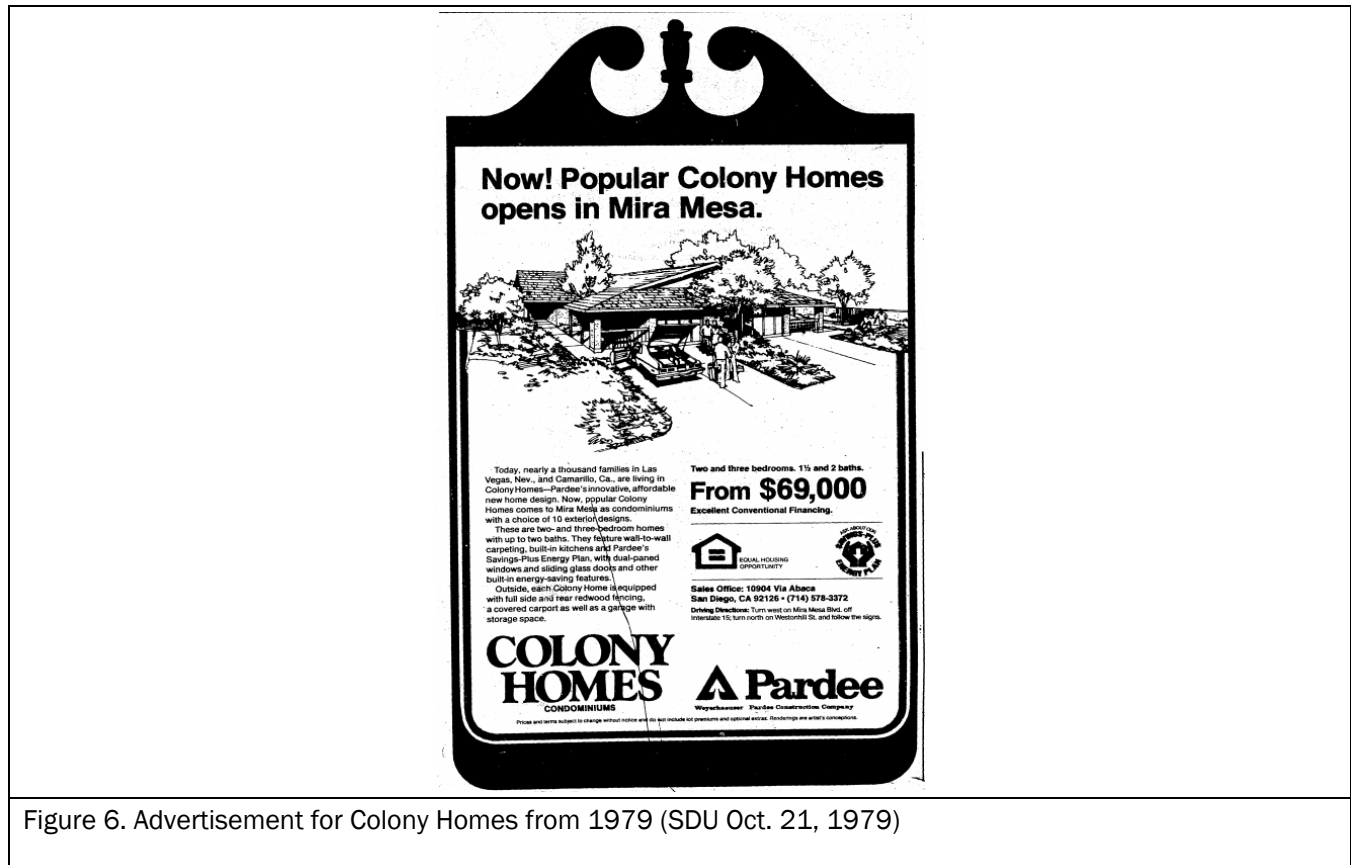


Figure 6. Advertisement for Colony Homes from 1979 (SDU Oct. 21, 1979)

Residences in the Colony Homes neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Duplexes
- Mass produced and economic materials
- 1 story in height
- T-plans
- Covered or sheltered entries
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages and carport for each duplex unit
- Multiple cladding types per model: Stucco, horizontal board, board-and-batten, and wood shingle all Stucco and various types of wood cladding (T1-11 faux vertical board plywood, horizontal board, board-and-batten; angled board)
- Multiple, customizable roofline options for most models (hipped, jerkinhead, front gable, asymmetrical gable, gable-on-hip, or side gable)
- Private, fenced backyards for each duplex unit

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Colony Homes include the following:

- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Replacement cladding
- Gating or partially enclosing the carport/patio shelter

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey effort, Colony Homes' models are distinguished by both number of bedrooms and whether a building was a duplex or single family residence, creating three total models. Table 4 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the Colony Homes neighborhood.

Table 4. Identified Models within Map ID#12: Colony Homes (1979)


Model and Photograph	Model Information	Character-Defining Features
<p>Model 2B – Colony Homes</p>  <p>Example: 10972-10974 Via Banco (Google 2020)</p>	<p>Builder: Pardee Construction Company</p> <p>Architect: Unknown</p> <p>Type: Duplex</p> <p>Model Details: 3 bedroom, 2 bathroom plan, available in customizable variations, based on roofline</p>	<ul style="list-style-type: none"> • T shape in plan • Cross-gabled • Offset entry point • Stucco and various styles of wood board exterior cladding • One attached single car width garage per duplex half • One sheltered carport/patio incorporated under roof slope; other sheltered carport/patio has own, different pitched roof covering • Roll up garage door • Concrete driveway • Simple exterior ornamentation

Table 4. Identified Models within Map ID#12: Colony Homes (1979)

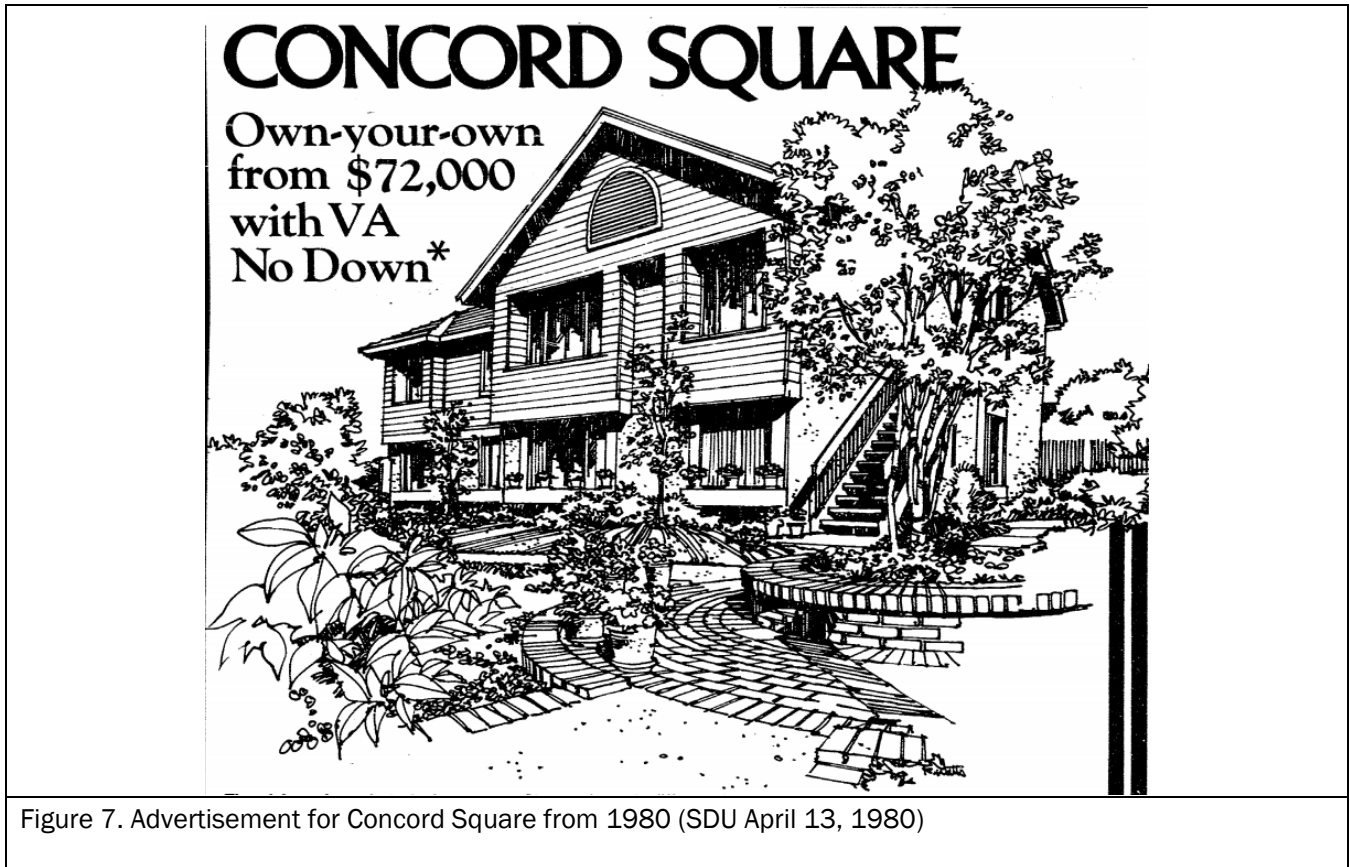
Model and Photograph	Model Information	Character-Defining Features
<p>Model 1DR – Colony Homes</p>  <p>Example: 10966-10968 Via Abaca (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Duplex</p> <p>Model Details: 2 bedroom, 1.5 bathroom Plan, available in customizable variations, based on roofline</p>	<ul style="list-style-type: none"> • T shape in plan • Cross-gabled • Offset entry point • Stucco and various styles of wood board exterior cladding • One attached single car width garage per duplex half • One sheltered carport/patio incorporated under roof slope; other sheltered carport/patio has own, different pitched roof covering • Roll up garage door • Concrete driveway • Simple exterior ornamentation
<p>Model C – Colony Homes</p>  <p>Example: 8615 Garde Way (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Model Details: 2 bedroom, 1.5 bathroom plan, available in option five customizable variations, based on roofline</p>	<ul style="list-style-type: none"> • Rectangular in plan • Cross-gabled • Offset entry point • Stucco and wood exterior cladding • One attached single car width garage and one sheltered carport/patio incorporated under roof slope • Roll-up garage door • Concrete driveway • Simple exterior ornamentation

3.4.1.4 Map ID #13: Concord Square (1980)

Pardee's Concord Square development (Figure 3, Map ID #13) is located in the center of Mira Mesa, north of Mira Mesa Community Park. The development's boundaries are Hydra Lane to the north, Camino Ruiz to the west, Westmore Road to the south, and Summerdale Road to the east.

The Concord Square development was a condominium development community offered in the "New England Tradition." The condominiums advertised as borrowing from New England-style homes such as Cape Cod houses, but with a focus on indoor-outdoor living. Private yards were advertised for each duplex or triplex unit. Opening during a period of high interest rates for home loans, the developer, Pardee, offered almost a whole percent lower than the average interest rate for new home buyers as an incentive to buy. Six floorplans were available, as one-, two- and three-bedroom homes (Figure 7). Pardee did not typically name their building models rather listing them

as Plans 1 through 6, though various advertisements did not indicate which home was which plan. Community amenities such as patios, balconies, a swimming pool recreation area, winding paths, and landscaping were also marketed.¹⁹ Architects Lorimer-Case, AIA designed the development's residences. In 1980, the architecture firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders.²⁰



Residences in the Concord Square neighborhood share the following general character-defining features:

- Contemporary, New Traditional, with Cape Cod cottage style-detailing, and Millennium Mansion styles of architecture
- Multi-family houses
- Mass produced and economic materials
- 1.5-2.5 story in height
- Irregular plans
- Asymmetrical facades
- Sheltered entries

¹⁹ SDU, "Concord Square," *San Diego Union* (San Diego, CA), April 13, 1980.

²⁰ SDU, "Concord Square," *San Diego Union* (San Diego, CA), August 3, 1980.

- Private yards
- Concrete paths through landscaped communal spaces
- Detached carport in central parking area, separate from each unit
- Multiple cladding types per model: Stucco, horizontal board, board-and-batten, and wood shingle
- Multiple, complex rooflines on each model (combination of gable-ended, front-gabled, shed, multi-gabled; most models also have dormer roofs)

The Concord Square condominiums did not have any consistent or regularly observed alterations such as replacement cladding or windows. As such, it is possible to identify original models of homes. For the purposes of this survey, Concord Square models are distinguished by building size, plan, and roof shape. Table 5 provides a breakdown of all model types identified through the reconnaissance-level survey of the Colony Homes neighborhood.

Table 5. Identified Models within Map ID#13: Concord Square (1980)




Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Concord Square</p>  <p>Example: 8357 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Model Details: No additional information found on the model.</p>	<ul style="list-style-type: none"> • Rectangular in plan • Saltbox roof with mini gable details • Offset entry points • Sliding sash and fixed windows with flat board wood surrounds • Stucco and horizontal board cladding • Decorative vents, in narrow arch shape
<p>Model B – Concord Square</p>  <p>Example: 8353 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Model Details: No additional information found on the model.</p>	<ul style="list-style-type: none"> • Rectangular in plan • Front-gabled roof with mini gable and shed roof detailing • Offset entry points • Sliding sash, corner, and fixed windows with flat board wood surrounds • Stucco and wood shingle cladding • Overhanging jetty details at uppermost floor • Decorative vents, in narrow arch shape

Table 5. Identified Models within Map ID#13: Concord Square (1980)

Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Concord Square</p>  <p>Example: 8443 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Model Details: No additional information found on the model.</p>	<ul style="list-style-type: none"> • Square in plan • Front-gabled roof with mini gable and shed roof detailing • Offset entry points • Sliding sash, corner, and fixed windows with flat board wood surrounds • Overhanging jetty details at uppermost and second floors • Balconies with sliding glass door access • Stucco and horizontal wood board exterior cladding • Decorative vents, in narrow arch shape
<p>Model D – Concord Square</p>  <p>Example: 8455 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Model Details: No additional information found on the model.</p>	<ul style="list-style-type: none"> • Square in plan • Cross-gabled roof with mini gable and dormer roof detailing • Offset entry points • Sliding sash, corner, and fixed windows with flat board wood surrounds • Overhanging jetty details at uppermost and second floors • Stucco and horizontal wood board exterior cladding • Decorative vents, in narrow arch shape
<p>Model E – Concord Square</p>  <p>Example: 8421 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Model Details: No additional information found on the model.</p>	<ul style="list-style-type: none"> • T shape in plan • Cross gable roof with decorative mini gables • Offset entry points • Sliding sash, corner, and fixed windows with pronounced stucco surrounds • Stucco and wood shingle exterior cladding • Decorative vents, in narrow arch shape

Table 5. Identified Models within Map ID#13: Concord Square (1980)

Model and Photograph	Model Information	Character-Defining Features
<p>Model F – Concord Square</p>  <p>Example: 8462 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Model Details: No additional information found on the model.</p>	<ul style="list-style-type: none"> • Rectangular in plan • Cross gable roof with large front-facing and rear facing gables • 1st and 2nd story entries located on side elevations • Sliding sash and fixed windows with wood-clad balconette details • Stucco, wood shingle, and horizontal wood board exterior cladding • Decorative vents, in narrow arch shape

3.4.1.5 Map ID #14: Parkdale (1981)

Pardee's Parkdale development (Figure 3, Map ID #14) is located in the southwestern section of Mira Mesa along Parkdale Avenue. The community's boundaries can loosely be described as Mira Mesa Boulevard to the north, Dabney Drive to the west, Northrup Drive to the south, and Hemphill Drive to the east. The southern portion of the community along Parkdale Avenue was built earlier than the northern portion of the community along Mira Mesa Boulevard.

Pardee's Parkdale community offered over 25 standard features including large family rooms, fireplaces, and energy saving features. The single family homes were constructed in four floorplans with three- and four-bedrooms, and one or two stories in height. Award-winning San Diego architects, Lorimer-Chase, AIA designed the buildings as affordable yet aesthetically appealing single family detached homes with prices starting at \$113,000. Interior features such as Plan Two's 10-foot-high dining room windows, Plan Three's step-down living room and dining area, and Plan Four's bonus upstairs room were advertised as sales incentives. Pardee advertised that Parkdale homes reflected in the quality of the home the dollar amount invested. Pardee also noted that while other San Diego developers were using cheaper materials, the Parkdale development was able to keep prices low while maintaining a higher quality of materials.²¹ Pardee did not typically name their building models rather listing them as Plan One through Four. Several advertisements reveal that there were A and B versions of some of the plans, allowing for further versatility in the number of stories and bedrooms (Figure 8).²²

²¹ SDU, "Parkdale," *San Diego Union* (San Diego, CA), Mar. 8, 1981.

²² SDU, "...beats Penasquitos prices!" *San Diego Union* (San Diego, CA), Nov. 10, 1983.

**The sooner, the better:
your best home-buying tactic today.**

PARKDALE



Plan 1 is a three-bedroom home with two full baths, a large living room and dining area and separate family room with fireplace. A garden entry welcomes you to this 1,580-sq. ft. home.



Plan 2 features a dramatic formal dining room, open stairway and informal eating "nook" next to the kitchen. This 1,825-sq. ft. home has three bedrooms and two-and-a-half baths.



Plan 3 has an elegant foyer, including a grand sweeping stairway, a step-down living room and dining area, as well as a family room with a built-in wet bar. This four bedroom home has 2,059 sq. ft.



Plan 4 offers a special "bonus" room upstairs in addition to its spacious living areas downstairs. This 2,328 sq. ft., four bedroom home features a raised oval tub in the master bedroom suite.

Figure 8. Advertisement for Parkdale from 1981 (SDU March 8, 1981)

Residences in the Parkdale neighborhood share the following general character-defining features:

- Tract Ranch, Contemporary, Millennium Mansion, and New Traditional styles of architecture
- Mass produced and economic materials
- 1-2 stories in height
- Complex roofs
- Covered or sheltered entries
- Uniform setback from the street
- Concrete driveways
- Attached garages, both single-width and double-width
- Multiple cladding types per model: Stucco, horizontal board, board-and-batten, and wood shingle all represented
- Multiple, customizable roofline options for most models (hipped, jerkinhead, front gable, or side gable)
- Private, fenced yards

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Parkdale include the following:

- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Replacement cladding
- Removing sunroof/pergola features
- Enclosing entry alcove or covered walkway to entrance

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, Parkdale models are identified by their plan numbers which correspond to published model plans. Only one model, Model E, did not fall into one of the four standard plans. Table 6 provides a breakdown of all of the model types identified through the reconnaissance-level survey of the Parkdale neighborhood.

