

Mira Mesa Community Plan Area Historic Context Statement

Prepared for:

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AUGUST 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CEQA	California Environmental Quality Act
CHRID	California Historical Resource Inventory Database
CRHR	California Register of Historical Resources
CPA	Community Plan Area
City	City of San Diego
FHA	Federal Housing Administration
HPO	Historic Preservation Ordinance
HRB	Historical Resources Board
HOLC	Home Owners' Loan Corporation
I	Interstate
MCAD	Marine Corps Air Depot
MCAS	Marine Corps Air Station
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PID	Planned Industrial Development
PEIR	Programmatic Environmental Impact Report
SDUSD	San Diego Unified School District
SCIC	South Coast Informational Center
UNLV	University of Nevada, Las Vegas
VA	Veterans Affairs

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1 Introduction

1.1 Purpose of a Historic Context Statement

Historic Context Statements provide the foundation for identifying and evaluating historical resources and establish a framework for grouping information about resources that share common themes and patterns of historical development. The Mira Mesa Historic Context Statement will provide the foundation for future-focused reconnaissance-level surveys; facilitate the preparation of the historical overview of Mira Mesa in the Programmatic Environmental Impact Report (PEIR), which will analyze potential environmental impacts of the proposed Mira Mesa Community Plan Area (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. This historic context statement is not intended to be a chronological recitation of the community's significant historical events or noteworthy citizens, nor is it intended to serve as a comprehensive community history. Rather, the historic context statement aims to provide an overview of the important themes, events, people, and property types important to the development of Mira Mesa, and to be used as a guide for determining whether properties within the CPA have the potential for eligibility as a historical resource under a national, state, or local designation program. The Mira Mesa CPA Historic Context Statement is primarily focused on the built environment, and does not address pre-history or ethnographic contexts, which is addressed in a separate Cultural Resources Constraints Analysis.

1.2 Project Team

The Dudek project team responsible for this project includes Historic Built Environment Lead and Task Order Manager Sarah Corder, MFA; and Architectural Historians Nicole Frank, MSHP and Kate Kaiser, MSHP. The entire Dudek team meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and/or History.

1.3 Project Description and Location

The City of San Diego (City) undertook this Historic Context Statement as part of the comprehensive update to the Mira Mesa CPA and PEIR. The City is updating the Mira Mesa Community Plan, which was adopted in 1992. The updated Community Plan will take into account current conditions, Citywide goals in the Climate Action Plan and the General Plan, and community-specific goals to provide direction for the long-term development of the community. The Mira Mesa CPA is approximately 10,500 acres located in the north central portion of the City of San Diego between the Interstate 805 (I-805) and Interstate 15 (I-15). Specifically, the CPA is roughly bound 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 Mira Mesa Historic Context Statement study area includes the entire CPA.

1.4 Research Methodology

The organization and content of the document are based on the preferred format presented by the National Park Service (NPS) guidelines of 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; National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form; and National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning. 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.

Research for the Mira Mesa Historic Context Statement 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.

A primary source for 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.

Additional primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and historic context statements. 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. Additionally, on March 17, 2020, the author of Images of America: Mira Mesa, Pam Stevens, was contacted to give an interview about her research and resources on the history of Mira Mesa.