Table 6. Identified Models within Map ID#14: Parkdale (1981)


Model and Photograph	Model Information	Character-Defining Features
<p>Plan 1 – Parkdale</p>  <p>Example: 7786 Gaston Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 bedroom, 2 bath, 1,580-sq. ft., available in customizable variations, based on different cladding types</p>	<ul style="list-style-type: none"> • U shape in plan • Cross gabled, double front-facing gables • Punched sunroof over entry • Exterior end chimney • Partially obscured entry point • Stucco, horizontal wood, or board-and-batten cladding or combination cladding • Attached single car garage • Tilt up garage door • Concrete driveway

Table 6. Identified Models within Map ID#14: Parkdale (1981)



Model and Photograph	Model Information	Character-Defining Features
<p>Plan 2 – Parkdale</p>  <p>Example: 10605 Adcock Lane (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 bedroom, 2.5 bath, 1,825-sq. ft., available in customizable variations, based on different cladding types</p>	<ul style="list-style-type: none"> • L shape in plan • Saltbox roof with multiple front-facing hipped or gabled roofs • Inset pilasters on main elevation • Exterior end chimney • Offset, 1.5-story entry point • Double door with transom • Stucco, horizontal wood, board-and-batten, shingle cladding or some combination • Attached double car garage • Wrapping, hipped roof over garage • Tilt up garage door • Concrete driveway • Half-timbering detailing
<p>Plan 3 – Parkdale</p>  <p>Example: 7750 Gaston Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 4 bedroom, 2.5 bath, 2,059-sq. ft., available in customizable variations, based on different cladding types</p>	<ul style="list-style-type: none"> • L shape in plan • Complex roof • Asymmetrical façade • Exterior end chimney • Offset, 1.5 story entry point • Double doors with rectangular transom window • Combination of stucco cladding, horizontal wood, wood shingles, board-and-batten cladding • Brick veneer as accent material • Attached single car garage • Concrete driveway • Simple exterior ornamentation

Table 6. Identified Models within Map ID#14: Parkdale (1981)

Model and Photograph	Model Information	Character-Defining Features
<p>Plan 4 – Parkdale</p>  <p>Example: 7848 Dancy Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 4 bedroom, 2.5 bath, 2,328-sq. ft., available in customizable variations, based on different cladding types</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof • Asymmetrical façade • Exterior end chimney • Offset, entry point • Arcaded, L-shaped walkway leading to main entry point • Combination of Stucco, horizontal wood, shingle, brick veneer cladding • Attached double car garage • Concrete driveway • Overhanging oriel window in second floor • Decorative lunette vent in front-facing gable
<p>Model E – Parkdale</p>  <p>Example: 10508 Dabney Drive (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different cladding types</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof • Asymmetrical façade • Exterior end chimney • Offset, covered entry point, oriented 90 degrees from the main elevation • Combination of stucco, horizontal wood, shingle, brick veneer cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Overhanging oriel window in second floor • Decorative lunette vent in front-facing gable

3.4.1.6 Map ID #16: Casa New Salem I and II (1982)

Pardee's Casa New Salem I and II development (Figure 3, Map ID #16) is a multi-unit apartment housing development located in the center of Mira Mesa, north of Mira Mesa Community Park and San Diego Public Library Mira Mesa Branch building. Casa New Salem is bordered by Westmore Road to the north, Camino Ruiz to the west, New Salem Street to the south, and the Villas community to the east.

The Casa New Salem I and Casa New Salem II developments were marketed as apartments, rather than condominiums from Pardee Construction Company, opening in 1982. An architect for Casa New Salem was not named in any of the advertisements or literature available. Two-unit types were offered: 1 bedroom apartments beginning at \$460/month and 2 bedroom apartments from \$520/month. All units came with the enclosed balcony or patio. The apartments were marketed with “luxury features” including carpeting, drapes, dishwasher, air conditioning, refrigerator, and storage area. Community features included a communal laundry area, pool, and spa.²³

Residences in the Casa New Salem I and II neighborhood share the following general character-defining features:

- New traditional style with Spanish Colonial Revival detailing style of architecture
- Mass produced and economic materials
- 2 stories in height
- Front gable roof and red clay tile shed sections
- Sheltered entries
- Sheltered, private balconies and patios per unit
- Separate parking lots
- Stucco exterior cladding

In addition to shared character-defining features, a pattern of similar alterations was made on an individual unit basis, though the building as a whole remains largely unaltered. Examples of consistently observed alterations throughout Casa New Salem include the following:

- Balcony railing or fence replacement
- Window and sliding glass door replacement
- Pull-down sun-shades or awnings added to balconies

Despite the level of alterations seen throughout the individual units, it is possible to identify original models of homes. For the purposes of this survey, Casa New Salem models are identified by their plan numbers when available, by number of bedroom and bathroom plans, or by building plan and shape. Table 7 provides a breakdown of all of the model types identified through the reconnaissance-level survey of The Villas and Casa New Salem neighborhood.

²³ SDU, “Grand Opening Casa New Salem Apartments,” *San Diego Union* (San Diego, CA), Aug. 29, 1982.

Table 7. Identified Models within Map ID#16: Casa New Salem (1982)


Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Casa New Salem</p>  <p>Example: 10805 Camino Ruiz (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Multi-family residence</p> <p>Variations on Model: 16-plex</p>	<ul style="list-style-type: none"> • Rectangular in plan • Combination flat and multiple M-roofs, clad with red clay tile • Pergola/punched sunroof section on both short sides • Irregular facades, with varying projecting and recessed wall planes • Sheltered, 2-story entry to units long and short sides; grouped for four units • Sheltered, inset, private balconies or patios on long sides only • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

Table 7. Identified Models within Map ID#16: Casa New Salem (1982)



Model and Photograph	Model Information	Character-Defining Features
<p><i>Model B – Casa New Salem</i></p>  <p>Example: 8395 Westmore Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Multi-family residence</p> <p>Variations on Model: 8-plex</p>	<ul style="list-style-type: none"> • Irregular plan • Combination flat and multiple M-roofs, clad with red clay tile • Pergola/punched sunroof section on both short sides • Irregular facades, with varying projecting and recessed wall planes • Various types of sheltered, 2-story entry to units employed: 1) on corners, grouped for two entries, with 2-story wood support post, and 2) grouped by 4 in the center of an elevation • Sheltered, inset, private balconies or patios on long sides only • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

Table 7. Identified Models within Map ID#16: Casa New Salem (1982)

Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Casa New Salem</p>  <p>Example: 8385 Westmore Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Unknown</p> <p>Type: Multi-family residence</p> <p>Variations on Model: 8-plex</p>	<ul style="list-style-type: none"> • Rectangular in plan • Combination flat and multiple M-roofs, clad with red clay tile • Pergola/punched sunroof section on both short sides • Irregular facades, with varying projecting and recessed wall planes • Sheltered, 2-story entry to units long and short sides; grouped for four units • Sheltered, inset, private balconies or patios on long sides only • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

3.4.1.7 Map ID #19: The Villas (1983)

Pardee's The Villas development (Figure 3, Map ID #19) is a multi-unit condominium housing development located in the center of Mira Mesa, north of Mira Mesa Community Park and San Diego Public Library Mira Mesa Branch building. The Villas are bordered by Westmore Road to the north, Camino Ruiz to the west, New Salem Street to the south, and Mira Mesa Community Park to the east.

The Villas were originally marketed as "The Villas at Westmore" and comprised a 118-dwelling condominium development offered by Pardee Construction Co in 1983. The condominiums were designed by long-time Pardee collaborators, Lorimer-Case, AIA.²⁴ The Villas development offered three floor plans, named simply Plan 1, Plan 2, and Plan 3. Plan 1 was a studio unit and came with the community standards of a gas range and oven, private patio or balcony, air conditioning, separate dedicated carport, and community amenities such as a heated pool and spa, communal laundry facilities, and landscaping. Plan 2 was a 1 bedroom/1 bath unit, and Plan 3 was a 2 bedroom/2 baths unit and offered additional amenities such as a dishwasher. Plan 3 also offered two master bedroom suites, promoting shared ownership of the Plan 3 units. The condominium units were relatively affordable for the period, ranging from \$42,500 for the studio units to \$52,000 and higher for the 1- and 2-bedrooms (Figure 9).²⁵

²⁴ SDU, "New! From \$52,000," *San Diego Union* (San Diego, CA), June 6, 1983.

²⁵ SDU, "On The Market," *San Diego Union* (San Diego, CA), June 26, 1983.

NEW! From \$52,000!

Preview Showing

10.125%^{INTEREST}

10.435%*

ANNUAL PERCENTAGE RATE

Typical transaction. Plan 2. Sales price: \$52,000. Loan amount: \$49,400. Down payment: \$2,600. 252 consecutive principal and interest monthly installments at \$438.09 each for the first four (4) years, increasing by three percent (3%) per year for the next seven (7) years, ranging from a low of \$451.23 in the fifth (5th) year to a high of \$538.79 in the eleventh (11th) year and remaining at \$538.79 for the last ten (10) years, plus homeowner association fee and impounds for taxes.

Kiss your rent receipts good-bye.

If you've been renting . . . or waiting for the right time to buy . . . or thought you couldn't afford a new home . . . come see the Villas at Westmore. These are brand-new condominiums in Mira Mesa.

The Villas have today's most wanted features: gas range and oven • dishwasher (Plans 2 and 3) • spacious patio or balcony • air conditioning • carport • heated pool • spa • laundry facilities • beautiful landscaping. Choose from three floorplans — studio, one bedroom one bath and two bedrooms-two baths. Plan 3 has two master bedroom suites to accommodate share ownership.

Don't let this opportunity to buy a new condominium pass you by. Come to the Villas today and let us show you how you can quit renting and own your own home.

From La Jolla and beach areas: I-5 to La Jolla Village Drive to Miramar Road and turn left on Camino Ruiz. Right on Westmore. From I-15: take Mira Mesa Blvd. to Camino Ruiz, turn right and then right on Westmore.

*The interest rate, annual percentage rate and other terms shown in this ad were effective on 6/23/83. Such rates and terms are subject to change at any time after 6/23/83 as to any income earned on this advance. The rates and terms at close of any income earned on this advance may be higher than the rates and terms stated in this ad. Prices, rates and terms are subject to change without notice and to prior sale on or after deadline for this edition, and do not include lot premiums and optional extras. Rescheduling is subject to a non-refundable fee.

the Villas

AT WESTMORE

8471 Westmore Road • San Diego, California 92126 • (619) 566-1020

Figure 9. Advertisement for Villas New Salem from 1983 (SDU June 26, 1983)

Residences in The Villas neighborhood share the following general character-defining features:

- New traditional with Spanish Colonial Revival detailing style of architecture
- Mass produced and economic materials
- 2 stories in height
- Flat roofs with parapets and red clay tile shed sections
- Sheltered entries
- Sheltered, private balconies and patios per unit
- Separate parking lots
- Stucco exterior cladding

In addition to shared character-defining features, a pattern of similar alterations has been made on an individual unit basis, though the building as a whole remains largely unaltered. Examples of consistently observed alterations throughout The Villas include the following:

- Balcony railing or fence replacement
- Window and sliding glass door replacement
- Pull-down sun-shades or awnings added to balconies

Despite the level of alterations seen throughout the individual units, it is possible to identify original models of homes. For the purposes of this survey, The Villas models are identified by their plan numbers when available, by number of bedroom and bathroom plans, or by building plan and shape. Table 8 provides a breakdown of all of the model types identified through the reconnaissance-level survey of The Villas neighborhood.

Table 8. Identified Models within Map ID#19: The Villas (1983)




Model and Photograph	Model Information	Character-Defining Features
<p>Plan 1 – The Villas</p>  <p>Example: 8474 Westmore Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Variations on Model: studio plans, 8-plex</p>	<ul style="list-style-type: none"> • Rectangular in plan • Flat roof with parapet and red-tile clad shed sections • Sheltered entry to units long side, with stucco, concrete and metal stair for upper units • Sheltered, inset balconies or patios on short side • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration
<p>Plan 2 – The Villas</p>  <p>Example: 8492 New Salem Street (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Variations on Model: 1 bedroom, 1 bath plans, 8-plex</p>	<ul style="list-style-type: none"> • Rectangular in plan • Flat roof with parapet and red-tile clad shed sections • Sheltered entry to units' long side, with stucco, concrete and metal stair for upper units • Sheltered, inset balconies or patios on short side • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

Table 8. Identified Models within Map ID#19: The Villas (1983)

Model and Photograph	Model Information	Character-Defining Features
<p>Plan 3 – The Villas</p>  <p>Example: 8481 Westmore Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer- Case, AIA</p> <p>Type: Multi-family residence</p> <p>Variations on Model: 2 bedroom, 2 bath, 8-plex</p>	<ul style="list-style-type: none"> • Rectangular in plan • Flat roof with parapet and red-tile clad shed sections • Sheltered entry to units' long side, with stucco, concrete and metal stair for upper units • Sheltered, inset balconies or patios on short side • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

3.4.1.8 Map ID #25: Concord Villas (1987-1988)

Pardee's Concord Villas development (Figure 3, Map ID #25) is located in the center of Mira Mesa, north of Mira Mesa Community Park and Mira Mesa Community Park North. The development's boundaries are Hydra Lane to the north, Pardee's Concord Square housing development to the west, Westmore Road to the south, and Garde Street to the east.

The Concord Villas development, also called "Heritage," was a condominium development community, in-between two earlier Pardee housing developments. Heritage offered 400 one and two-bedroom condominium homes, priced between \$62,200 and \$88,550, with the first phase completed in 1987. The condominiums were designed by Lorimer-Case, AIA in a "traditional California Style," featuring voluminous ceilings and an abundance of natural light.²⁶ Two distinct plans were offered, a one-bedroom and one bathroom at 568 square feet and a two-bedroom and two bathroom at 873 square feet, each with a private patio or balcony. The condominiums also offered built-in appliances such as dishwashers and gas ranges, air conditioners, with vinyl flooring and carpeting, unit storage and laundry areas offered as standard services (Figure 10). Two communal pool and spa areas were also offered, maintained by a homeowner's association. Homeowner's fees were a modest \$100 per month.²⁷

²⁶ LAT, "Sales Pass Halfway Point at Heritage in Mira Mesa," *Los Angeles Times* (Los Angeles, CA), February 14, 1988.

²⁷ LAT, "Wide range of buyers attracted to low prices, Mira Mesa setting at Heritage," *Los Angeles Times* (Los Angeles, CA), October 4, 1987.





Figure 10. Advertisement for Concord Villas from 1988 (LAT Feb. 14, 1988)

Residences in the Concord Villas (Heritage) condominiums neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass produced and economic materials
- 2 stories in height
- 8 units per building
- Gabled and flat roof designs
- Sheltered, grouped entries
- Private balconies and patios

The Concord Villas (Heritage) condominiums did not have any consistent or regularly observed alterations such as replacement cladding or windows. As such, it is possible to identify original model condominiums. For the purposes of this survey, Concord Villas (Heritage) models are distinguished by square footage and number of bedrooms, and buildings distinguished by building size and plan. Table 9 provides a breakdown of all of the model types identified through the reconnaissance-level survey of the Concord Villas (Heritage) condominiums neighborhood.

Table 9. Identified Models within Map ID#25: Concord Villas (Heritage) (1987-1988)

Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Concord Villa (Heritage)</p>  <p>Example: 10970 Summerdale Way (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Variations on Model; 2 bed, 2 bath, 873-sq. ft.</p>	<ul style="list-style-type: none"> • Square in plan • Flat roof with shed and gable roof details on parapets, to give illusion of gabled roof • Sheltered entry to units on both “gable ends,” 4 per side • Sheltered, inset balconies on non-“gable ends,” 4 per side • Sliding sash windows with stucco and flat board surrounds throughout • Stucco and horizontal wood board cladding • Decorative vents, in narrow arch shape
<p>Model B – Concord Villa (Heritage)</p>  <p>Example: 8510 Summerdale Road (Google 2020)</p>	<p>Builder: Pardee Home Builders</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Multi-family residence</p> <p>Variations on Model; 1 bed, 1 bath, 568-sq. ft.</p>	<ul style="list-style-type: none"> • Rectangular in plan • Flat roof with shed and gable roof details on parapets, to give illusion of gabled roof • Sheltered entry to units on both “gable ends,” 4 per side • Sheltered, inset balconies on non-“gable ends,” 4 per side • Sliding sash windows with stucco and flat board surrounds throughout • Stucco and horizontal wood board cladding • Decorative vents, in narrow arch shape

3.4.2 A.J. Hall Corporation (1964-2000s) Developments

In 1964, Alvin J. Hall founded the A.J. Hall Corporation in San Diego. The A.J. Hall Corporation developed condominium complexes in Southern California throughout the 1960s and 1970s. The company incorporated “open space” in their plans and clustered buildings in order to make an attractive arrangement of homes and green belts. Trees and topography played a large role in the master-planning of the company’s developments, which in turn created privacy, view framers, and aesthetics.²⁸ The company was particularly active in the 1970s with the construction of Mount La Jolla in 1970, Mesa Village in Mira Mesa in 1972, and Beachwalk in Huntington Beach in 1975. The A.J. Hall Corporation appears to have dissolved in the early 2000s.

3.4.2.1 Map ID #5: Mesa Village (1972)

The A.J. Hall Corporation’s Mesa Village (Figure 3, Map ID #5) was the company’s only development in Mira Mesa. The multi-family development was constructed within the same year resulting in continuity and a master-planned community feeling. The community’s boundaries can be described as Hillery Drive to the north, Westonhill Drive to the west, Flanders Drive to the south, and Rickert Road and the Walker Elementary School and Neighborhood Park to the east.

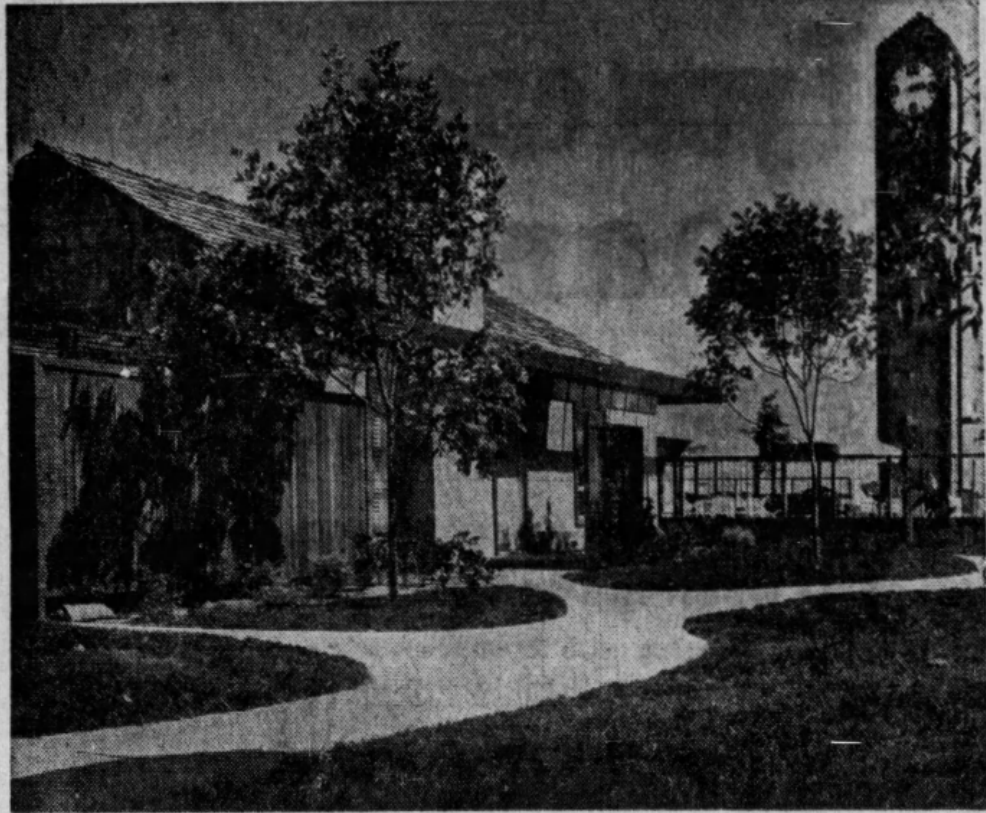
The A.J. Hall Corporation’s Mesa Village was developed as a single family condominium cluster-home development. Constructed in 1972, the 538-unit community offered six basic model designs with two to four bedrooms and one, one and one-half bathrooms. The smallest home available was 932 square feet and priced between \$22,950 and \$23,250 in 1973. The largest model was 1,765 square feet and priced between \$31,000 and \$32,750 in 1973.²⁹ Daniel Nick Salerno and Associates from San Diego designed the buildings and Robert Van Roekel developed the design concept from Redlands. In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project.³⁰ The award was presented by the Pacific Coast Builders Conference. The company incorporated “open space” in Mesa Village’s plans and clustered buildings in order to make an attractive arrangement of homes and green belts. Trees and topography played a large role in the master planning of the company’s developments, which in turn created privacy, view frames, and aesthetics.³¹ The community featured multiple community amenities including two recreation centers with swimming pools, the Mesa Village Park, and the pedestrian Village Trail (Figure 11).

²⁸ Maxwell C. Huntoon Jr., “California Goes to Market: Case History No. 2,” *House & Home* 41, no. 5 (May 1972): 86.

²⁹ TA, “3rd Phase of Project Started,” *Times-Advocate* (Escondido, CA), Feb. 18, 1973.

³⁰ LAT, “Grand Awards,” *Los Angeles Times* (Los Angeles, CA), June 4, 1972.

³¹ Maxwell C. Huntoon Jr., “California Goes to Market: Case History No. 2,” *House & Home* 41, no. 5 (May 1972): 86.



Grand Award, cluster or innovative housing projects. A. J. Hall Corp., San Diego, for The Village in Mira Mesa, San Diego.

Figure 11. Article for Mesa Village from 1972 (LAT June 4, 1972)

Residences in the Mesa Village neighborhood share the following general character-defining features:

- Tract Ranch style of architecture
- Mass produced and economic materials
- Modestly sized and one-story, one and a half, or two-stories in height
- Uniform setback from the street
- Carports
- Minimal exterior ornamentation
- Accessed by walkway and shared driveway
- Simple rooflines that are side gabled or multi side gabled

In addition to shared character-defining features, a pattern of similar alterations has been made on an individual unit basis, though the building as a whole remains largely unaltered. Examples of consistently observed alterations throughout Mesa Village include the following:

- Replacement windows
- Security doors added
- Reroofing

Despite the level of alterations seen throughout the individual units, it is possible to identify original models of homes. For the purposes of this survey, Mesa Village models are identified by their plan numbers when available, by number of bedroom and bathroom plans, or by building plan and shape. Table 10 provides a breakdown of all model types identified through the reconnaissance-level survey of Mesa Village neighborhood.

Table 10. Identified Models within Map ID#5: Mesa Village (1972)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Mesa Village</p>  <p>Example: 9012 Caminito Vera (Google 2020)</p>	<p>Builder: A.J. Hall Corporation Architect: Daniel Nick Salerno and Associates Type: Single family residence Variations on Model: 2 bedrooms, one and one-half stories</p>	<ul style="list-style-type: none"> • L shape in plan • Side gabled • Exterior end chimney • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Attached carport • Accessed from walkway and shared driveway • Minimal exterior ornamentation
<p>Model B – Mesa Village</p>  <p>Example: 10511 Westonhill Drive (Google 2020)</p>	<p>Builder: A.J. Hall Corporation Architect: Daniel Nick Salerno and Associates Type: Single family residence Variations on Model: 2 or 3 bedrooms, one and one-half stories</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Exterior end chimney • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Accessed from walkway and shared driveway • Minimal exterior ornamentation

Table 10. Identified Models within Map ID#5: Mesa Village (1972)





Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Mesa Village</p>  <p>Example: 8817 Caminito Pollo (Google 2020)</p>	<p>Builder: A.J. Hall Corporation Architect: Daniel Nick Salerno and Associates Type: Single family residence Variations on Model: 2 or 3 bedrooms, one story</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Exterior end chimney • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Attached carport • Accessed from walkway and shared driveway • Minimal exterior ornamentation
<p>Model D – Mesa Village</p>  <p>Example: 9197 Hillery Drive (Google 2020)</p>	<p>Builder: A.J. Hall Corporation Architect: Daniel Nick Salerno and Associates Type: Single family residence Variations on Model: 2 or 3 bedrooms, one story</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Exterior chimney clad in horizontal wood boards or stucco on main elevation • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Attached carport • Accessed from walkway and shared driveway • Exposed beams at gable end • Minimal exterior ornamentation

Table 10. Identified Models within Map ID#5: Mesa Village (1972)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E – Mesa Village</p>  <p>Example: 10504 Caminito Westchester (Google 2020)</p>	<p>Builder: A.J. Hall Corporation Architect: Daniel Nick Salerno and Associates Type: Single family residence Variations on Model: 3 or 4 bedrooms, one and two stories</p>	<ul style="list-style-type: none"> • Irregular in plan • Multiple side gabled • Exterior chimney clad in horizontal wood boards on main elevation • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Exposed beams at gable end • Accessed from walkway and shared driveway • Minimal exterior ornamentation
<p>Model F – Mesa Village</p>  <p>Example: 9045 Hillery Drive (Google 2020)</p>	<p>Builder: A.J. Hall Corporation Architect: Daniel Nick Salerno and Associates Type: Single family residence Variations on Model: 2 or 3 bedrooms, one story</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Exterior chimney clad in horizontal wood boards on main elevation • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Attached carport • Accessed from walkway and shared driveway • Minimal exterior ornamentation

3.4.3 The Fieldstone Company (1981- present) Developments

Founded in 1981, the Fieldstone Company, one of the Fieldstone Group of Companies, acquired, managed, and developed communities in Southern California, Texas, and Utah ranging in size from small housing developments to large master-planned communities with attached townhomes and detached single family homes.³² The company's co-founders Peter Ochs and Keith Johnson utilized a concept called "partnering," where employees and subcontractors are treated as associates. Through this management technique, Ochs and Johnson asked their subcontractors to share ideas on how to build a better home. Resulting in the Fieldstone Company gaining a reputation of the most ethical and cooperative builders in the industry. Throughout the 1980s and 1990s, the company constructed 19 residential developments in Southern California including Rancho Santa Margarita, Mission Viejo, Irvine, Fullerton, Placentia, Cypress, Chula Vista, Carlsbad, and Temecula. The company's headquarters was located in Irvine. In 1993, Fieldstone made headlines for defaulting on a \$150-million loan for a 2,300-acre community in La Costa, this along with going into default on several construction loans made the company's future questionable.³³ After two years of catching up to its land holdings, the company began building new homes again in 2011 and continues to construct homes primarily in Utah.

3.4.3.1 Map ID #15: Canyon Country (1982)

The Fieldstone Company's Canyon Country development (Figure 3, Map ID #15) is located in the northwestern section of Mira Mesa. The community's boundaries can loosely be described as Calle Cristobal to the north, Canyon Hill Lane to the west, New Salem Street to the south, and Canyon Point Court to the east. The community was built in several smaller sections and on the north and south of a canyon.

The Fieldstone Company's Canyon Country development in 1982 totaled 459 homes and became one of Fieldstone's most enduring success stories. The homes were offered with three- or four-bedrooms and two to three baths in a single-level or two-story plan of approximately 1,400 to 1,900 square feet. Originally four floor plans were designed by the Orange, California based architecture firm Hales-Langston Inc.³⁴ Over time the plans were expanded and exterior ornamentation and variance in the rooflines were used to distinguish homes within this neighborhood. The architecture firm Hales-Langston, AIA designed Canyon Country. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under \$135,000 for its Canyon Country development in Mira Mesa at the 1982 SAM (Sales & Marketing Awards).³⁵ The community was named after the views of Lopez Canyon offered by many of the properties. In 1982, the Canyon Country homes were selling for about \$70 a square foot while the usual rate for San Diego real estate at the time was \$100 a square foot. Upon the community's opening, the homes were so popular that people camped out the night before to get in line. "They're big houses, they're beautiful, they've got a great view, and they're inexpensive," stated Mike Dennis the second person to sign up for the purchase of a Canyon Country home.³⁶ Fieldstone did not name the community's models rather, they named them after the number of bedrooms and number of stories offered (Figure 12).

³² Fieldstone Homes, "Fieldstone Re-Establishes Its Presence in the Southern California Homebuilding Market with Four New Developments," accessed Apr. 16, 2020, <https://www.globenewswire.com/news-release/2011/01/10/1255985/0/en/Fieldstone-Re-Establishes-Its-Presence-in-the-Southern-California-Homebuilding-Market-With-Four-New-Developments.html>.

³³ Debora Vrana, "Fieldstone: Residential Builder," *Los Angeles Times* (Los Angeles, CA), Oct. 9, 1994.

³⁴ LAT, "Fieldstone to Build on Success at Canyon Country," *The Los Angeles Times* (Los Angeles, CA), Jan. 18, 1987.

³⁵ SDU, "Design," *San Diego Union* (San Diego, CA), October 24, 1982.

³⁶ Barbara O'Neil, "Line Forms Early for 'Inexpensive' Houses," *San Diego Union* (San Diego, CA), July 17, 1982.



Residences in the Canyon Country neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and New Traditional with Neo-Spanish Colonial Revival detailing styles of architecture
- Mass produced and economic materials
- One or two stories in height
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages
- Mix of cladding materials, usually stucco, wood and brick or stone veneer
- Multiple, customizable roofline options per model
- Minimal exterior decoration

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Canyon Country include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Partially enclosed front courtyard

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters, as model numbers or names were not available for the Canyon Country developments. Table 11 provides a breakdown of all model types identified through the reconnaissance-level survey of the Canyon Country neighborhood.

Table 11. Identified Models within Map ID#15: Canyon Country (1982)


Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Canyon Country</p>  <p>Example: 7450 Canyon Breeze Drive (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Hales-Langston, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none">• L shape in plan• Complex roof with hipped, shed, and gabled components• Exterior end chimney• 1.5 story, recessed entry with double doors and large transom and single, articulated pilaster• Upper story window dormer• Mixed material cladding: Stucco or horizontal wood board, with brick detailing• Attached single car garage• Bay window on front elevation• Concrete driveway• Lacks exterior ornament

Table 11. Identified Models within Map ID#15: Canyon Country (1982)



Model and Photograph	Model Information	Character-Defining Features
<p>Model B – Canyon Country</p>  <p>Example: 7343 Canyon Peak Lane (Google 2020)</p>	<p>Builder: Fieldstone Company Architect: Hales-Langston, AIA Type: Single family residence Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Exterior end chimney • Roof overhang creates an integral walkway to main entry point; with support column • Front elevation window is a corner window • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornament
<p>Model C – Canyon Country</p>  <p>Example: 7245 Crow's Nest Ln (Google 2020)</p>	<p>Builder: Fieldstone Company Architect: Hales-Langston, AIA Type: Single family residence Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • T shape in plan • Cross-gabled • Exterior end chimney • Roof overhang creates a partial-width integral porch, with two support pillars • Double doors • Bay window • Stucco exterior cladding; horizontal wood board cladding in front-facing gable • Attached single car garage • Tilt up garage door • Concrete driveway • Brick or stone veneer exterior ornament

Table 11. Identified Models within Map ID#15: Canyon Country (1982)




Model and Photograph	Model Information	Character-Defining Features
<p>Model D – Canyon Country</p>  <p>Example: 7426 Rock Canyon Dr (Google 2020)</p>	<p>Builder: Fieldstone Company Architect: Hales-Langston, AIA Type: Single family residence Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Side gabled roof • Inset pilasters on main elevation • Offset, sheltered entry point • Stucco exterior cladding • Double door • 2nd story window centered, in a projecting window surround • Attached single car garage • Concrete driveway • Brick veneer detailing
<p>Model E – Canyon Country</p>  <p>Example: 7604 Flower Meadow Dr (Google 2020)</p>	<p>Builder: Fieldstone Company Architect: Hales-Langston, AIA Type: Single family residence Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof with gabled and shed components • Exterior end chimney • Covered, offset entry point • Single door with lunette transom • Symmetrical window placement on the second floor • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Decorative, stylized metal grate over vent in front gable

Table 11. Identified Models within Map ID#15: Canyon Country (1982)

Model and Photograph	Model Information	Character-Defining Features
<p>Model F – Canyon Country</p>  <p>Example: 11541 Windy Ridge Way (Google 2020)</p>	<p>Builder: Fieldstone Company Architect: Hales-Langston, AIA Type: Single family residence Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • Irregular plan • Front-gabled roof • Exterior end chimney • Covered, offset entry point with arched vestibule • Stucco exterior cladding • Attached single car garage • Concrete driveway • Decorative stucco relief vent (round or arched) in garage gable end • Decorative wing wall extending from garage side elevation

3.4.3.2 Map ID #20: Mesa Ridge (1984)

The Fieldstone Company's Mesa Ridge development (Figure 3, Map ID #20) is located in the northeastern section of Mira Mesa. The community's boundaries can loosely be described as Hawkeye Way to the north, Dauntless Street to the west, Spitfire Road to the south, and Spitfire Road to the east. The community was built entirely by 1984. The community is accessed by Westview Parkway, which leads to an oval shaped series of roads including Dauntless Street, Hawkeye Way, and Spitfire Road.

Grading for Fieldstone Company's Mesa Ridge development began in 1983 as a 73-acre site. The community included 215 three- and four-bedroom homes built on 5,000-square-foot lots.³⁷ Mesa Ridge Homes were sized from 1,090 to 1,806 square feet and offered five single-level and two-story plans. Prices ranged from \$104,500 to \$132,990 in 1985. The community's architects were the same firm that designed Fieldstone's Canyon Country community, Hales-Langston, AIA. The models included extras such as a wood-burning fireplace, decorator selected lighting fixtures and carpeting, spacious family rooms, and master suites with separate dressing areas. The kitchens included continuous-clean ovens, dishwashers, disposals, hand-finished oak cabinets, and tile countertops. All the plans had enclosed two-car garages with interior access. ³⁸ The community became so popular and sold so quickly that Fieldstone used three of the most popular floorplans from Mesa Ridge for their Mesa Ridge-Peñasquitos community in Rancho Peñasquitos, which opened in 1986.³⁹ Fieldstone did not name the communities models rather, they named them after the number of bedrooms and number of stories offered (Figure 13).

³⁷ SDU, "Mesa Ridge," *San Diego Union* (San Diego, CA), Apr. 24, 1983.

³⁸ LAT, "Free Washer and Dryer Offered as Valentine Gift by Mesa Ridge," *The Los Angeles Times* (Los Angeles, CA), Jan. 27, 1985.

³⁹ LAT, "Mesa Ridge-Penasquitos Nears Sell-Out; Only Five Homes Left," *The Los Angeles Times* (Los Angeles, CA), Feb. 16, 1986.