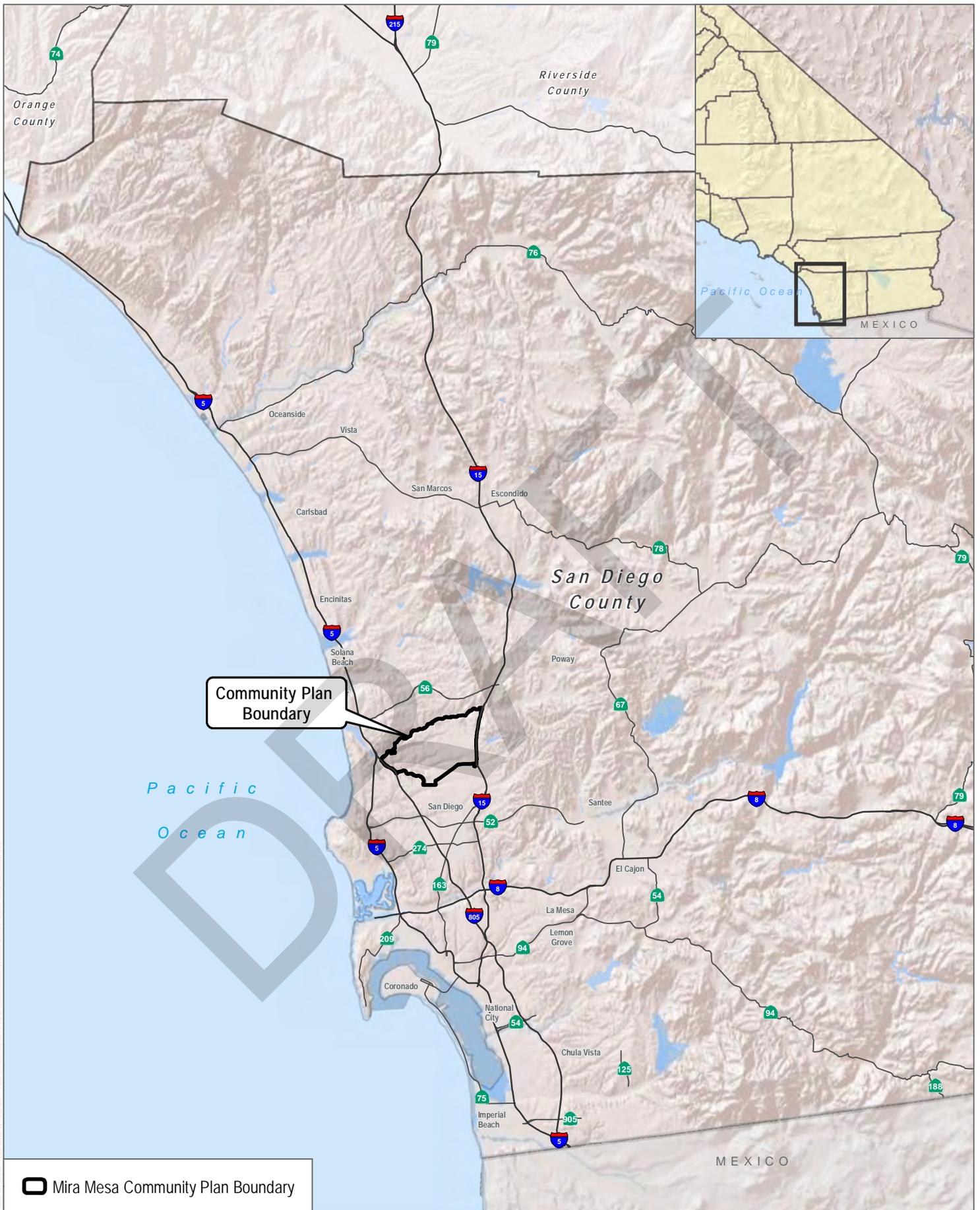
1.5 Document Organization

The Mira Mesa CPA Historic Context Statement presents a detailed CPA-wide context that identifies important themes and patterns of development, property types, architectural styles, and registration requirements. This document is designed to function as a tool for use by the City, its residents, and property owners to better understand, interpret, evaluate, and protect the City's historical resources. This document is organized into the following major sections:

- 1: Introduction** provides an introduction to the document including the purpose of a historic context statement, the project description and location, research methodology, and document organization.
- 2: How to Use this Document** provides the scope of the historic context statements, applicable regulations and designation programs.
- 3: Historic Context** includes a narrative of the area's developmental history broken down into periods, which are defined by events, themes, and development trends. Significant themes and associated property types are included in the narrative of the area's developmental history. For themes where potentially eligible properties for further study were identified, study lists and registration requirements with eligibility standards and integrity thresholds are included.
- 4: Preservation Goals and Priorities** outlines and prioritizes recommended preservation activities and methods for identifying, evaluating, and treating property types identified as potentially significant within various themes and property types.
- 5: Bibliography** provides a complete list of references for all footnotes listed throughout the document.
- 6: Appendix** includes a section on architectural styles and a comprehensive study list of properties of architecture or thematic interest within Mira Mesa CPA.

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SOURCE: Esri 2020



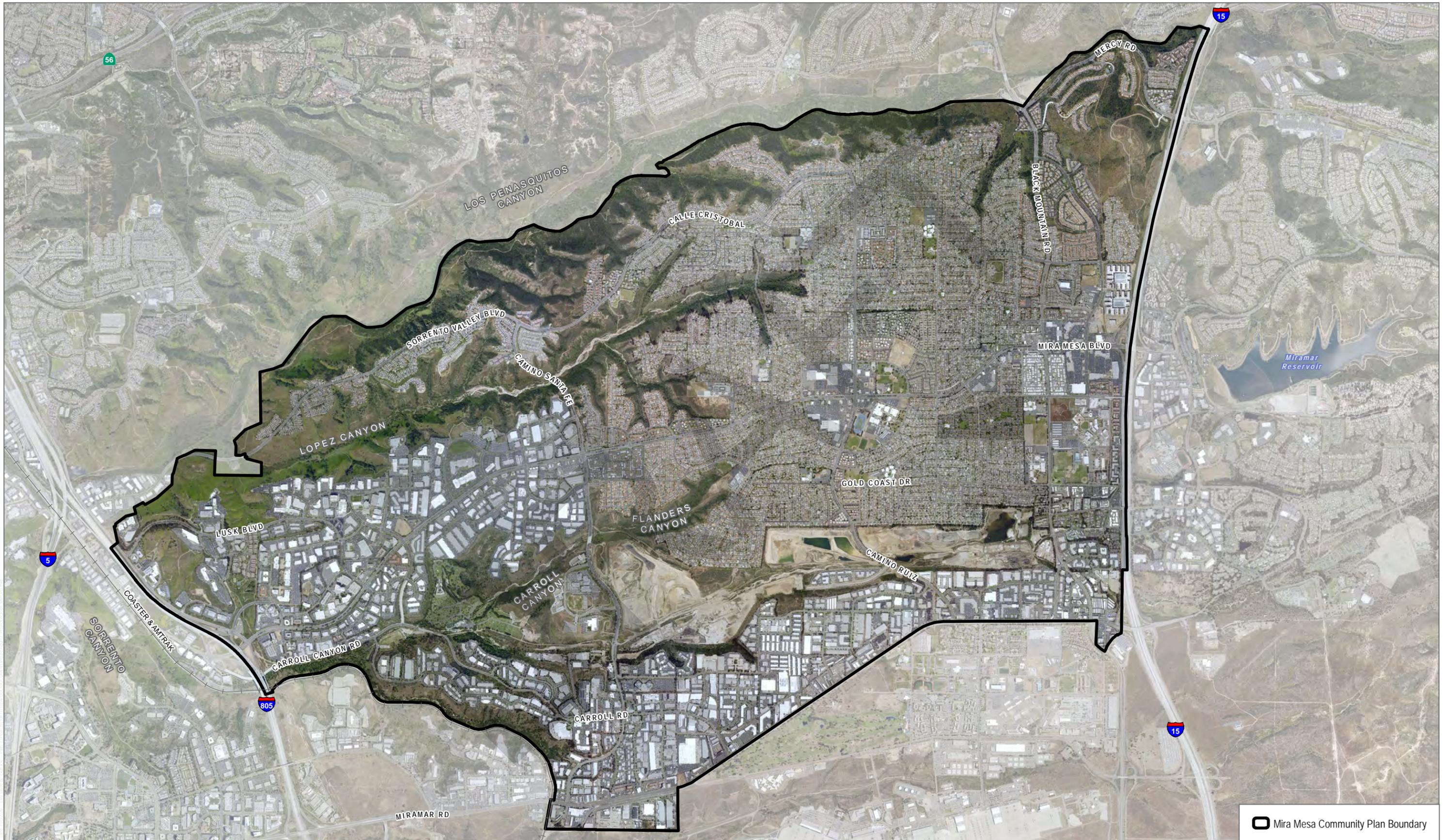
FIGURE 1

Regional Location

Mira Mesa Community Plan Update

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 Mira Mesa Community Plan Boundary

SOURCE: SanGIS 2017, 2019



FIGURE 2
Project Location

Mira Mesa Community Plan Update

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2 How to Use This Document

2.1 Scope of the Historic Context Statement

The Mira Mesa Historic Context Statement is arranged in chronological sections that relate to the major development periods of Mira Mesa’s history from the rancho period to 1990. 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 (Section 3.2). The end of each context section includes a summary of the various property types and architectural styles associated with each period of development and defines specific registration requirements for assessing historical significance and integrity.

Study Lists have been included under each theme to aid in the identification and evaluation of properties within the Mira Mesa CPA. Properties in these Study Lists should be evaluated as needed in the future to determine whether they are significant; however, their inclusion in a Study List does not mean that these properties have been determined significant by this study. Likewise, properties not included in these Study Lists may nevertheless be eligible for designation and should be evaluated if it appears that the property could be significant under one or more of the City’s Designation Criteria.

2.2 Overview of Applicable Regulations and Designation Programs

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego’s Local Register of Historical Places) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity – generally defined as the survival of physical characteristics that existed during the resource’s period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic. However, the NRHP maintains a higher, more rigid threshold for integrity than the CRHR, noting that properties either retain integrity or they do not.

2.2.1 Federal

National Register of Historic Places

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

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

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

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

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

2.2.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." (PRC section 5020.1(j).) In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (PRC section 5024.1(a).) The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.

- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see Cal. Code Regs., tit. 14, section 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource

is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

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

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

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

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section

21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

2.2.3 Local

City of San Diego Progress Guide and General Plan

The Historic Preservation Element offers a general guide for preserving, protecting, restoring, and rehabilitating historical and cultural resources within the City in order to maintain and encourage appreciation of its history and culture, improve the quality of the City's built environment, maintain the character and identity of its communities, and enhance the local economy through historic preservation. The primary goals of the Historic Preservation Element are outlined below:

- A. Identification and Preservation of Historical Resources
 - Identification of the historical resources of the City.
 - Preservation of the City's important historical resources.
 - Integration of historic preservation planning in the larger planning process.
- B. Historic Preservation, Education, Benefits, and Incentives
 - Public education about the importance of historical resources.
 - Provision of incentives supporting historic preservation.
 - Cultural heritage tourism promoted to the tourist industry.

The detailed policies associated with items A and B above can be found the Historic Preservation Element (updated 2008), available on the City's website at: <http://www.sandiego.gov/planning/genplan/>.

City of San Diego Land Development Code

The Designation of Historical Resources Procedures found in the Land Development Code (Chapter 12, Article 3, Division 2) establishes the City's process to identify and designate for preservation significant historical resources. The decision to designate historical resources rests with the City's Historical Resources Board (HRB) in accordance with the requirements of Chapter 12, Article 3, Division 2 and the Historical Resources Guidelines of the Land Development Manual. A decision by the HRB to designate a resource may be appealed to the City Council. The Historical Resources Regulations of the Land Development Code (Chapter 14, Article 3, Division 2) serve to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises regardless of the requirement to obtain a Neighborhood Development Permit or Site Development Permit. When any portion of a project area contains historical resources, as defined in the Land Development Code Chapter 11, Article 3, Division 1, the regulations apply to the project area.

City of San Diego Historical Resources Board Designation Criteria

The Historical Resources Guidelines of the City of San Diego's Land Development Manual identifies the criteria under which a resource may be historically designated. Additionally, the "Guidelines for the Application of Historical Resources Board Designation Criteria" (Appendix E, Part 2 of the Historical Resources Guidelines) provide detailed guidance on how to evaluate a property under the City's local designation criteria. The Historical Resources Guidelines state that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historical resource by the City of San Diego Historical Resources Board if it meets one or more of the following designation criteria:

- a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- b. Is identified with persons or events significant in local, state or national history;
- c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;
- e. Is listed or has been determined eligible by 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; or
- f. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

2.2.4 Integrity

The concept and aspects of integrity are defined in "Section VIII. How to Evaluate the Integrity of a Property Historical Resource" in National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. According to the Bulletin, "Integrity is the ability of a property to convey its significance." The evaluation of integrity must be grounded in an understanding of a property's physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity for the NRHP, a property must possess several, and usually most, aspects of integrity:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either

natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.

- Materials are the physical elements that were combined or deposited during a particular period of time, and in particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- Association is the direct link between the important historic event or person and a historic property.

While the CRHR follows the same basic guidance of the NRHP, there are lower thresholds for integrity at the state level. The NRHP states that "historic properties either retain integrity (that is, convey their significance) or they do not," while the CRHR only requires that properties "retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance." Further, a property that does not retain the requisite level of integrity for the NRHP, but does retain the potential to yield historical information about the property, then it would still meet the integrity thresholds of the CRHR. The CRHR also provides more leniency when dealing with moved buildings or structures than provided under the integrity requirements for the NRHP. A detailed discussion of how integrity is applied with respect to the NRHP versus the CRHR is provided in The California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register). A detailed discussion of how integrity is applied with respect to each Criteria is provided in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (NPS 1995:45-49).

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3 Historic Context

3.1 Summary Overview

This section presents an overview of the major periods of development for the Mira Mesa Historic Context Statement and a summary of the significant themes and property types associated with these periods.