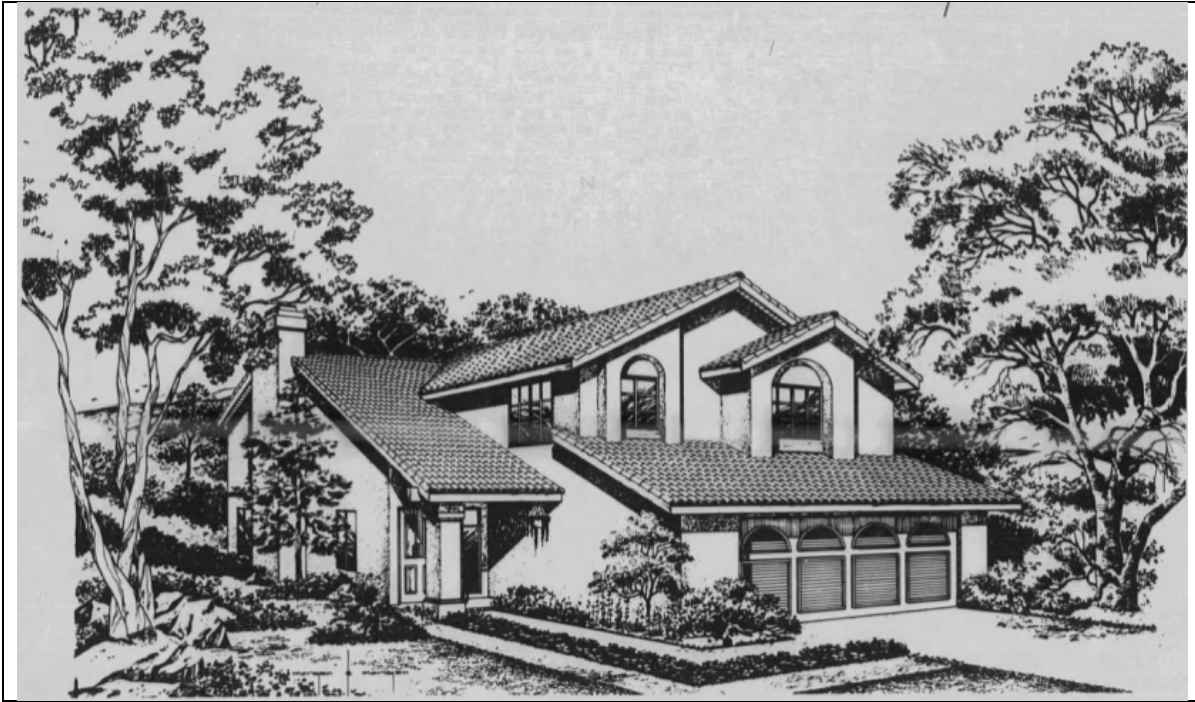


Figure 13. Advertisement for Mesa Ridge from 1984 (LAT Jan. 26, 1984)

Residences in the Mesa Ridge neighborhood share the following general character-defining features:

- Contemporary and New Traditional with Neo Spanish Colonial Revival and Tudor Revival detailing styles of architecture
- Mass produced and economic materials
- One to two stories in height
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages
- Mix of cladding materials, usually stucco, wood, and brick or stone veneer
- Multiple, customizable roofline options for most models
- Minimal decoration

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mesa Ridge include the following:

- Adding or removing decorative elements (trim, half-timbering, etc.)
- Reroofing
- Replacement windows

- Replacement entry doors, including the addition of security doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters, as model numbers or names were not available for the Mesa Ridge developments. Table 12 provides a breakdown of all model types identified through the reconnaissance-level survey effort of the Mesa Ridge neighborhood.

Table 12. Identified Models within Map ID#20: Mesa Ridge (1984)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Mesa Ridge</p>  <p>Example: 11480 Avenger Road (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Hales-Langston, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • Rectangular in plan • Side gabled • Roof overhang creates an integral walkway to main entry point • Front elevation window is Bay window, with brick sill detailing • Stucco exterior cladding; with some brick veneer • Attached single car garage • Concrete driveway • Lacks exterior ornament
<p>Model B – Mesa Ridge</p>  <p>Example: 9867 Tomcat Place (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Hales-Langston, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Cross gabled • Exterior end chimney • Centered entry point • Stucco, brick, and stone veneer exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Wood half-timbering detail in front facing gable

Table 12. Identified Models within Map ID#20: Mesa Ridge (1984)




Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Mesa Ridge</p>  <p>Example: 11543 Hawkeye Way (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Hales-Langston, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Cross-gable roof • Inset pilaster on main elevation • Exterior end chimney • Garage roof overhang creates an integral walkway to main entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Wood half-timbering detail in front facing gable (when present), around garage and front door
<p>Model D – Mesa Ridge</p>  <p>Example: 11550 Phantom Lane (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Hales-Langston, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Complex roof with gabled and shed components • Exterior end chimney • Roof overhang shelters offset, main entry point • 2nd story window is centered on gable, with wood surround • Stucco or horizontal wood board cladding • Attached single car garage • Off center garage door • Concrete driveway • Large decorative vent in gable end (arched) • Prominent stucco pilaster details if stucco cladding

Table 12. Identified Models within Map ID#20: Mesa Ridge (1984)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E – Mesa Ridge</p>  <p>Example: 11590 Phantom Lane (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Hales-Langston, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Complex roof with saltbox, gabled and shed components • 1st story window has is a bay window in mini gable • 2nd story window is offset in mini gable • Offset, 1.5 story entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Decorative vent in gable end (arched, round)

3.4.3.3 Map ID #27: Canyon Mesa/ Canyon Ridge (1989)

The Fieldstone Company's Canyon Mesa/Canyon Ridge development (Figure 3, Map ID #27) is located in the northwest section of Mira Mesa. The community's boundaries can loosely be described as Norcanyon Way to the north, Prairie Wood Drive to the west, Los Sabalos Street to the south, and Camino Ruiz to the east. The community was built starting at its southern tremulous, Los Sabalos Street and continued north across Calle Cristobal to its northern most tremulous Norcanyon Way.

The Fieldstone Company's Canyon Mesa/Canyon Ridge development is located within the Mirador Park area of Mira Mesa. The Berkus Group Architects designed the buildings in a Contemporary architectural style. The community offered three- to five-bedrooms, two to three baths, and two- to three-car garages. Three one and two-story floor plans ranged in size from 1,679 to 2,252 with prices starting at \$226,990 in 1990. Interior amenities included dining rooms, wood-burning fireplaces with gas-lighters, ceramic-tile entryways, skylights, built-in plant shelves, garden windows, bay window nooks, and interior laundry rooms. Standard with each home was a front-yard landscaping with sprinklers and full fencing.⁴⁰ Sales of the homes in this development were beyond the expectations of Fieldstone, which was partially attributed to its location overlooking Los Peñasquitos Canyon Preserve. Additionally, the community was central to the major freeways, schools, parks, and other public facilities.⁴¹ Fieldstone did not name the community's models rather, they named them after the number of bedrooms and number of stories offered (Figure 14).

⁴⁰ LAT, "New Canyon Ridge Homes in Mira Mesa Priced from \$226,990," *The Los Angeles Times* (Los Angeles, CA), June 17, 1990.

⁴¹ LAT, "Fieldstone Reports Sales Brisk at Firm's 3 Projects at Mirador Park near Mira Mesa," *The Los Angeles Times* (Los Angeles, CA), May 14, 1989.



Canyon Ridge homes are one of several Fieldstone developments in the new community of Mirador Park.

Figure 14. Advertisement for Canyon Mesa/Canyon Ridge from 1989 (LAT May 14, 1989)

Residences in the Canyon Mesa/Canyon Ridge neighborhood share the following general character-defining features:

- Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing styles of architecture
- Mass-produced and economic materials
- 1-2 stories in height
- Covered entries
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages for one-story models, double width garages for two-story models
- Primarily stucco cladding
- Multiple, customizable roofline options for most models
- Simple exterior ornamentation

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Canyon Mesa/Canyon Ridge include the following:

- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Side and rear additions
- Adding enclosed entries, gates, or courtyard walls

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters, as model numbers or names were not available for the Canyon Mesa/Canyon Ridge developments. Table 13 provides a breakdown of all model types identified through the reconnaissance-level survey of the Canyon Mesa/Canyon Ridge neighborhood.

Table 13. Identified Models within Map ID#27: Canyon Mesa/Canyon Ridge (1989)



Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Canyon Mesa/Canyon Ridge</p>  <p>Example: 11730 Thomas Hayes Ln (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Berkus Group Architects</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Multi-gabled roof • Exterior end chimney • Roof overhang creates sheltered main entry point • Stucco exterior cladding • Clay tile roof cladding • Attached single car garage • Concrete driveway • Tile detailing exterior ornament
<p>Model B – Canyon Mesa/Canyon Ridge</p>  <p>Example: 7845 Norcanyon Way (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Berkus Group Architects</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Multi-gabled roof • Asymmetrical front facade • Exterior end chimney • Centered entry point • Stucco exterior cladding • Clay tile roof cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Palladian window and detailing

Table 13. Identified Models within Map ID#27: Canyon Mesa/Canyon Ridge (1989)




Model and Photograph	Model Information	Character-Defining Features
<p>Model C – Canyon Mesa/Canyon Ridge</p>  <p>Example: 7864 Norcanyon Way (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Berkus Group Architects</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • L shape in plan • Multi-gabled roof • Asymmetrical front facade • Exterior end chimney • Centered entry point • Tripartite windows with decorative 4-light transom over center window and prominent sill • Stucco exterior cladding • Clay tile roof cladding • Attached single car garage • Concrete driveway • Decorative garage gable vent
<p>Model D – Canyon Mesa/Canyon Ridge</p>  <p>Example: 11914 Thomas Hayes Ln (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Berkus Group Architects</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof with hipped, shed, and gabled components • Inset pilaster on main elevation • Exterior end chimney • Roof overhang creates an arcade walkway to main, offset entry point • Double door with transom • Stucco exterior cladding • Attached double car garage • Tilt up garage doors • Concrete driveway • Stylized column capital details

Table 13. Identified Models within Map ID#27: Canyon Mesa/Canyon Ridge (1989)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E – Canyon Mesa/Canyon Ridge</p>  <p>Example: 11864 River Rim Road (Google 2020)</p>	<p>Builder: Fieldstone Company</p> <p>Architect: Berkus Group Architects</p> <p>Type: Single family residence</p> <p>Variations on Model: available in customizable variations, based on different roof shapes</p>	<ul style="list-style-type: none"> • Irregular plan • Complex roof with hipped, shed, and gabled components • Asymmetrical front facade • Exterior end chimney • Offset, recessed entry point; angled 45 degrees to the street • 2nd story window in shaped stucco recess (arched, Palladian, square) • Stucco exterior cladding • Attached double car garage • Tilt up garage door • Concrete driveway • Simple exterior ornamentation

3.4.4 The Larwin Company (1948-2010s) Developments

Lawrence Weinberg founded the Larwin Company in 1948, the same year he graduated from UCLA. Initially Weinberg's projects were small, starting out constructing just four houses. By the 1950s, the company began building large tracts in Orange County, and throughout the Los Angeles area, including the San Fernando Valley. One of their larger projects was in Ventura County's Simi Valley, building a substantial portion of the city's post-World War II housing. By 1964, the Larwin Company had built about 10,000 houses. As housing trends changed in the late 1960s and 1970s, the company became a major developer of multi-family housing, including apartments, townhomes, and condominiums. In 1969, the company merged with the CNA Financial Corporation of Chicago, which allowed them the capital to expand into the San Diego and Bay Area housing markets. By 1971, Larwin communities averaged more than \$1 million in new home sales each week. The company, in addition to having major divisions in multi-family home building, offered financial services including mortgages banking and real estate investment trust management, recreational second home community development, and commercial and industrial property development.⁴² In the 1970s, the company also expanded outside of California, constructing projects in the Chicago area and two large tracts in Long Island, New York.⁴³ The Larwin Company continued to develop homes into as late as the early 2000s, including Mesa Verde in Los Angeles in 2006 before closing permanently in the mid-2010s.

3.4.4.1 Map ID #2: Encore (1970)

The Larwin Company's Encore development (Figure 3, Map ID #2) is located in the northeast and northwest section of Mira Mesa and developed in three sub-sections. The community's boundaries can loosely be described as

⁴² IPT, "Rebound in New Home Sales Seen by Larwin," *Independent Press-Telegram* (Long Beach, CA), Mar. 6, 1971.

⁴³ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

Menkar Road to the north, Montongo Street to the west, Libra Street to the south, and Black Mountain Road to the east.

The Larwin Company's Encore development was stated as being Mira Mesa's fastest selling development in 1970. The strong sales pace was attributed to extra building features, reasonable prices, and the recreation-oriented family-planned community. The residence's sizes ranged from three- to seven-bedrooms and one to two-stories with prices beginning at \$22,490 in 1971 with FHA and VA financing available. The buildings were offered in five floor plans with 20 separate exteriors in June 1970 and by July 1971 that had expanded to include six floor plans and 23 separate exteriors in total all designed by Stewart C. Woodard, A.I.A. The exterior elevations were designed to blend in with the environment with rough-sawn wood and steeply pitched rooflines, natural colors and wood stains were utilized, which harmonized with the surrounding canyon and hills.⁴⁴ The community was designed to include four neighborhood parks, each with its own "junior Olympic" swimming pool, wading pool, picnic area, and cabanas. The homes were advertised to include features such as garden view kitchens and family rooms, sliding glass patio doors, custom designed lighting fixtures, and patio pass-through bars for indoor-outdoor living. The community's plans could easily be expanded allowing young families to grow.⁴⁵ Larwin named the six plans, which included the Monterey (Figure 14), Spacemaster I, Westbury, Granada, Seville, and Carmel (Figures 15-16).

Residences in the Encore neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass produced and economic materials
- Modestly sized, one and two-story in height
- Uniform setback from the street
- Concrete driveways
- Single and double-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled, flat, or a combination of several
- Variety of floor plan model options available in multiple, customizable exterior stylings

⁴⁴ SDU, "Framing Begins on Encore Unit," *San Diego Union* (San Diego, CA), Nov. 7, 1971.

⁴⁵ SDU, "Larwin Starts Work on 102 Encore Homes," *San Diego Union* (San Diego, CA), June 28, 1970.

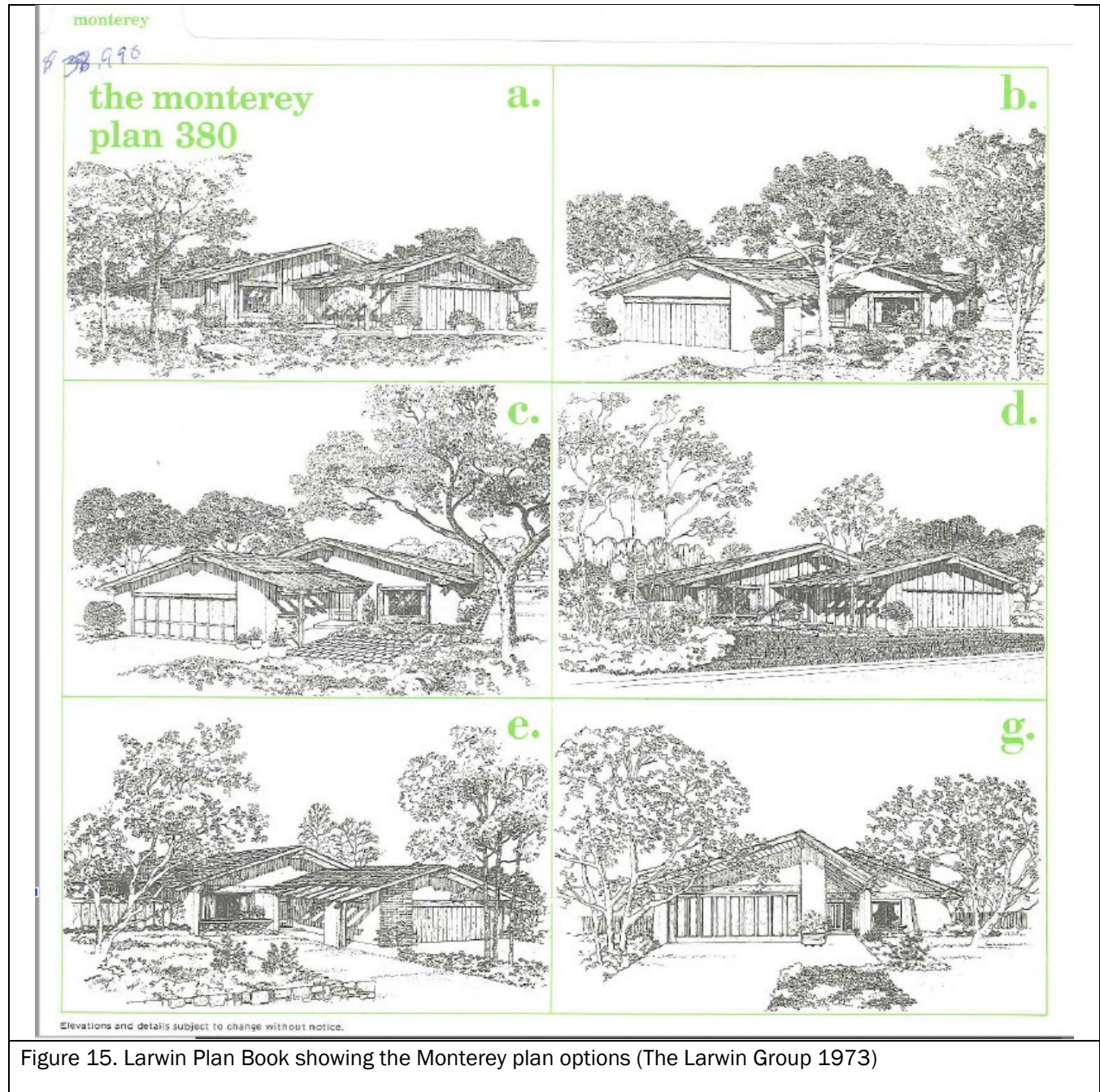
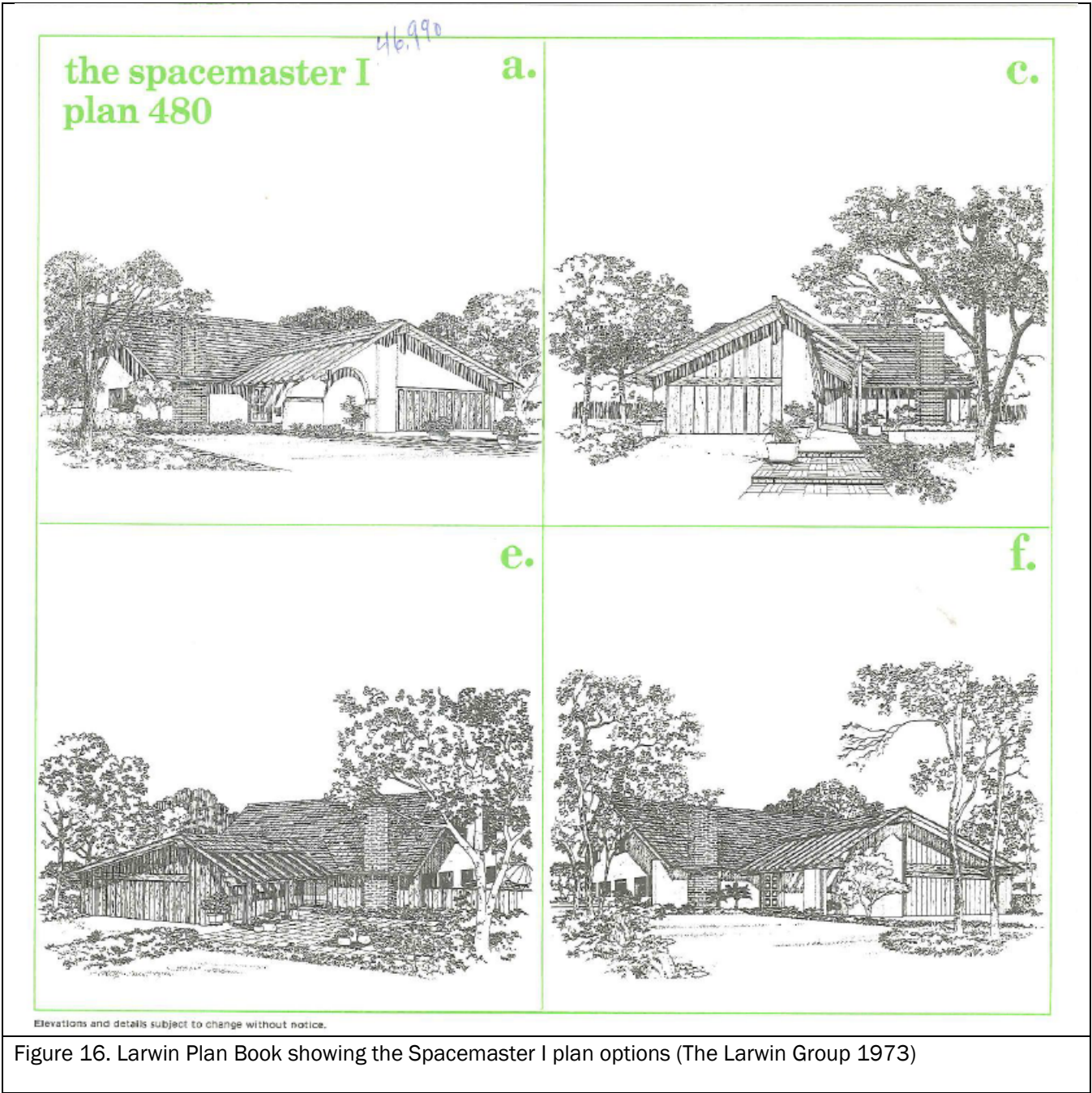