3.1.1 Significant Periods and Themes

The Historic Context Statement divides the history of the Mira Mesa CPA into chronologically ordered periods of development, which are further divided into overarching themes:

- Early Development Period (1823-1968)
 - Theme: Early Agriculture and Ranching (1823-1968)
- Development Boom Period (1958-1979)
 - Theme: Residential Development (1969-1979)
 - Theme: Civic and Institutional Development (1969-1979)
 - Theme: Recreational and Commercial Development (1970-1979)
 - Theme: Business Parks, Industrial Parks, and Research and Development Campuses (1970-1979)
- Community Expansion and Continued Development (1980-1990)
 - Theme: Residential Development (1980-1990)
 - Theme: Institutional and Recreational Development (1980-1990)
 - Theme: Expansion of Office and Industrial Parks (1980-1990)
- Shifting Demographics (2000-2016)

National Register Bulletin 15 defines a theme as a “means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments of an area during one or more periods of prehistory or history. A theme is considered to be significant if it can be demonstrated through scholarly research, to be important to American history.”¹ Important themes have been distilled into residential development, commercial development, civic and institutional development, recreational development, military development, and agricultural development.

Each chronology section begins with a general historical overview of the Mira Mesa CPA for that given time period. The overview will generally summarize events, persons, and overarching developments for each chronological period. The overview is then followed by an analysis of themes associated with the chronological period. These themes include the following:

3.1.2 Associated Property Types

The historic built environment serves as an illustration of significant themes in Mira Mesa within each period of development. Therefore, a discussion of associated property types is included following each development period

¹ NPS. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. (Washington, D.C.: U.S. Department of the Interior, 1990: 8

discussion. This consists of relevant architectural styles and building types that are prevalent throughout Mira Mesa during the identified period of development. The following property types were identified in Mira Mesa as part of the development of this historic context:

Agricultural and Ranching Properties

Agricultural and ranching properties in Mira Mesa are relatively limited to the far northern community border along the Los Peñasquitos Canyon Preserve. These properties include adobe ranch houses, barns, livestock pens, and cisterns. Historically these properties were used for raising livestock and occupied by a single family and over time became abandoned then used as recreational sites. These buildings typically were simple in construction, either of adobe or wood, and intended to be primarily utilitarian in use.

Residential Properties

Residential properties vary in size, scale, and style throughout Mira Mesa. Residential properties are most often categorized as either multi-family residences or single-family residences. Single-family residences are easy to identify and do not vary in their use patterns. However, multi-family residences are more complex and present in a variety of ways in Mira Mesa. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary.

Industrial and Commercial Properties

Industrial and commercial properties also vary throughout the Mira Mesa planning area, but typically were one to two stories in height and developed as strip malls, neighborhood shopping centers, big box stores, or business/industrial parks. The larger commercial properties such as shopping centers, were centralized around the intersection of Mira Mesa Boulevard and Camino Ruiz, with smaller developments located along each of these two main thoroughfares. Business and industrial parks were concentrated in the western section of the community in Sorrento Valley and south of Jade Coast Road along Miramar Road. Buildings of this type typically are low, boxy in massing, and surrounded by surface street parking. As was typical in industrial and commercial development from this period, mass-produced building forms and strip malls began to dominate the commercial landscape. Popular architectural styles employed to design commercial properties include Corporate Modern and Contemporary.

Civic and Institutional Properties

Civic and institutional properties include any building where a public or civic function is performed. While usually city- or publicly owned, they may also be privately owned (such as fraternal organization halls), but usually have a public use, and provide large, accessible spaces for people to congregate. In the Mira Mesa CPA, these may include schools, libraries, churches, post offices, hospitals, and utilities. Public parks and recreational facilities also fall under this category. In the Mira Mesa area, schools and recreational properties are the most important institutional/civic property types. Buildings of this type were intended to facilitate the expanding residential communities, resulting in properties with relatively similar appearances dispersed throughout the area. Popular architectural styles employed to design civic and institutional properties include Contemporary and Corporate Modern.

Recreational Properties

Recreational properties are used for the purpose of recreation, for example, sports fields, playgrounds, gymnasiums, playgrounds, public parks, beaches, and green spaces. In the Mira Mesa CPA recreational properties include neighborhood parks, recreation centers, and nature preserves. The majority of the community's parks and recreation land use presents as open space parks such as Los Peñasquitos Canyon Preserve, which displays small auxiliary structures that act as support structures such as surface parking lots. The recreational properties such as Mira Mesa Community Park, Mesa Verde Park, Mesa Viking Park, Maddox Park, and Hourglass Community Park were built in conjunction to other property types such as schools or residential developments. Buildings and structures associated with this type of recreational property include recreation centers, playgrounds, benches, tennis courts, and baseball fields. Buildings of this type include Modern architectural styles.

3.2 Historical Background

3.2.1 Early Development Period (1823-1968)

Theme: Early Agriculture and Ranching (1823-1968)

Rancho Santa Maria de Los Peñasquitos was San Diego's first rancho awarded to Captain Francisco María Ruiz, Commandant of the Presidio of San Diego as a Mexican land grant in 1823.² The grant comprised one league, 4,243-acres, at the eastern part of the Los Peñasquitos Canyon and extended into Sabre Spring and up to Rancho Bernardo. The name Santa Maria de Los Peñasquitos meant "Saint Mary of the Little Cliffs," and contained present-day Mira Mesa, Carmel Valley, and Rancho Peñasquitos in southwestern San Diego County. In 1824, Ruiz constructed a one-room adobe casa for himself to use while ranching. In 1834, the Mexican government gave Ruiz an additional league of land after he expressed his dissatisfaction with the original grants inability to be cultivated. Three years later in 1837, Ruiz gave Peñasquitos Canyon to his grandnephew, Francisco Maria Alvarado who then shifted the ranch's operation to his son Diego Alvarado in 1857. Shortly thereafter in 1859, Diego's sister Estephana Alvarado, married George Alonzo Johnson, an entrepreneur known for operating steamboats on the Colorado River. Johnson expanded the rancho's housing significantly in 1862, building a spacious residence for himself, his wife, and their family. The rancho continued to change hands over the next several decades with notable owners including Colonel Jacob Shell Taylor, founder of Del Mar, Charles F. Mohnike the owner of a large fruit business, and George and Oliver Sexon two of San Diego's best-known cattlemen (Figure 3).³

Rancho Santa Maria de Los Peñasquitos, which comprised over 14,000-acres of land, remained a working ranch until 1962. The rest of Mira Mesa during the early 1960s was largely open land, until a major developer, Irvin Kahn, planned to make Los Peñasquitos Canyon into a golf course with fairway homes and purchased all 14,000-acres. That same year 20.2-square-miles, known as Peñasquitos Tract No.1, was annexed by the City, most of which was owned by Kahn.⁴

² Pam Stevens, *Images of America: Mira Mesa* (Charleston: Arcadia Publishing, 2011), 9.