Figure 15. Larwin Plan Book showing the Monterey plan options (The Larwin Group 1973)



In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Encore include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building
- Entryway rafters altered/covered

Despite the level of alterations seen throughout the neighborhood, it is possible to identify many of the original models of homes designed by Stewart C. Woodard for the Larwin Company neighborhood. For the purposes of this survey, the different models are identified first by a model letter representative of the Larwin Company floor plan model name (Example: Model A “The Monterey Plan 380”). The Larwin Company offered multiple customizable variations of each floorplan model identified here-in with a model variation letter or style note. The model variation letters correspond to both known Larwin floor plans model variation offerings discovered during the course of research for this project, and also to unknown variations observed and identified during the course of survey. Table 14 provides a breakdown of all model types identified through the reconnaissance-level survey of the Encore neighborhood.

Table 14. Identified Models within Map ID#2: Encore (1970)


Model and Photograph	Model Information	Character-Defining Features
<p>Model A “The Monterey Plan 380” – Encore</p>  <p>Example: 8940 Capricorn Way (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: The Monterey Plan 380 A, B, D & G available in neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Multi front gabled roofline, gable pitch differs between variations • Exposed rafter tails • Exterior end chimney • Centered entry point • Entry walkway partially sheltered by exposed rafters extending from garage roof • Mixed exterior materials including stucco, horizontal wood siding and brick veneer • Attached dual car garage • Concrete driveway

Table 14. Identified Models within Map ID#2: Encore (1970)





Model and Photograph	Model Information	Character-Defining Features
<p>Model B “The Spacemaster I Plan 480”– Encore</p>  <p>Example: 9087 Penticton Way (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: Spacemaster I Plan 480 A & C, as well as variation with side-facing garage available in neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Cross gabled • Exposed rafter tails • Chimney on front elevation • Centered entry point • Entry walkway partially sheltered by exposed rafters extending from garage roof • Mixed exterior materials including horizontal wood boards, board and batten, and stucco • Attached dual car garage • Tilt up garage door • Concrete driveway • Optional arched entry to walkway
<p>Model C “The Westbury Plan 780”– Encore</p>  <p>Example: 8790 Capricorn Way (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: The Westbury Plan 780 A & C, as well as variation with set-back second story available in neighborhood</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Cross gabled • Inset pilasters on main elevation • Exposed rafter tails • Exterior end chimney • Centered entry point • Second story balcony shelters main entry point • Second story balcony is clad in solid stucco or wood • Stucco exterior cladding • Attached dual car garage • Concrete driveway • Lacks exterior ornament

Table 14. Identified Models within Map ID#2: Encore (1970)

Model and Photograph	Model Information	Character-Defining Features
<p>Model D “The Granada Plan 385” – Encore</p>  <p>Example: 8526 Schnepfe Drive (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: The Granada Plan 385 A is available in neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • One—story • Cross gable • Pilaster on front elevation • Exposed rafter tails and beam ends • Chimney located on front elevation • Stucco siding • Flared base • Attached single car width garage • Central entry point • Concrete driveway • Lacks exterior ornament
<p>Model E “The Seville Plan 585” – Encore</p>  <p>Example: 8824 Canis Lane (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: The Seville Plan 585 A & C available in neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • One—story • Double front facing gables and variation with single gable with intersecting flat roof over the garage • Pilasters on front elevation • Exposed rafter tails and beam ends • Central entry point • Stucco siding • Exterior end chimney • Flared base • Attached single car width garage (one variation features a flat roof) • Concrete driveway • Lacks exterior ornament
<p>Model F “The Carmel Plan 580” – Encore</p>  <p>Example: 8816 Canis Lane (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: The Carmel Plan 580 A & E available in neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Front gabled roofline, variations in gable pitch between types • Exposed rafter tails • Central entry point • Entry walkway partially sheltered by exposed rafters extending from garage • Visible side chimney • Attached dual car garage • Concrete driveway • Lacks exterior ornament

Table 14. Identified Models within Map ID#2: Encore (1970)

Model and Photograph	Model Information	Character-Defining Features
<p>Model G – Encore</p>  <p>Example: 8946 Libra Drive (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: No known variations within the neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • Complex roofline featuring a side gable and flat roof section above half of house and garage • Exposed entry walkway • Chimney located on front elevation • Stucco siding • Flared base • Attached dual car garage • Concrete driveway • Lacks exterior ornament
<p>Model H – Encore</p>  <p>Example: 8881 Arcturus Way (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: No known variations within the neighborhood</p>	<ul style="list-style-type: none"> • L shape in plan • Two-story • Multi-gabled • Central entry point • Entry walkway partially sheltered by exposed rafters extending from garage • Exterior end chimney • Vertical wood siding • Attached single car width garage

3.4.4.2 Map ID #3: Trend (1971)

The Larwin Company's Trend development (Figure 3, Map ID #3) is located in the northern section of Mira Mesa. The community was developed within a relatively short period of time so there is no variation in age within the community. The community's boundaries can loosely be described as Menkar Road to the north, Kelowna Road to the west, Duncan Court to the south, and Westonhill Drive to the east.

The Larwin Company's Trend development was the company's second community in Mira Mesa, following closely behind the success of the Encore development. In 1970, four decorated models were revealed for a preview opening celebration for Larwin's future 1,000 home Trend community. Architect Stewart C. Woodard, AIA who also served as Larwin's director of environmental design, designed the models. Trend offered 14 different exterior stylings in 1971 priced from \$18,990 with FHA, VA, and conventional financing available in two-, three- and four-bedrooms and one-story in height. The dwellings included the typical Larwin amenities of garden view kitchens and family rooms, custom-type cabinetry and lighting fixtures, and large master bedrooms. The patio homes featured extensive use of windows and sliding glass doors for indoor-outdoor living. In comparison to Larwin's Encore, Trend

was designed with budget-conscious families in mind with homes being both practical and comfortable.⁴⁶ The buildings were described as featuring a fresh California look with extensive use of glass and sliding glass doors and exteriors with rough sawn wood and heavy stucco textures (Figure 17).



Figure 17. Advertisement for Trend from 1971 (SDU May 2, 1971)

Residences in the Trend neighborhood share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass produced and economic materials
- Modestly sized, one and two-story in height
- Uniform setback from the street
- Concrete driveways
- double-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled, flat, or a combination of several
- Variety of floor plan model options available in multiple, customizable exterior stylings

⁴⁶ SDU, "Model Homes Unveiled at Huge Larwin Tract," *San Diego Union* (San Diego, CA), Nov. 8, 1970.

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Trend include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify many of the original models of homes designed by Stewart C. Woodard for the Trend neighborhood. For the purposes of this survey, the different models are identified first by a model letter. In some cases, the multiple customizable variations of each floorplan model offered by the Larwin Company are identified here-in also. The model variation letters correspond to both known Larwin floor plans model variation offerings discovered during archival research, and also to unknown variations observed and identified during the course of survey. Table 15 provides a breakdown of all model types identified through the reconnaissance-level survey of the Trend neighborhood.

Table 15. Identified Models within Map ID#3: Trend (1971)


Model and Photograph	Model Information	Character-Defining Features
<p>Model A – Trend</p>  <p>Example: 8673 Lepus Road (Google 2020)</p>	<p>Builder: The Larwin Company</p> <p>Architect: Stewart C. Woodard, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: three variations observed featuring different exterior stylings and rooflines.</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Double front facing gables • Exposed structural beams • Chimney on front elevation • Centered entry point • Stucco and vertical wood siding exterior cladding • Attached dual car garage • Concrete driveway • Lacks exterior ornament

Table 15. Identified Models within Map ID#3: Trend (1971)

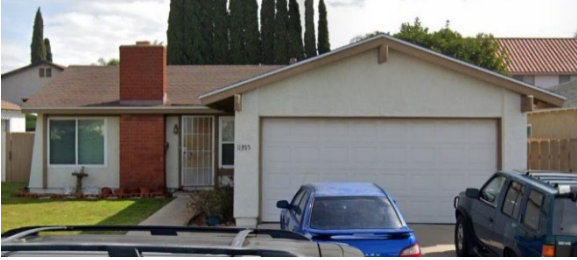





Model and Photograph	Model Information	Character-Defining Features
<p>Model B “The Granada Plan 385”– Trend</p>  <p>Example: 11355 Vela Drive (Google 2020)</p>	<p>Builder: The Larwin Company Architect: Stewart C. Woodard, AIA Type: Single family residence Variations on Model: two variations observed featuring a cross gable roof and another with a flat roof over garage</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Cross Gable (Variation with complex roofline featuring a side gable and flat roof section above half of house and garage) • Wide brick chimney located on front elevation • Centered entry point • Stucco and horizontal wood siding exterior cladding • Flared base • Attached single car garage • Concrete driveway • Lacks exterior ornament
<p>Model C – Trend</p>  <p>Example: 11350 Acrux Drive (Google 2020)</p>	<p>Builder: The Larwin Company Architect: Stewart C. Woodard, AIA Type: Single family residence Variations on Model: two variations observed featuring different rooflines over the garage</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Cross Gable (Variation with gable on hip roof over garage) • No visible chimney • Centered entry point • Exposed entry walkway • stucco and vertical board exterior cladding • Attached single car garage • Concrete driveway • Lacks exterior ornament
<p>Model D – Trend</p>  <p>Example: 11287 Acrux Drive (Google 2020)</p>	<p>Builder: The Larwin Company Architect: Stewart C. Woodard, AIA Type: Single family residence Variations on Model: one variation observed</p>	<ul style="list-style-type: none"> • L shape in plan • Two-story • Multi-gabled • Second story balcony • Entry walkway partially sheltered by exposed rafters extending from garage • Off-set entry point • Wide brick chimney on front elevation end • Combination board and batten and stucco siding • Attached single car width garage

Table 15. Identified Models within Map ID#3: Trend (1971)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E “The Seville Plan 585” – Trend</p>  <p>Example: 11307 Acrux Drive (Google 2020)</p>	<p>Builder: The Larwin Company Architect: Stewart C. Woodard, AIA Type: Single family residence Variations on Model: two variations observed featuring different exterior stylings</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Double front facing gables • Wood and stucco pilasters delineating bays • Centered entry point • Uncovered walkway leading to main entry point • Exterior end brick chimney (Variation with interior end chimney) • Stucco siding • Flared base • Attached single car width garage
<p>Model F – Trend</p>  <p>Example: 11342 Vela Drive (Google 2020)</p>	<p>Builder: The Larwin Company Architect: Stewart C. Woodard, AIA Type: Single family residence Variations on Model: one variation observed</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Four front facing gables • Exposed structural beam ends • Centered double-door entry point • Uncovered walkway leading to main entry point • Exterior end brick chimney • Stucco siding • Flared base • Attached single car width garage
<p>Model G – Trend</p>  <p>Example: 11296 Spica Drive (Google 2020)</p>	<p>Builder: The Larwin Company Architect: Stewart C. Woodard, AIA Type: Single family residence Variations on Model: one variation observed</p>	<ul style="list-style-type: none"> • L shape in plan • One-story and two-story • Multi-gabled • Central entry point • Entry walkway partially sheltered by second floor balcony • Vertical wood siding • No visible chimney • Attached single car width garage

3.4.5 Ponderosa Homes (1968-Present) Developments

Founded in 1968, the Irvine based homebuilding company had divisions in Irvine and San Diego. In 1970, Ponderosa Homes, Inc. was acquired by the Kaiser Aetna and Chemical Corporation and the Aetna Life and Casualty Company, which were heavily involved in Southern California land development.⁴⁷ That same year the company expanded into the apartment house field with a 190-unit garden complex in Anaheim. The company adopted a philosophy of “our homes are designed for day-to-day living with the family unit in mind,” and designed homes that people wanted to live in. Their large single family development in Mira Mesa, ParkWest, adopted a country-style informal type of living based off the feedback of families in the area.⁴⁸ The company served Southern California, as well as Santa Clara and San Ramon in Northern California and by 1981 had constructed more than 12,000 homes throughout the state. The company continues to build and develop single family homes with a branch office in Palm Desert.

3.4.5.1 Map ID #7: ParkWest (1972)

Ponderosa Homes’ ParkWest development (Figure 3, Map ID #7) is located in the northwest section of Mira Mesa. The community was developed within a relatively short period of time so there is no variation in age within the community. The community’s boundaries can loosely be described as Calle Nueva to the north, Blythe Road to the west, Hydra Lane to the south, and Camino Ruiz to the east.

Ponderosa began development of ParkWest by going out into the public and asking families what they want in a home, their philosophy was to design a home people wanted to live in and designed a “country-style informal type living.” The ParkWest models were offered in one and two-stories in three and four bedrooms and up to 2 ½ baths. In 1971, the homes were priced from \$23,295 to \$30,995 and ranged in size up to 2,050 square feet. Buyers of ParkWest homes could choose from 12 exterior elevations and four floor plans designed for active, growing families of moderate income. Interior features included the Ponderosa country kitchen, which combined the kitchen and family room, cathedral ceilings, patio-view windows walls, hardwood cabinets, and ceramic tile in showers and baths.⁴⁹ Exterior features include two-car garages opening on concrete driveways, completely fences rear yards. Archival research did not reveal the names of the ParkWest models rather they named them after the number of bedrooms and number of stories offered (Figure 18).

⁴⁷ TFB, “Kaiser Aetna Takes Over Homes Builder,” *The Fresno Bee* (Fresno, CA), Feb. 13, 1970.

⁴⁸ SDU, “Big Kitchens are Popular in ParkWest Development,” *San Diego Union* (San Diego, CA), Mar. 21, 1971.

⁴⁹ SDU, “Big Kitchens are Popular in ParkWest Development,” *San Diego Union* (San Diego, CA), Mar. 21, 1971.



PARKWEST/SAN DIEGO homes in the Mira Mesa area feature high vaulted ceilings, carpeting, fireplaces, and large windows in all homes.

Figure 18. Article for ParkWest from 1971 (SDU June 20, 1971)

Residences in the ParkWest neighborhood share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout ParkWest include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors

- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 16 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the ParkWest neighborhood.

Table 16. Identified Models within Map ID#7: ParkWest (1972)





Model and Photograph	Model Information	Character-Defining Features
<p>Model A – ParkWest</p>  <p>Example: 8208 Lapiz Drive (Google 2020)</p>	<p>Builder: Ponderosa Homes Developments</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedrooms; garage recessed and body of residence projects; front facing chimney centered or offset</p>	<ul style="list-style-type: none"> • Irregular in plan • one—story • Contemporary style • Multi front gabled roofline • Stucco with veneer (brick or stone) • Exposed rafter tails • Offset entry point • Double entry doors, sheltered by integral walkway • Exterior end chimney • Attached single car width garage
<p>Model B – ParkWest</p>  <p>Example: 10996 Avenida Del Gato (Google 2020)</p>	<p>Builder: Ponderosa Homes Developments</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedrooms; hipped, clipped gable, or front gable roof over garage</p>	<ul style="list-style-type: none"> • L shape in plan • One—story • Side gable roof in the main block of the house, gable on hip over the garage projection • Mixed materials such as board and batten in one section and brick veneer in another • Wood detailing in gable facing the street • Centered single door entry point • Stoop at entry point • No visible chimney • Attached single car width garage with tilt up door • Concrete driveway

Table 16. Identified Models within Map ID#7: ParkWest (1972)

Model and Photograph	Model Information	Character-Defining Features
<p>Model C – ParkWest</p>  <p>Example: 11312 Trebol Street (Google 2020)</p>	<p>Builder: Ponderosa</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedrooms; broad second story balcony</p>	<ul style="list-style-type: none"> • Irregular in plan • Two-story • Stucco with brick veneer • Complex roof with side gable version over the main block of the house and saltbox roof over the garage • Full balcony on second floor • Exterior end brick chimney • Centered entry point • Attached single car width garage
<p>Model D – ParkWest</p>  <p>Example: 11172 Nalco St. (Google 2020)</p>	<p>Builder: Ponderosa Homes Developments</p> <p>Architect: Unknown</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4 bedrooms; projecting windows on second story; two or three car garages</p>	<ul style="list-style-type: none"> • L shape in plan • Two-story • A-line gabled roofline • Stucco cladding with wood shingle details • Stucco pilasters delineate bays • Exposed rafter tails • Prominent louvered vent with a projecting surround in the gable above the garage • Single, off-set entry door • Roof overhang creates an integral walkway to main entry point • Exterior rear brick chimney • Attached single car width garage • Concrete driveway

3.4.6 Corky McMillin Company (1960-Present) Developments

At the age of 14, Macey L. McMillin Jr., also known as Corky, moved to Chula Vista with his family. After serving in the U.S. Army and the Air Force, Corky married Vonnie Leininger in 1953, and they began their own company in Bonita in 1960. The Corky McMillin Company (also known as Corky McMillin Homes) gradually expanded into small tract development then into master-planned communities. Eventually the company expanded to be a multi-state organization stretching as far east as Texas.⁵⁰ In 1968, Corky formed MLM Development and began work on their first large residential development, Bonita Glen. McMillin continued to form new companies, including McMillin Realty in 1972, to help owners sell their current homes. The company continued to develop medium and large-scale residential communities totaling 1,987 single family homes and 464 condominiums and townhomes in San Diego in the span of a decade. The 1986 development Bonita Long Canyon was the McMillin company's first complete master plan community with residences, a church, a community park, and a daycare center. The company continues to develop in San Diego, including the 1999 redevelopment of the Naval Training Center San Diego dubbed Liberty Station.⁵¹

3.4.6.1 Map ID #11: Mesa Woods (1977)

Corky McMillin Homes' Mesa Woods development (Figure 3, Map ID #11) is located in the eastern section of Mira Mesa. The community was developed within a relatively short period of time so there is no variation in age within the community. The community's boundaries can loosely be described as Mira Mesa Boulevard to the north, Westons Hill Drive to the west, Hillery Drive to the south, and Rickert Road to the east.

Corky McMillin Homes' Mesa Woods opened as a 95-unit \$7-million development with three to five bedroom homes priced from \$65,900 to \$79,000 in 1977. The architecture firm Lorimer-Chase, AIA designed the homes with a "rustic, woody look." The development looked to combine sensible design, solid construction, and all the contemporary conveniences that buyers wanted. The homes at Mesa Wood were planned to blend in with the surrounding natural environment and placed all utility lines below ground. There were three elevations for each of the four floor plans with exterior treatments including wood shakes and shingles, heavy exposed timbers, rough textured stucco, and cedar shake roofs. Innovative frontal design produced a dramatic variety of geometric protrusions and recesses with entries, windows, and planter boxes. The homes sizes ranged from 1,497 square feet to 2,111 square feet with masonry-faced fireplaces, vaulted ceilings in some models, oversize two-car garages with direct home access, and pre-wired telephone outlets and cable-TV hookups. Other interior elements included self-cleaning ovens, custom-quality finger-pull cabinets, and simulated marble in the bathrooms. Corky McMillin Homes' named the four floorplans designed especially for Mesa Woods the Sycamore priced at \$65,900, the Cedar priced at \$68,900, the Eucalyptus priced at \$74,900, and the Hickory priced at \$76,900 (Figure 19).⁵²

⁵⁰ SDUT, "Corky McMillin Obituary," *San Diego Union Tribune* (San Diego, CA), Sep. 27, 2005.

⁵¹ McMillin, "McMillin Legacy," updated Sep. 4, 2018. <https://www.mcmillin.com/journal/2018/9/4/mcmillin-legacy>.

⁵² LAT, "Sales to Open Sunday at Mesa Woods," *The Los Angeles Times* (Los Angeles, CA), Nov. 12, 1977.



Residences in the Mesa Woods neighborhood share the following general character-defining features:

- Contemporary or Ranch styles of architecture
- Mass produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages
- Articulated elevations with protruding bays
- Irregular window shapes, sizes, and placement

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mesa Woods include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors

- Replacement garage doors
- Additions to the rear of the building
- Removal of built in planter along front window

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 17 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the Mesa Woods neighborhood.

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)


Model and Photograph	Model Information	Character-Defining Features
<p><i>Model A –Mesa Woods</i></p>  <p>Example: 9023 Mesa Woods Ave (Google 2020)</p>	<p>Builder: Corky McMillin Homes</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 3 or 4-bedrooms, 3 elevation variations</p>	<ul style="list-style-type: none"> • L shape in plan • One-story • Side gabled roofline (One variation with a front facing gable detail) • Stucco with wood panel details • Recessed central entry point • Double entry doors (One variation features a cut away above the entry walkway, another features an arched doorway) • Built in planter along front window • Exterior end chimney • Attached single car width garage • Paneled tilt up garage door

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)



Model and Photograph	Model Information	Character-Defining Features
<p>Model B – Mesa Woods</p>  <p>Example: 8975 Cord Lane (Google 2020)</p>	<p>Builder: Corky McMillin Homes</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 4-bedrooms, 3 elevation variations</p>	<ul style="list-style-type: none"> • L in plan • One-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Mixed cladding materials including stucco, wood shingles and wood panel • Built in planter along front window • Centered single door entry point • No visible chimney • Attached single car width garage with paneled, tilt up garage door • Prominent louvered vents with a projecting surround in the gable above the garage • Concrete driveway
<p>Model C - Mesa Woods</p>  <p>Example: 9012 Chart House Street (Google 2020)</p>	<p>Builder: Corky McMillin Homes</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 4-bedrooms, 2 elevation variations</p>	<ul style="list-style-type: none"> • L in plan • One-story • Front multi-gabled roof (variation with hipped roof over garage) • Stucco cladding with shingle or wood panel/board detail • Built in planter below front window • Irregular shaped window over off-center entry point • Entry point protected by gable detail or pergola • Exterior rear chimney • Attached single car width garage

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)



Model and Photograph	Model Information	Character-Defining Features
<p>Model D – Mesa Woods</p>  <p>Example: 9071 Mesa Woods Avenue (Google 2020)</p>	<p>Builder: Corky McMillin Homes</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 4, 5, and 6 bedrooms, 2 elevation variations</p>	<ul style="list-style-type: none"> • L shape in plan • Two-story • A-line, multi- gabled roofline (Variation with hipped roof section above garage) • Articulated elevations with protruding bays over garage • Combination of stucco cladding with wood board details • Stucco pilasters delineate bays • Decorative wood panels surrounding fenestration • Protruding window surrounds of varying shapes and depths • Single, off-set entry door • Irregular window shapes and sizes on main elevation • No visible chimney • Attached single car width garage • Prominent louvered vent with a projecting surround in the gable above the garage • Concrete driveway

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)

Model and Photograph	Model Information	Character-Defining Features
<p>Model E – Mesa Woods</p>  <p>Example: 9005 Ticket Street (Google 2020)</p>	<p>Builder: Corky McMillin Homes</p> <p>Architect: Lorimer-Case, AIA</p> <p>Type: Single family residence</p> <p>Variations on Model: 4-bedrooms, 2 elevation variations</p>	<ul style="list-style-type: none"> • L shape in plan • Two-story • Multi-hipped roofline with shed roof section above main entry point • Articulated elevation with protruding bay over garage • Combination of stucco cladding with wood board details • Stucco pilasters delineate bays • Single, off-set entry door • Irregular window shapes, sizes, and placement on main elevation • No visible chimney • Attached single car width garage with paneled door • Concrete driveway

3.5 Notable Residential Architects

Research was conducted to identify architects for every master-planned community and housing development in the Mira Mesa CPA. Archival research, including review of historic newspapers, architecture magazines, and publications, was conducted for each architect. Architects were only researched when identified through archival research of the developers, master-planned communities, and the Mira Mesa CPA. After conducting an initial review of primary and secondary sources including newspaper articles and advertisements, AIA online resources, architecture publications, and local, state, and national architectural awards, architects could not be identified for every master-planned community. The architects found to have worked in the Mira Mesa CPA between the years 1969 and 1990 all frequently designed tract housing developments in the Southern California area. Multiple architects won awards including the Gold Nugget Award and SAM Awards (Sales & Marketing Awards). None of the architects were identified as being a “Master Architect” in the City of San Diego.⁵³ The communities in each of the architects select list of known works located within the Mira Mesa CPA are identified with an asterisk.

3.5.1 Daniel Nick Salerno and Associates (1960s- 1990s)

Dan Salerno was born in Los Angeles in 1930 and received a degree in architecture from University of Southern California in 1957 after retiring from the U.S. Navy in 1951. Salerno held several jobs before working as “City Architect” for the City of San Diego including the following: project architect for Edward H. Fickett, AIA, job captain for Daniel, Mann, Johnson & Mendenhall, and a draftsman for the Cunneen Company. In 1965, Salerno designed a residence for himself and his family in Del Mar. The lot was oddly shaped, so the construction and design of the home presented some unique challenges. The residence was published in LA Times Home Magazine after construction ended.⁵⁴ The home’s basement doubled as an office and a bomb shelter and in 1967 won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition which incorporated fallout shelters into homes.⁵⁵ In 1970, Salerno designed another home for him and his family in La Jolla. By 1970, Salerno had established his own practice under the name Daniel Nick Salerno & Associates, located at 1355 Front Street San Diego and no longer worked for the City of San Diego.⁵⁶ Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project.⁵⁷ In 1973, Daniel Nick Salerno & Associates won the award for “distinction” from the National Association of Builders and the Pacific Coast Builders Conference for his design of the Camello Vista residential development in the “cluster or innovative housing project” category.⁵⁸ Cluster housing referred to a type of planning that involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. By 1981, he practiced under the firm

⁵³ Jennifer Feeley, et al, “Biographies of Established Masters,” City of San Diego Historical Resources Board, 2011, accessed June 2020. <https://www.sandiego.gov/sites/default/files/201109biographies.pdf>.

⁵⁴ Modern San Diego, “Daniel Nick Salerno,” accessed June 25, 2020, <https://www.modernsandiego.com/people/daniel-salerno>.

⁵⁵ SDU, “Del Mar Architect Wins National Award,” *San Diego Union* (San Diego, CA), Jan. 8, 1967.

⁵⁶ American Architects Directory, “1970 American Architects Directory: Daniel Nick Salerno, AIA,” *R.R. Bowker LLC*. Third edition, 1970, http://content.aia.org/sites/default/files/2018-09/Bowker_1970_S.pdf.

⁵⁷ LAT, “Grand Awards,” *Los Angeles Times* (Los Angeles, CA), June 4, 1972.

⁵⁸ Arizona Republic, “Award for Distinction goes to Camello Vista,” *Arizona Republic* (Phoenix, AZ), June 10, 1973.

name Salerno, Livingston & Partners and in 1983, was installed as president of the San Diego chapter of Associated Builders and Contractors.⁵⁹ In the mid-1990s Salerno retired and moved to Incline Village, Nevada.⁶⁰

Select list of known works:

- Salerno Mountain Home, Green Valley, 1960
- Balboa Park Nursery Additions, San Diego, 1961
- Salerno Residence #1, Del Mar, 1965
- Hyde Park Estates, San Carlos, 1967
- University Hyde Park, University City, 1967
- No. 55 The Point Residence, Coronado Cays, 1970
- Salerno Residence #2, La Jolla, 1971
- Mesa Village, Mira Mesa, 1972*
- The Camello Vista, Scottsdale, 1973
- Cannon Green, Goleta, 1973
- The Alameda, Rancho Bernardo, 1974
- Village Woods, Scripps Ranch, 1974
- Laguna Village, Laguna Hills, 1980
- Laguna Meadows, Laguna Hills, 1985

3.5.2 Lorimer-Case, AIA (1974- 1990s)

The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. Lorimer moved to San Diego in 1966 after receiving his architectural degree from the University of Arizona. For several years he worked as a designer for multiple local firms before establishing his own architectural firm with Larry L. Case in 1974, known as Lorimer-Case.⁶¹ The firm specialized in residential, hotel, office and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget “Award of Merit” for attached homes under 1,200 square feet for their design of Pardee’s Concord Square development. *Pacific Coast Builders Conference and Builder Magazine* presented the award to Pardee Home Builders.⁶² In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene’s Summer Ridge at the SAM Awards. The awards were hosted by the Sales and Marketing Council and the Building Industry Association.⁶³ The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference’s 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.⁶⁴ Archival research did not reveal the final date of Lorimer and Case’s partnership but by the mid-1990s their commissions were no longer advertised in newspapers.

⁵⁹ LAT, “Salerno Installed as Head of Associated Builders Unit,” *Los Angeles Times* (Los Angeles, CA), March 6, 1983.

⁶⁰ Modern San Diego, “Daniel Nick Salerno,” accessed June 25, 2020, <https://www.modernsandiego.com/people/daniel-salerno>.

⁶¹ SDU, “Obituary: David Lorimer,” *San Diego Union* (San Diego, CA), May 26, 2013.

⁶² SDU, “Concord Square,” *San Diego Union* (San Diego, CA), August 3, 1980.

⁶³ LAT, “Fieldstone-Encinitas ties for Coveted Grand Award at SAM Awards,” *Los Angeles Times* (Los Angeles, CA), Nov. 4, 1984.

⁶⁴ LAT, “Architects Lorimer-Chase Wins Gold Nugget Award in Attached-Home Category, 10 other Awards,” *Los Angeles Times* (Los Angeles, CA), July 21, 1991.

Select list of known works:

- Mesa Woods, Mira Mesa, 1977*
- Parkdale, Mira Mesa, 1981-1993*
- Concord Square, Mira Mesa, 1981-1983*
- Kentfield, Rancho Peñasquitos, 1982
- Charter Point, Bonita Vista, 1982
- Mission Pacific, San Carlos, 1982
- Fox Run, Clairemont, 1982
- The Villas, Mira Mesa, 1983*
- Summer Ridge, Chula Vista, 1984
- Pointe Del Mar, Del Mar, 1985
- Classic Homes, Spring Valley, 1985
- Castillos San Marcos, San Marcos, 1985
- Restoration of the Bottlery Building, San Diego, 1986
- Concord Villas, Mira Mesa, 1987-1988*
- Los Altos, Vista, 1991
- Uptown District, San Diego, 1991
- Valencia Homes, Rancho Del Oro, 1991
- The Villas of Ivanhoe, La Jolla Village, 1992
- Stratford Estates, Olivehain, 1994
- Valencia, Oceanside, 1994
- The Reserve, Orange Park Acres, 1995

3.5.3 Berkus Group Architects (1974- 1990s)

The Berkus Group Architects was a Los Angeles-based nationwide architectural and planning firm with full-service branch offices in Chicago, Washington, D.C., Miami, Atlanta, and Irvine. In 1974, the Planning Research Corporation acquired the firm. The firm's founder Barry A. Berkus (1953-2012) continued to be a consultant after this sale.⁶⁵ Berkus was born in Los Angeles in 1935 and grew up in Pasadena and attended USC's school of architecture specializing in residential design. In the 1950s and 1960s he worked as a production architect and opened his own architecture office at the age of 21. Over his next six decades as an architect, Berkus was responsible for 600,000 dwellings encompassing about 10,000 designs in developments across the United States. His designs frequently featured grand entrances, high ceilings, master suites, natural light, and open spaces. Notable developments included Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge in Irvine, and Park Imperial South in Palm Springs. Berkus focused on designing for "the 99%" and on mass-market housing with muscular lines and experimental use of materials, open floor plans, and angled walls.⁶⁶ Throughout the 1980s, the Berkus Group Architects was considered one of the country's leading architectural planning firms and had garnered numerous nationwide awards for outstanding planning and design including several prestigious Gold Nugget awards from the Pacific Coast Builders Conference.⁶⁷ Berkus also supervised the firms Berkus Design Studio and B3 Architects and in 1991 was named one of the world's 100 top architects by Architectural Digest. In 1994, after a financial setback Berkus scaled back his business and in 2012, he died at the age of 77.⁶⁸

⁶⁵ LAT, "Planning Firm Will Acquires Berkus Group," *Los Angeles Times* (Los Angeles, CA), June 9, 1974.

⁶⁶ Elaine Woo, "Prolific Architect Left his Mark on Housing Developments," *Los Angeles Times* (Los Angeles, CA), Dec. 9, 2012.

⁶⁷ LAT, "Berkus Group Architects to Design the Summit and Beacon Hill," *Los Angeles Times* (Los Angeles, CA), Dec. 15, 1985.

⁶⁸ Elaine Woo, "Prolific Architect Left his Mark on Housing Developments," *Los Angeles Times* (Los Angeles, CA), Dec. 9, 2012.

Select list of known works:

- Quail Lakes, Plan 3, Stockton, 1978
- Country Club North, Plan B, Riverside, 1981
- Heathside, Orange Hills, 1983
- Papago Park Village Condos, Tempe AZ, 1983
- Parkhill, Bakersfield, 1983
- Creekside, Sacramento, 1983
- Mission Verde, Camarillo, 1983
- Buckingham Estates, Van Nuys, 1983
- The Fields at Seminary, Lutherville, 1986
- Belmonte at Rancho Via Verde, San Dimas, 1987
- Laguna, Boca Raton, FL, 1987
- Palm Court, Laguna Niguel, 1987
- Inco Homes at Sunnymead Ranch, Moreno Valley, 1987
- Lakeridge Springs, Reno, 1988
- Canyon Mesa/Canyon Ridge, Mira Mesa, 1989*
- Desert Horizons Country Club, Indian Wells, 1994
- Painted Cove, La Quinta, 1995
- The Estates at Rancho Mirage, Rancho Mirage, 1998

3.5.4 Hales-Langston, AIA (1969-late 1990s)

The architectural firm, Hales-Langston, AIA, was comprised of architects Ted Hales and Jim Langston based out of Orange, California. The two men formed the firm in 1969 and predominately practiced in Southern California including Orange and San Diego Counties although they were considered a state and nationwide firm. They designed commercial and residential buildings frequently working with the Fieldstone Company, the William Lyon Company of Newport Beach, and Barratt Irvine based out of Irvine. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under \$135,000 for its Canyon County development in Mira Mesa at the 1982 SAM (Sales & Marketing Awards).⁶⁹ In 1984, the architecture firm tied for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, sponsored by the Sales and Marketing Council and the Building Industry Association for their Fieldstone-Encinitas project. The project was so popular that opening weekend it nearly sold out due to the design's family appeal.⁷⁰ By the late-1990s, the firm had produced designs for more than 100,000 homes during its 40 year-long existence.⁷¹ By 1995, the firm had changed from Hales-Langston to Hales-Langston-Steichen and continued to practice into the late 1990s.