³ Friends of Los Peñasquitos Canyon Preserve, "Rancho Peñasquitos - A History," accessed March 24, 2020, <http://penasquitos.org/history.htm>.

⁴ SDU, "City Annexes North Tracts," *San Diego Union* (San Diego, CA), June 16, 1962.

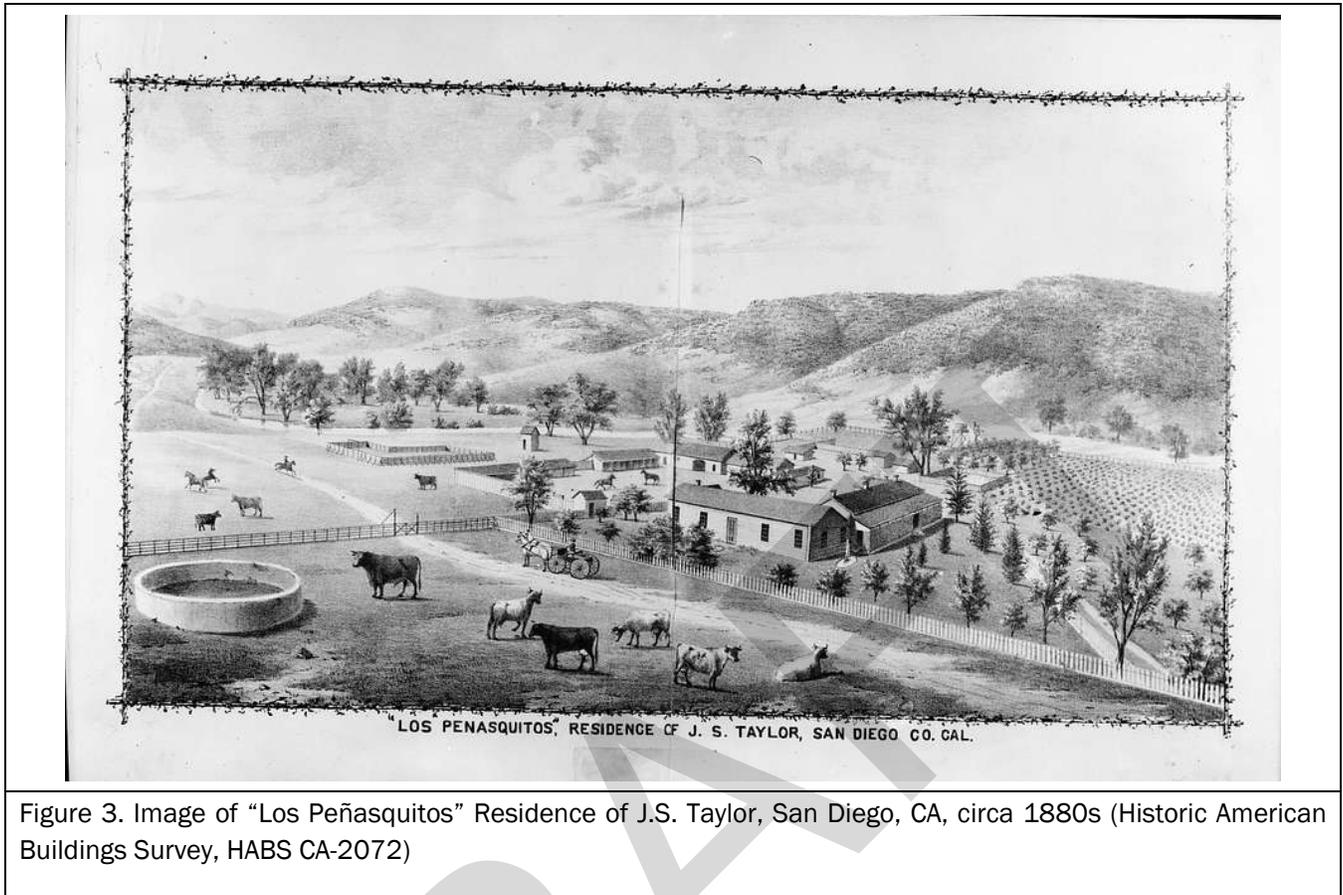


Figure 3. Image of “Los Peñasquitos” Residence of J.S. Taylor, San Diego, CA, circa 1880s (Historic American Buildings Survey, HABS CA-2072)

Associated Property Types

During this period of development, ranches dominated the landscape. Ranches typically consisted of a vernacular style main house (often built of adobe) and auxiliary buildings including barns, dry reservoirs, sheds, water tanks, and windmills. Due to intensive suburban development that occurred throughout Mira Mesa beginning in the early 1960s, most of these properties and their vernacular buildings did not survive. According to a search of the California Historical Resources Inventory Database (CHRID) there are only two properties from this time period remaining today: the Mohnike Adobe and the Johnson-Taylor Ranch Headquarters.

The Johnson-Taylor Ranch Headquarters is located on Black Mountain Road in San Diego. The property is an agricultural complex with a main house and contributing outbuildings that was constructed in 1862. The property is currently designated on the NRHP, CRHR, and San Diego Register at a local level of significance for its architecture, historical associations, and potential to yield important historical information. The property was certified by the United States Department of the Interior Heritage Conservation and Recreation Service (now the National Park Service) in 1980.