Select list of known works:

- Corona Village, Corona, 1978
- Highland Terrace, Rancho Cucamonga, 1980
- Canyon Country, Mira Mesa, 1982*
- Mesa Ridge, Mira Mesa, 1984*

⁶⁹ SDU, "Design," *San Diego Union* (San Diego, CA), October 24, 1982.

⁷⁰ LAT, "Hales-Langston Tires for Grand Award at SAM Awards in San Diego," *Los Angeles Times* (Los Angeles, CA), Jan. 6, 1985.

⁷¹ LAT, "Custom Options Afforded Buyers at Hunter's Hill," *Los Angeles Times* (Los Angeles, CA), July 20, 1997.

- Woodbridge Parklane, Irvine, 1984
- Canyon Crest, Portola Hills, 1985
- Canyon View, Portola Hills, 1985
- Fieldstone-Encinitas, Encinitas, 1985
- Capistrano Pointe, San Juan Capistrano, 1985
- The Palms, Anaheim, 1987
- Avignon, Provence, Lake Forest, 1990
- Cordoba, Provence, Lake Forest, 1992
- Salerno, Provence, Lake Forest, 1992
- Lexington at Northbridge Point, Valencia, 1994
- Hunters Hill, Chino Hill, 1995

3.5.5 Stewart C. Woodard, AIA (1960s-1990)

Stewart C. Woodard started his architectural career working with William Pereira and Associates in the early 1960s and worked on projects such as Avalon developments on Catalina Island, the West Terminal at Los Angeles International Airport, and the Times Mirror complex in Costa Mesa. After five years he left William Pereira and Associates and served as the Larwin Company's Director of Architectural Planning based out of Beverly Hills. By 1971, Woodard's title changed to Director of Environmental Design for the Larwin Company.⁷² Woodard was responsible for multiple of the company's designs that were repeated throughout their late 1960s and early 1970s single family residential communities including the popular Spacemaster I and Starter models. In 1971, Woodard opened his own architectural firm under the name Stewart Woodard and Associates located at 17851 Skypark Circle, Irvine. His firm was intended to serve developers and custom clients with "total design service in every aspect of project development."⁷³ By 1974, Woodard's firm had master-planned 10,000 acres and 7,000 condominium projects.⁷⁴ In 1975, Stewart Woodard and Associates merged with Ladd and Kelsey to become Ladd, Kelsey, and Woodard. By 1981, the firm had dissolved and Stewart Woodard formed a new architectural and planning group called Stewart Woodard and Associates, AIA which practiced into the late 1980s.⁷⁵ In 1982, Woodard won an "Honorable Mention" award for the design of his 2,400-square-foot residence in Laguna Beach by the Orange County AIA Chapter.⁷⁶

Select list of known works:

- Tempo/Valencia, Valencia, 1970
- Tempo/Lancaster, Civic Center, Los Angeles, 1970
- Encore, Mira Mesa, 1970*
- Trend, Lancaster, 1971
- Trend, Mira Mesa, 1971*
- Park Place Office, Newport Beach, 1973
- Woodard Residence, Laguna Beach, 1982
- Bullock's Manhattan Beach, Manhattan Village Mall, 1982
- Family Health Plan Inc. corporate office, Fountain Valley, 1985
- Canyon Hills, Laguna Beach, 1986

⁷² SDU, "Features Added in Trend Units," *San Diego Union* (San Diego, CA), May 23, 1971.

⁷³ LAT, "Woodard Founds New Firm," *Los Angeles Times* (Los Angeles, CA), Oct. 17, 1971.

⁷⁴ LAT, "Builder's Forum Names Woodard," *Los Angeles Times* (Los Angeles, CA), Feb. 10, 1974.

⁷⁵ LAT, "Woodard Establishes Architectural Group," *Los Angeles Times* (Los Angeles, CA), Oct. 4, 1981.

⁷⁶ LAT, "Mexico Complex Gets Top Award," *Los Angeles Times* (Los Angeles, CA), Jan. 17, 1982.

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4 Survey Results

The following presents master-planned communities that appear eligible as a result of the reconnaissance-level survey and research conducted from April to June 2020. This section includes information obtained through archival research, as well as a reconnaissance-level survey of master-planned communities within the Mira Mesa CPA that were constructed between 1969 and 1990. The communities are organized by architectural firms responsible for their design.

As previously discussed in Section 2, master-planned communities within the Mira Mesa CPA largely developed between 1969 and 1990. Most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood. Therefore, the communities were addressed from the perspective of a district rather than individual properties because tract style homes do not have the ability to rise to level of individual significance in most cases. The following evaluation of the potential districts addresses the NRHP/CRHR/City of San Diego criteria.

Application of Criteria for Evaluation

NRHP Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City of San Diego Criterion A: Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched to determine if they rose to the level of significance required for associations with broad patterns of development under NRHP/CRHR Criteria A/1 and City of San Diego Criterion A. The communities surveyed and researched in the CPA are representative of common tract style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate anything truly special and representative of larger patterns of development on the local, State or National level. While it was noted that some of the communities within the plan area were given awards throughout the years, the reasons for those awards are for architectural, planning, and construction reasons, not for their representation of significant associations with broader patterns of development. Therefore, all of the communities surveyed within the CPA are recommended not eligible under NRHP/CRHR Criteria A/1 but may be eligible under City of San Diego Criterion A for reflecting a special element of Mira Mesa's architectural development.

NRHP Criterion B: Associated with the lives of significant persons in our past.

CRHR Criterion 2: Associated with the lives of persons important in our past.

City of San Diego Criterion B: Is identified with persons or events significant in local, state, or national history.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched on a neighborhood-wide level to determine if they rose to the level of significance required for associations with important people at the local, State or National level. No evidence was found to suggest that there are any significant associations under NRHP/CRHR Criteria B/2 and City of San Diego Criterion B. However, individual houses or dwelling units within these communities may be eligible under these criteria. Additional research would be required to determine if an individual property evaluated separately from its community would be eligible under NRHP/CRHR Criteria B/2 and City of San Diego Criterion B.

NRHP Criterion 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.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City of San Diego Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship

City of San Diego Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched to determine if they appear eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the notable architect's housing or master-planned community development design. Section 4.1 below presents evaluations of master-planned communities to evaluate whether or not they appear eligible under criteria related to the significance of their architectural designs.

NRHP Criterion D: Have yielded, or may be likely to yield, information important in history or prehistory.

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Archaeological survey was not conducted for this project. At this time, there is no indication that the communities within the Mira Mesa CPA have the potential to yield information important to state or local history. Therefore, none of the surveyed communities are recommended not eligible under NRHP/CRHR Criteria D/4.

Additional City of San Diego Criteria:

Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

Criterion 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 Assessment

From an integrity evaluation standpoint, it is understood that the City of San Diego has some leniency on replacement materials for contributing resources within historic districts. For instance, window replacements and in-kind material replacements in these communities are not enough to render an individual residence ineligible as a contributor under the City's integrity thresholds. Despite this leniency, when evaluating the communities as part of this study, they were evaluated from the standpoint of the district, whereby the whole of the alterations completed throughout the neighborhood are the basis for eligibility findings. Throughout the course of survey multiple examples of incompatible and unsympathetic material replacements were found, as were, large additions to homes, changes in fenestration, and porch alterations. Communities within the CPA were also not judged solely on the integrity of the residences, but under all local, State and National criteria for eligibility. Therefore, integrity was only one factor in the determinations of eligibility.

Further discussed in detail in Section 2 is the tiered system that was used to determine where communities fell on the scale of no significance (Tier 3) to additional study required (Tier 1).

4.1 Master-Planned Communities Evaluated for Eligibility

4.1.1 Daniel Nick Salerno and Associates (1960s-1990s)

Mesa Village (1972) Map ID #5

The A.J. Hall Corporation's Mesa Village (1972) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architect Daniel Nick Salerno and Associates' cluster housing design. Dan Salerno was born in Los Angeles in 1930 and received a degree in architecture from USC in 1957. Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In 1967, Salerno won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition that incorporated fallout shelters into homes for his residence in Del Mar. In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project. In 1973, Daniel Nick Salerno and Associates won the award for "distinction" from the National Association of Builders and the Pacific Coast Builders Conference for their design of the Camillo Vista residential development in the "cluster or innovative housing project" category.

Salerno's best representative work in San Diego was his design of the Salerno Residence #1, Del Mar (1965) which won an Award of Merit from the Department of Defense in 1967. Despite this residence being notable it does not represent Daniel Nick Salerno and Associates as a firm and their body of work. The firm frequently designed cluster housing, which involved setting aside a portion of green space surrounded by dense housing. In 1972, Salerno won the Grand Award for a cluster housing project for Mesa Village in Mira Mesa, an award higher in importance than

the award for “distinction” he won in 1973 for his design of the Camillo Vista residential development in Scottsdale, Arizona. Mesa Village received a high accolade for its design and represents an important work amongst the firms other Southern California tract housing developments. Therefore, Mesa Village **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architect Daniel Nick Salerno and Associates’ cluster housing design.

4.1.2 Lorimer-Case, AIA (1974- 1990s)

Mesa Woods (1977) Map ID #11

Corky McMillin Homes’ Mesa Woods (1977) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget “Award of Merit” for “attached homes under 1,200 square feet” for their design of Pardee’s Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene’s Summer Ridge at the SAM (Sales & Marketing Awards). The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference’s 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The goal of the Mesa Woods development was to combine sensible design, solid construction, and all the contemporary conveniences that buyers wanted. The homes at Mesa Woods were planned to blend in with the surrounding natural environment and placed all utility lines below ground. There were three elevations for each of the four floor plans with exterior treatments including wood shakes and shingles, heavy exposed timbers, rough textured stucco, and cedar shake roofs. Innovative frontal design produced a dramatic variety of geometric protrusions and recesses with entries, windows, and planter boxes. Despite the development including thoughtful design and planning, it received no known awards from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike many of the firm’s other designs. Additionally, alterations over time including replacement cladding, replacement windows, replacement entry doors, addition of security doors, replacement garage doors, additions to the rear of the building, and removal of built in planter along front window have lowered the community’s overall integrity. Therefore, Mesa Woods **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

Parkdale (1981) Map ID #14

Pardee’s Parkdale (1981) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential

developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget “Award of Merit” for attached homes under 1,200 square feet for their design of Pardee’s Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene’s Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference’s 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

Pardee’s Parkdale community offered over 25 standard features including large family rooms, fireplaces, and energy saving features. The single family homes were constructed in four floorplans with three- and four-bedrooms, and one or two stories in height. Award-winning San Diego architects, Lorimer-Chase, AIA designed the buildings as affordable yet aesthetically appealing single family detached homes with prices starting at \$113,000. Despite the development including thoughtful design and planning, it received no known awards from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike many of the firm’s other designs. Additionally, alterations over time including reroofing, replacement windows and entry doors, addition of security doors, replacement garage door and cladding, the removal of original sunroof/ pergola features and enclosing entry alcove or covered walkway to entrance have lowered the community’s overall integrity. Therefore, Parkdale **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/ A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

Concord Square (1981-1983) Map ID #13

Pardee Home Builders’ Concord Square (1981-1983) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architecture firm Lorimer-Case’s multiple-family residential developments. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget “Award of Merit” for attached homes under 1,200 square feet for their design of Pardee’s Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene’s Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference’s 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The Concord Square development was a condominium development community offered in the “New England Tradition.” The condominiums advertised as borrowing from New England-style homes such as Cape Cod houses, but with a focus on indoor-outdoor living. Private yards were advertised for each duplex or triplex unit. In 1980, the architectural firm won the Gold Nugget “Award of Merit” for attached homes under 1,200 square feet for their design of Pardee’s Concord Square development. Concord Square won an accolade for its design and is the only known development in Mira Mesa to have received any distinction designed by Lorimer-Case, AIA. Despite the firm

winning other notable awards including two statuettes and two Certificates of Excellence for their Pointe Del Mar project, Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference, and Citation of Recognition from the San Diego chapter of the AIA, Concord Square represents an important work amongst the firms other Southern California tract housing developments. Additionally, the development retains a high level of integrity with minimal exterior alterations over time. Therefore, Concord Square **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case's multiple-family housing design.

The Villas (1983) Map ID #19

Pardee Home Builders The Villas (1983) appear ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The Villas were originally marketed as "The Villas at Westmore" and comprised a 118-dwelling condominium development offered by Pardee in 1983. The condominiums were designed by long-time Pardee collaborators, Lorimer-Case, AIA. Despite the development including thoughtful design and planning, it received no known awarding from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike many of the firm's other designs. The buildings retain a high level of integrity with alterations including balcony railing or fence replacement, window and sliding glass door replacement, and pull-down sunshades or awnings added to balconies. Despite the high level of integrity, the development features a ubiquitous multi-family condominium design and there is no indication that the community represented a unique form of multiple-family housing within the context of Mira Mesa or within the architecture firm Lorimer-Case's body of work. Therefore, The Villas **appear ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

Concord Villas (1987-1988) Map ID #25

Pardee Home Builders' Concord Villas (1987-1988) appear ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home

Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget “Award of Merit” for attached homes under 1,200 square feet for their design of Pardee’s Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene’s Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference’s 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The Concord Villas development, also called “Heritage,” was a condominium development community, in-between two earlier Pardee housing developments. The condominiums were designed by Lorimer-Case, AIA in a “traditional California Style,” featuring voluminous ceilings and an abundance of natural light. Despite the development including thoughtful design and planning it received no known awards from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike multiple of the firm’s other designs. The buildings generally retain a high level of integrity with very few observed alterations to the materials, fenestration, or design. Despite the high level of integrity, the development features a ubiquitous multi-family condominium design and there is no indication that the community represented a unique form of multiple-family housing within the context of Mira Mesa or within the architecture firm Lorimer-Case’s body of work. Therefore, Concord Villas **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa’s architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

4.1.3 Berkus Group Architects (1974-1990s)

Canyon Mesa/ Canyon Ridge (1989) Map ID #27

The Fieldstone Company’s Canyon Mesa/Canyon Ridge (1989) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for embodying distinctive characteristics of the architectural firm Berkus Group Architects. At the age of 21 Barry A. Berkus opened his own architecture office in Los Angeles in 1974. Over his next six decades as an architect, Berkus was responsible for 600,000 dwellings encompassing about 10,000 designs in developments across the United States. His designs frequently featured grand entrances, high ceilings, master suites, natural light, and open spaces. Berkus focused on designing for “the 99%” and on mass-market housing with muscular lines and experimental use of materials, open floor plans, and angled walls. Throughout the 1980s, the Berkus Group Architects was considered one of the country’s leading architectural planning firms and had garnered numerous nationwide awards for outstanding planning and design including several prestigious Gold Nugget awards from the Pacific Coast Builders Conference.

Canyon Mesa/Canyon Ridge was designed by the Berkus Group Architects in a Contemporary architectural style. The community offered three- to five-bedrooms, two to three baths, and two- to three-car garages. Three one and two-story floor plans ranged in size from 1,679 to 2,252 with prices starting at \$226,990 in 1990. Sales of the homes in this development were beyond the expectations of Fieldstone, which was partially attributed to its location overlooking Los Peñasquitos Canyon Preserve. Despite the community’s popularity, archival research did not reveal that the development received any accolades. The development was not considered one of the firm’s notable developments, which included Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge in Irvine, and Park Imperial South in Palm Springs. Canyon Mesa/Canyon Ridge does not represent a significant development within the Berkus Group Architects’ 10,000 designs in developments across the United

States. Additionally, alterations over time including reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, side, and rear additions, and adding enclosed entries, gates, or courtyard walls have affected the community's overall integrity. Therefore, Canyon Mesa/Canyon Ridge **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Berkus Group Architects.

4.1.4 Hales-Langston, AIA (1969-late 1990s)

Canyon Country (1982) Map ID #15

The Fieldstone Company's Canyon Country (1982) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales- Langston's single family detached tract housing developments. The firm was comprised of architects Ted Hales and Jim Langston and was based in Orange, California. The two men formed the firm in 1969 and predominately practiced in Southern California. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under \$135,000 for its Canyon County development in Mira Mesa at the 1982 SAM. In 1984, the architecture firm tied for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, sponsored by the Sales and Marketing Council and the Building Industry Association for their Fieldstone-Encinitas project. By the late-1990s, the firm had produced designs for more than 100,000 homes during its 40 year-long existence.

Canyon Country totaled 459 homes in 1982 and became one of Fieldstone's most enduring success stories. The firm won an award for best detached housing under \$135,000 for its Canyon County development in Mira Mesa at the 1982 SAM. The only other known award for the firm was its tie for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, for their Fieldstone-Encinitas project. The development over time has undergone alterations including replacement cladding, reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, and partially enclosed front courtyards. Despite these alterations the community can still be identified as a 1980s single family development designed by Hales-Langston, AIA. Canyon Country received a high accolade for its design and represents an important work amongst the firms other Southern California tract housing developments. Therefore, Canyon Country **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales-Langston's single family detached tract housing developments.

Mesa Ridge (1984) Map ID #20

The Fieldstone Company's Mesa Ridge (1984) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales-Langston, AIA. The firm was comprised of architects Ted Hales and Jim Langston and was based in Orange, California. The two men formed the firm in 1969 and predominately practiced in Southern California. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under \$135,000 for its Canyon County development in Mira Mesa at the 1982 SAM. In 1984, the architecture firm tied for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, sponsored by the Sales

and Marketing Council and the Building Industry Association for their Fieldstone-Encinitas project. By the late-1990s, the firm had produced designs for more than 100,000 homes during its 40 year-long existence.