The Mohnike Adobe is located on Black Mountain Road in San Diego. The property is an agricultural complex with an adobe main house and contributing outbuildings. The property is currently designated on the NRHP, CRHR, and San Diego Register at a local level of significance for its architecture, historical associations, and potential to yield important historical information. The property was certified by the NPS in 2002 for its local significance under NRHP Criteria C and D.

Given the extensive amount of development that has occurred in Mira Mesa since this period of development, it is highly unlikely that there are additional resources within the project area. In the event that resources were discovered, they should be evaluated for significance and would likely be representative of agricultural-style buildings and structures associated with this period of ranching in Mira Mesa. Property types from this development include residential buildings and outbuildings associated with the owners of Rancho Santa Maria de Los Peñasquitos. According to the NRHP nomination prepared for the rancho, in addition to the residential buildings on the property, there are also outbuildings that include a spring/milk house and a barn.⁵

Character-Defining Features:

- Adobe or wood frame construction
- Modest in size
- Used as a ranch house or outbuilding for the rancho
- Full-width porches
- Side gable roofs
- Minimal exterior details

Theme: Military Development (1917-1968)

While located outside of the Mira Mesa CPA, military development occurring adjacent to the southern border of the CPA had a significant influence on the development of surrounding suburban communities, like Mira Mesa. While it cannot be considered a theme of development within Mira Mesa, a brief discussion of military development is warranted for the benefit of the context and understanding of one of the driving factors behind the CPA's development in the late 1960s.

Marine Corps Air Station (MCAS) Miramar began as 12,721 acres of land acquired during World War I by the Army National Guard to train infantrymen on their way to Europe. The base, named Camp Kearny, officially opened on January 18, 1917, in the Miramar Ranch area of San Diego. During this period, the Army did not build any airstrips although Army and Navy aircrafts coming from Naval Air Station North Island, Coronado frequently used the parade deck to land aircrafts. Camp Kearny closed after only three years of use on October 20, 1920, and the Army demolished more than 1,200 buildings located on the site.⁶

After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps. In 1934, the Marines rented the artillery ranges of the former Camp Kearny renaming the area Camp Holcomb. The Marines selected the property as a new combat training area at the start of World War II due to its roads, telephone and power lines, and availability of city water. By 1941, the Camp grew in size to nearly 32,000-acres and renamed Camp Elliott. Starting with tents and temporary facilities in 1941, the Camp grew to include barracks, officers' quarters, storehouses, mess halls, warehouses, a chapel, recreation facilities, and multiple other building types. In 1943, construction of the Camp's training facilities was nearly complete or well underway and a year later work ended on two new concrete runways and taxiways. During this period, both the Navy and the Marine Corps occupied Camp Elliott. The Navy utilized the western side of the Camp to train pilots and the Marines utilized the eastern side to train artillery and armored personnel. The Navy maintained an additional emergency airfield one mile to the north of Camp Elliott known as Outlying Field Miramar, later known as Hourglass

⁵ BMA Architects, "NRHP Inventory Nomination Form: Johnson-Taylor Ranch Headquarters," accessed April 20, 2021, <https://sandiego.cfwebtools.com/images/files/NR%20751.pdf>.

⁶ Noah Stewart and Patrick McGinnis, "Historical Overview Marine Corps Air Station, Miramar, San Diego California," *Anteon Corporation* (San Diego, CA, January 2004), 22-30.

Field because of its shape. Outlying Field Miramar’s primary functions included serving as an emergency landing strip and as a practice range for target bombing (Figure 4). On September 12, 1943, the Navy and Marines redesignated the Camp as Marine Corps Air Depot (MCAD) Miramar, to reflect its dominant function.⁷



Figure 4. Aerial showing Camp Kearny (Miramar) and Hourglass Field, 1956 (militarymuseum.org 2020)

After the end of World War II, the Marine Corps decommissioned MCAD Miramar and on May 1, 1946, it was renamed MCAS Miramar. Although this name was short-lived and on August 15, 1947, the Navy received the Base and renamed it Naval Auxiliary Air Station Miramar. Operations slowed down and the Navy leased part of the airfield to the City of San Diego as a reserve airstrip for commercial airliners that could not land at Lindbergh Field. Discussions began with the City to turn the Base into a municipal airport, but because of its location, most residents deemed it too far from the City. In 1949, Congress passed the Woods Plan, which breathed new life into the Base. By 1953, Miramar spent \$14 million for the continued development of a Master Jet Air Station with another \$15 million planned for the future. The Vietnam War solidified the Base’s importance specifically in the field of aviation and by 1968, Miramar had become the busiest military airfield in the United States.⁸

In 1977, the CPA’s largest employer was the military. To the direct south of the CPA was MCAS Miramar, which was an enormous draw for people to live in the CPA and either work in military-related private sectors or were stationed at MCAS Miramar. The base’s demographics in the 1970s are unknown, but it is likely they were young men and women and young families. In 1975, 20 percent of all household heads were in the military, and single-family units made up 96 percent of the housing units, compared to 58 percent citywide.⁹ Mira Mesa’s Filipino American

⁷ Stewart and McGinnis, 31-44.

⁸ Stewart and McGinnis, 44-49.

⁹ Larry Keller, “San Diego’s Most Wretched Neighborhood,” *San Diego Reader* (San Diego, CA), June 12, 1980.

population grew during the 1970s and 1980s. For many Filipino immigrants, the CPA's low housing costs and proximity to MCAS Miramar allowed them to bring their families to the area and settle down permanently. The number of Filipinos in the United States increased from 5,600 in 1920 to about 56,000 in 1930 with large communities gathering close to Navy bases including San Diego. The United States had a long-standing relationship with the Philippines after signing Mutual Defense Treaty in 1951. The treaty between the Republic of the Philippines and the United States stated that both nations would support the other if an external party attacked. In 1952, the United States and the Republic of the Philippines signed an additional agreement whereby up to 1,000 Filipino citizens could be enlisted in the United States Navy each year. Two years later that number was raised to 2,000 a year. Under the Nationality Act of 1940, those that served the United States armed forces honorably for three years could be naturalized as United States citizens without having to meet certain normal requirements, which was upheld in 1952 by the Immigration and Nationality Act of 1952.¹⁰ The typical requirements for gaining United States citizenship included being a permanent resident of the United States for five years or being married to and living with a United States citizen for three years. This resulted in an influx of Filipinos joining the United States Navy and then receiving their United States citizenship after completing their honorable service. Approximately 10,000 Filipinos became American citizens through the Nationality Act.¹¹

Filipino men and women typically joined the United States Navy under two circumstances. The first was as a Filipino citizen, which could lead to United States citizenship. The second was as an American citizen of Filipino descent joining the armed forces independently. One of the primary reasons Filipino Americans joined the armed forces during and after World War II was to fight off the stigma of being an Asian American in the United States and spur a sense of belonging. Many Asian Americans during and after World War II were met with racism and discrimination including violence, harassment, and being stigmatized as being enemies of the United States. The military provided a sense of equality and gave families of the enlisted a stable military income.¹² The increase in Filipino military enlistment both as United States citizens and naturalized citizens led to an increase in the Filipino population in the United States, specifically around Navy bases including MCAS Miramar.

Associated Property Types

No property types associated with the theme of Military Development are located with the Mira Mesa CPA.

3.2.2 Development Boom Period (1958-1979)

California experienced a period of population growth during and immediately following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in huge demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Before the war in 1934, the Federal Housing Authority (FHA) was established to approve properties for mortgage insurance and publication of housing subdivision standards. Their publications such as *Planning Small Houses* established a standard of home building practices for decades to come, promoting the

¹⁰ Naval History and Heritage Command, "Filipinos in the United States Navy," prepared by: Bureau of Naval Personnel, October 1976, <https://www.history.navy.mil/research/library/online-reading-room/title-list-alphabetically/f/filipinos-in-the-united-states-navy.html>.

¹¹ "Impact of World War II on Filipino Migrant Workers," Office of Multicultural Student Services, *University of Hawai'i*, archived from the original on December 12, 2001.

¹² Peter Dizikes, "The Philippines, the US, and a Century of Military Alliance," *MIT News Office* (Cambridge, MA), August 7, 2020.

simple one-story “minimum house” that could be expanded as families grew. These homes in San Diego in the 1930s and 1940s developed in the Streamline Moderne and Minimal Traditional styles.¹³

The Federal Home Loan Bank Board and the Home Owners’ Loan Corporation (HOLC), which were established in response to the Great Depression, analyzed cities throughout the United States and evaluated an area’s ability to repay mortgages on moderately priced, well-constructed, single-family dwellings if deemed satisfactory, the agency refinanced mortgages in default or foreclosure. The FHA also attempted to stabilize lending for the banking industry by guaranteeing mortgages with lending institutions. Before the 1934 housing law, banks rarely financed more than 50 percent of the cost of a new house, and mortgages typically had a duration of five years or less.¹⁴ With federal mortgage guarantees, the banks were protected and could engage in lending practices with larger mortgages over longer terms. However, the HOLC set definitions of risk, limiting the guaranteed mortgages for neighborhoods it deemed precarious. One of the methods by which the HOLC sought to assess creditworthiness or risk was through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community’s race and/or ethnicity, income level, and housing and land use types. Neighborhoods were evaluated using these factors and assigned an investment risk grade. The grades ranged from Green (or A) as the least amount of risk to Red (or D), the highest amount of risk. The HOLC created a map of San Diego in 1936, Mira Mesa was not included on the map.

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated \$1.3 billion for the construction of 700,000 homes, two years later the War Production Board prohibited non-essential construction during wartime including market-driven housing. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary.¹⁵

The government programs intended to assist working-class families and veterans to purchase a house contributed to a Post-War development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions.¹⁶ Developers started to hire architects not to design a single home but rather a set of stock plans, resulting in new communities of 300-400 nearly identical homes.¹⁷ Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler’s company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy.¹⁸ Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features.¹⁹ Customizable features could include: light fixtures, rooflines, exterior cladding materials, cabinetry, and

¹³ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA), 2007, 27.

¹⁴ California Department of Transportation (Caltrans), “Tract Housing in California, 1945-1973: A Context for National Register Evaluation,” *Caltrans*, 2011, 5.

¹⁵ *Ibid.*

¹⁶ *Ibid.*, 43-48.

¹⁷ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA), 2007, 36-39.

¹⁸ City of Palo Alto, “Palo Alto Eichler Neighborhood Design Guidelines,” Page & Turnbull (City of Palo Alto, CA), March 2018, 33-36.

¹⁹ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA), 2007, 39.

kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. This allowed developers to move less earth and remove fewer trees, which local governments often supported.²⁰

In San Diego, the most advertised and well-known Post-War development during the 1945-1960s era was Clairemont, which by 1950 was a 1,000-acre tract-home community built on Morena Mesa, located east of Bird Rock, south of University City, and north of Linda Vista. Tract home communities were 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. Clairmont's planning and design included a series of master-planned neighborhoods with curvilinear streets, landscaping, shopping centers, schools, parks, and other amenities.²¹ A master-planned community was developed with the intention of giving residents the experience of living in a self-contained town. These planning principles were repeated throughout San Diego in the Post-War era including being duplicated in areas like the Mira Mesa CPA. 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-War era. 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. 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, which became ubiquitous in San Diego's Post-War era. In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees. With the government programs and new housing opportunities, racial residential patterns began to change in San Diego.