The Mesa Ridge community included 215 three- and four-bedroom homes built on 5,000-square-foot lots. The models included extras such as a wood-burning fireplace, decorator selected lighting fixtures and carpeting, spacious family rooms, and master suites with separate dressing areas. The community became so popular and sold so quickly that Fieldstone used three of the most popular floorplans from Mesa Ridge for their Mesa Ridge-Peñasquitos community in Rancho Peñasquitos, which opened in 1986. Despite the community's popularity, archival research failed to reveal any awards or accolades for the design or planning of the development unlike the firm's other communities, including Canyon Country also located in Mira Mesa. Additionally, alterations over time include adding or removing decorative elements (trim, half-timbering, etc.), reroofing, replacement windows and entry doors, addition of security doors, and replacement garage doors have diminished Mesa Ridge's integrity. Therefore, Mesa Ridge **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/ A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales-Langston's single family detached tract housing developments.

4.1.5 Stewart C. Woodard, AIA (1960s-1990)

Encore (1970) Map ID #2

The Larwin Company's Encore (1970) appears ineligible under Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Stewart C. Woodard, AIA. In the late 1960s Woodard became the Larwin Company's Director of Architectural Planning based out of Beverly Hills. By 1971, Woodard's title changed to Director of Environmental Design for the Larwin Company. Woodard designed many of Larwin's single family developments throughout the late 1960s and early 1970s, including the popular Spacemaster I and Starter models. In 1971, Woodard opened his own architectural firm under the name Stewart Woodard and Associates located at 17851 Skypark Circle, Irvine. His firm was intended to serve developers and custom clients with "total design service in every aspect of project development." By 1974, Woodard's firm had master-planned 10,000 acres and 7,000 condominium projects. In 1982, Woodard won an "Honorable Mention" award for the design of his 2,400-square-foot residence in Laguna Beach by the Orange County AIA Chapter.

The Larwin Company's Encore development was stated as being Mira Mesa's fastest selling development in 1970. The development sold so quickly due to its extra building features, reasonable prices, and the recreation-oriented family-planned community. The exterior elevations were designed to blend in with the environment with rough-sawn wood and steeply pitched rooflines, natural colors and wood stains were utilized, which harmonized with the surrounding canyon and hills. Despite the community's popularity, archival research did not indicate any awards or accolades won by Stewart C. Woodard, AIA for the developments design or planning. Additionally, the designs seen in the Encore development can be seen in other Larwin Company communities including Tempo in Valencia, California constructed in 1973. The Larwin Company's Encore development in Mira Mesa did not display unique designs rather and was not unique in the works of Stewart C. Woodard. There is no research to suggest this was either the first or the last time the designs used for the Larwin Company's Encore development were used for a single family development. Therefore, Encore **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of Stewart C. Woodard's single family developments.

Trend (1971) Map ID #3

The Larwin Company's Trend (1971) appears ineligible under Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Stewart C. Woodard, AIA. In the late 1960s Woodard became the Larwin Company's Director of Architectural Planning based out of Beverly Hills. By 1971, Woodard's title changed to Director of Environmental Design for the Larwin Company. Woodard designed many of Larwin's single family developments throughout the late 1960s and early 1970s, including the popular Spacemaster I and Starter models. In 1971, Woodard opened his own architectural firm under the name Stewart Woodard and Associates located at 17851 Skypark Circle, Irvine. His firm was intended to serve developers and custom clients with "total design service in every aspect of project development." By 1974, Woodard's firm had master-planned 10,000 acres and 7,000 condominium projects. In 1982, Woodard won an "Honorable Mention" award for the design of his 2,400-square-foot residence in Laguna Beach by the Orange County AIA Chapter.

In 1970, four furnished models were revealed for a preview opening celebration for Larwin's future 1,000 home Trend community. In comparison to Larwin's Encore, Trend was designed with budget-conscious families in mind and included homes that were both practical and comfortable. The buildings were described as featuring a fresh California look with extensive use of glass and sliding glass doors and exteriors with rough sawn wood and heavy stucco textures. Despite the community's popularity, archival research failed to reveal any awards or accolades won for the design or planning of the development. Additionally, the community has undergone multiple alterations including replacement cladding, reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, and additions to the rear of the building that lower its overall integrity and ability to be identified as a 1970s Stewart C. Woodard designed community. Therefore, Trend **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of Stewart C. Woodard's single family developments.

5 Recommendations and Findings

All surveyed communities were assigned Tier Numbers to reflect their potential for eligibility and significance. Tier 1 communities are those with the highest potential for significance, followed by Tier 2 communities, and lastly Tier 3 communities that completely lacked historical significance throughout archival research and survey.

A total of 27 residential communities in the Mira Mesa CPA were subject to reconnaissance-level survey and background research as part of this survey report. Of the 27 communities surveyed, 3 were found to be Tier 1, 13 were found to be Tier 2, and 11 were found to be Tier 3. A discussion of findings and a detailed analysis is provided below with summary tables showing the community Map ID# from Figure 20, Master-planned Community Name, Eligibility Recommendation, and Reason for Eligibility Recommendation.

A note on terminology

Notable: Research revealed these developers and architects were highly productive and noted by peers and industry leaders for achievements and innovation in their work creating master-planned communities.

Ubiquitous: Research revealed these developers and architects may have been highly productive; however, their work was not noted for innovation or distinction. Their work appears to be standard and unremarkable in the field of master planned communities.

5.1 Tier 1 Communities

The communities that are assigned a Tier 1 status for the purposes of this study are those that were flagged for additional study. The communities assigned a Tier 1 status were required to be associated with a notable developer and/or architect and have one or more of the following characteristics:

- Community appeared to have architectural merit and visual cohesion
- Integrity of the community was predominately intact
- Won notable design, architecture, planning, or construction award(s) and retained the requisite integrity for which the awards were given. For instance, if the community won an award for cluster planning, then the elements of the cluster plan needed to be intact for the property to be assigned a Tier 1 status.
- Unique designs, planning methodologies, or construction methodologies were identified within the community
- Archival research suggested that additional research and survey had the potential to uncover additional information pertaining to the historical significance of the neighborhood

As a result of the survey, three communities were found to merit future intensive-level survey and evaluation for potential historical significance: the Mesa Village complex (Figure 20, Map ID# 5), the Concord Square complex (Figure 20, Map ID# 13), and the Canyon Country complex (Figure 20, Map ID #15).

Table 18 lists master-planned communities recommended for additional study as possible districts.

Table 18. Tier 1 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Future Study
5	Mesa Village	Won design award, minimal alterations, distinctive within architect's known works
13	Concord Square	Won design award, distinctive within architect's known works, high-level of integrity
15	Canyon Country	Won design award, minimal alterations, distinctive within architect's known works

5.2 Tier 2 Communities

The communities that are assigned a Tier 2 status for the purposes of this study are those that exceeded the requirements under Tier 3, but failed to rise to the level of significance required for additional study and intensive survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were oftentimes associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible. Given the fact that these communities rose to the level of significance required under Tier 2, detailed analysis is provided below to support the recommendations of ineligibility for these communities. A summary of these communities and the reason(s) for their assignment to Tier 2 can be found in Table 19 below. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

- A known architect and/or notable developer were identified, but the community served as an insignificant representation of their body of work
- A known architect and/or notable developer was identified, but the community lacked the requisite integrity to rise to the level of significance that warranted additional study
- A known architect and/or notable developer was identified, but the community lacked architectural merit
- Won notable design, architecture, planning, marketing, and/or construction award(s), but no longer retained the requisite integrity for which the awards were given.
- No innovative building techniques, materials, or construction methodologies were used within the community

Table 19. Tier 2 Master Planned Communities

Map ID#	Master-planned Community	Reason(s) for Exclusion from Future Study
1	Mira Mesa Homes	Lacks visual cohesion, heavily altered tract housing, no architect found
4	Mira Mesa North	Lacks visual cohesion, heavily altered tract housing, no architect found
12	Colony Homes	No architect found, ubiquitous multi-family housing tract
16	Casa New Salem I and II	Ubiquitous multi-family housing tract, no architect found
7	ParkWest	Ubiquitous single family tract, no architect found, heavily altered
11	Mesa Woods	No awards or accolades identified, heavily altered
14	Parkdale	No awards or accolades identified, heavily altered, lacks visual cohesion
19	The Villas	No awards or accolades, ubiquitous multi-family housing tract
25	Concord Villas	No awards or accolades, ubiquitous multi-family housing tract
27	Canyon Mesa/Canyon Ridge	No architectural merit, no awards or accolades, heavily altered
20	Mesa Ridge	No awards or accolades, lacks visual cohesion, no architectural merit
2	Encore	No Awards or accolades, no architectural merit, ubiquitous single family tract housing
3	Trend	No awards or accolades, multiple alterations, no architectural merit

5.3 Tier 3 Communities

The communities that are assigned a Tier 3 status for the purposes of this study are those that failed to rise to the level of significance required for additional study and intensive survey under Tiers 1 or 2. Archival research revealed minimal information and in some cases no information about builders, architects, or developers associated with the communities under this Tier. A reconnaissance-level survey was also conducted of all of these communities to determine the potential for architectural significance, but the communities under this Tier were found to be at least one of the following: altered, ubiquitous, or lacking architectural merit. It is also notable that most of the communities assigned to Tier 3 had multiple reasons for a recommendation of ineligibility. A summary of these communities and the reason(s) for their assignment to Tier 3 can be found in Table 20 below. The following is a comprehensive list of reasons why properties were assigned to Tier 3:

- The community lacked architectural merit
- The community lacked architectural cohesion
- The community represented ubiquitous housing forms that lacked distinction
- No innovative building techniques, materials, or construction methodologies were used within the community
- No notable developer was found through the course of archival research
- No architect was found through the course of archival research
- The community was heavily altered and no longer retained the requisite integrity required for significance
- No innovative design principles or planning methods were found within the community
- No evidence was found to suggest that the community was associated with broader patterns of development at the Local, State, or National level

Table 20. Tier 3 Master-planned Communities Found Ineligible

Map ID#	Master-planned Community	Reason(s) for Ineligibility
5	Gateway Homes	Heavily altered tract housing with no notable developer
8	Three Seasons	Heavily altered tract housing with no notable developer
9	Quest Condominiums	Ubiquitous type of multi-family housing with no notable developer
10	Valley Crest	Ubiquitous type of single family tract housing with no notable developer
17	Canyon Point	Ubiquitous type of multi-family housing with no notable developer
18	Creekside	No notable developer
21	Jade Coast Condominiums	Ubiquitous type of multi-family housing tract with no notable developer
22	Barrett Homes	Ubiquitous type of single family tract and unknown developer
23	Summerset	Ubiquitous type of multi-family housing tract with no notable developer
24	Summerset Court	Ubiquitous type of single family tract housing and unknown developer
26	Esplanade	Ubiquitous type of multi-family housing tract and unknown developer

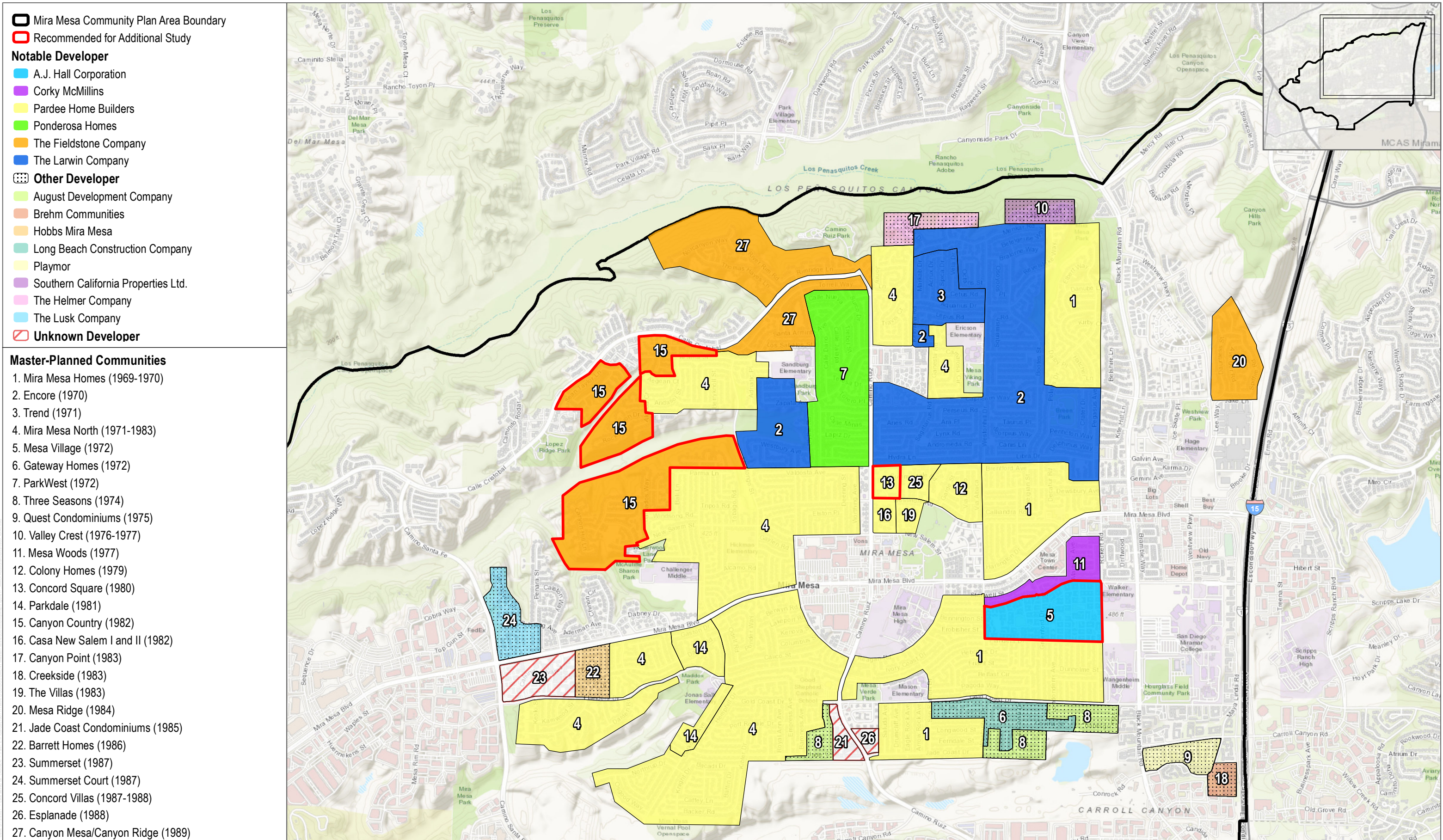
5.4 Additional Study Recommendations

The Mesa Village complex (Figure 20, Map ID #4), designed by architect Daniel Nick Salerno and Associates for the A.J. Hall Corporation, is recommended for future intensive-level survey in order to assess its potential architectural significance. Archival research indicates that Daniel Nick Salerno and Associates was an award winning architect working in the Greater San Diego area and his contributions to community master-planning and architectural design require additional research beyond the scope of this survey. Daniel Nick Salerno and Associates' Mesa Village complex embodies design principles that are commonly associated with larger master-planned communities throughout California, including: two recreation centers, two community pools, a pedestrian trail named Village Trail, two community parks including Mesa Village Park, and an overall cohesive series of walking trails and smaller greenspaces. In 1972, the Mesa Village won the Grand Award for a cluster or innovative housing project at the Gold Nugget Awards. Furthermore, the complex retains a higher level of integrity relative to other residential developments within the Mira Mesa CPA with very little exterior alterations and a high amount of character-defining features intact. Therefore, it is recommended that this neighborhood be studied further for its potential architectural significance and for reflecting a special element of Mira Mesa's architectural development under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D.

The Concord Square complex (Figure 20, Map ID #13), designed by the architectural firm Lorimer-Case, AIA for Pardee Home Builders, is recommended for future intensive-level survey in order to assess its potential architectural significance. Archival research indicates that in 1980 the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. Concord Square won an accolade for its design and is the only known development in Mira Mesa to have received any distinction designed by Lorimer-Case, AIA. Additionally, the development retains a high level of integrity with minimal exterior alterations over time. Therefore, it is recommended that this neighborhood be studied further for its potential architectural significance and for reflecting a special element of Mira Mesa's architectural development under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D.

The Canyon Country complex (Figure 20, Map ID #15), designed by designed by the architectural firm Hales-Langston, AIA for the Fieldstone Company, is recommended for future intensive-level survey in order to assess its potential architectural significance. Archival research indicates that Canyon Country became one of Fieldstone's most enduring success stories. The development won an award for best detached housing under \$135,000 in 1982. The development over time has undergone alterations including replacement cladding, reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, and partially enclosed front courtyards. Despite these alterations the community can still be identified as a 1980s single family development designed by Hales-Langston, AIA. Therefore, it is recommended that this neighborhood be studied further for its potential architectural significance and for reflecting a special element of Mira Mesa's architectural development under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D.

No further study is recommended for any of the other master-planned communities within the Mira Mesa CPA due to diminished integrity and lack of important historical associations under NRHP/CRHR/City Criteria A/1/A, and a lack of architectural significance under NRHP/CRHR/City of San Diego HRB Criteria C/3/C. While archival research did identify notable developers within the CPA, survey of the master-planned communities revealed extensive alterations that have significantly impacted their integrity of design, materials, workmanship, and association, as required for local, state, and national designation.



SOURCE: Esri, HERE, Garmin; SANGIS 2019

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7 Appendices

A Mira Mesa CPA Historic Context Statement

B Residential Study List

Master-Planned Community	Map ID #	Developer	Architect	Date of Construction	Associated Theme
Mesa Village	5	A.J. Hall Corporation	Daniel Nick Salerno and Associates	1972	Residential Development (1969-1979)
Concord Square	13	Pardee Home Builders	Lorimer-Case, AIA	1980	Residential Development (1980-1990)
Canyon County	15	Fieldstone Company	Hales-Langston, AIA	1982	Residential Development (1980-1990)