Mira Mesa did not exist in its current state until 1969, prior to that, the land was in majority 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. Prior to this period of development, the area was largely rural with areas focused on military development. On November 7, 1958, as part of a large annexation, Mira Mesa along with Del Mar Heights and Miramar Naval Air Station became an official part of San Diego County. Interested parties disclosed preliminary plans for a new residential community on 800 acres north of Miramar in 1958. Blanketed in secrecy up to this point, a tentative master plan for the subdivision filed with the City of San Diego Planning Department made the matter public for the first time. The owners' identification revealed only that they were a group of Los Angeles developers who enlisted the help of Ralph Lovett, a land planning engineer and participant in the project. To protect the owner's identities, two San Diego real estate brokers used their names to purchase the land and then deeded it in trust to Security Title Insurance Company. The tentative map of the proposed subdivision named Mira Mesa showed approximately 2,800 sites for single-family homes, a 40-acre site for multiple-family housing, a 40-acre shopping center, a high school site of 50 acres, three elementary schools, a 13-acre park, and multiple other locations for professional buildings, churches, and a small neighborhood shopping center or strip mall.²²

The 800-acre property extended over a plateau of level land two miles north of Miramar Naval Air Station's main gate, on the west side of then Highway 395. Included in the proposed annexation was Hourglass Field, the auxiliary naval landing strip. Lovett noted that multiple problems with the site needed to be resolved before development could begin. Mira Mesa intended to build homes for average-income families, ranging between \$15,000 and

²⁰ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011, 49.

²¹ City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 40.

²² SDU, "Reality Roundup: New Residential Area Planned," *San Diego Union* (San Diego, CA), Mar. 30, 1958.

\$20,000. The tentative plan had the shopping center, professional buildings, and high school in the center of the development with curving streets fanning out from this key center. Also planned for the development were two arterial streets, Mira Mesa Boulevard and Camino Ruiz, each 102 feet wide that intersected at the center of shopping center site.²³

Traffic infrastructure development was key to the early development of Mira Mesa. As early as 1958, Highway 395 (also known as Interstate (I) 15) served as Mira Mesa's proposed eastern terminus and the community's primary access road. The north-south inland road paralleled Pacific Coast Highway and it was intended to run from Mexico to Canada, although its actual southernmost terminus was Market Street and Park Boulevard in San Diego. Proposed interchanges at Miramar Road and Mira Mesa Boulevard would act as connectors to Highway 395 and Mira Mesa. Camino Ruiz, Camino Santa Fe, Carroll Canyon Road, and Black Mountain Road either acted as major thoroughfares prior to the planning of the community or were identified by the Transportation and Traffic Engineering Division of the City Engineering Department as prime arterials and major streets. In the early 1960s, an Inland Freeway was proposed which would skirt the University of California campus and veer north through Sorrento Canyon to Del Mar, becoming Mira Mesa's western feeder. Starting in 1967, the Inland Freeway renamed I-805, began construction in phases with the northern portion completed before the southern.

In 1961, three counties in Southern California including San Diego County pushed to have the newly built I-15 extended from San Bernardino to San Diego. Originally, the route ran from I-10 near San Bernardino along I-215 through the Cajon Pass and into Las Vegas, Nevada. A four-member-appointed committee from California successfully argued that the new freeway would connect the major military bases of March Air Reserve Base in Riverside County and MCAS Miramar. By 1966, I-15 replaced United States Route 395, and a large interchange connected Mira Mesa Boulevard and this new freeway providing easy access to Mira Mesa from the east.

In 1963, five years after Los Angeles developers announced plans for the development of Mira Mesa to the public, the area remained largely undeveloped with sagebrush, canyons, and jackrabbits. However, two factors triggered the eventual development of the area, the completion of the Second Colorado River Aqueduct to the nearby Miramar Dam and the lack of housing available in nearby neighborhoods of Clairemont and Kearny Mesa. The essential aspects of water, sewers, and other city services plus an influx of private funding allowed for the Planning Department to move plans for a 6,400-acre area forward with a predicted population of 90,000.²⁴ Evolving from the 1958 preliminary master plan, the 1963 land-use plan included a junior college, 31 public schools, a branch civic center, two branch libraries, two fire stations, 160 acres of land for commercial development, and no provisions for industrial development. Mira Mesa's land use plan was intended to utilize the area as largely residential with the goal of meeting a substantial portion of the north San Diego residential requirements within 15 years.²⁵

After two years of delays, the Mira Mesa community plan was finished in November 1965 and approved by the San Diego City Council on January 27, 1966. The plan did not include any zoning restrictions and was subject to amendments but allowed for the largely undeveloped 10,700 acres of land to have a comprehensive unified plan for development.²⁶ The area was earmarked for residential growth with the majority proposed to be developed for single-family residential of "low-medium" density. Miramar flight patterns posed a major challenge to the financing and selling of homes in the western portion of Mira Mesa due to the high level of noise. The plan made no set regulation concerning noise levels, but J. Clifford Wallace an attorney representing the owners of nearly 10 percent

²³ Ibid.

²⁴ These numbers were based on predictions and do not reflect the CPA's current acreage and population.

²⁵ Peter Kaye, "Plan Developed for Mira Mesa," *San Diego Union* (San Diego, CA), Feb. 11, 1963.

²⁶ City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), 1964.

of the land in the community suggested that the City should designate this land for manufacturing or scientific research.²⁷

Two years after the approval of the community plan the FHA called the majority of Mira Mesa undesirable for residential use because of jet noise and stated that the agency would not participate in the financing of subdivisions in Mira Mesa. This posed a serious problem to the residential potential of the area because the FHA was the biggest insurer of loans for medium- and low-income tract housing in the San Diego area.²⁸ However, the eastern portion of Mira Mesa was not as affected and construction of the first residential units began in 1969.

At the start of 1969, Mira Mesa had all the elements making it ready for development including water availability, flat land, no unmanageable zoning restrictions, roadway access, and most importantly a high demand for housing in the area. Mira Mesa's population began to rise as more tracts opened increasing from 1,180 in 1970 to 3,200 in 1971, 10,800 in 1972, and 16,900 by 1973.²⁹ In response to the demand for housing, multiple developers emerged in Mira Mesa and began to acquire large tracts of land. The work of companies like Pardee Construction Company (Pardee) and the Larwin Company along with multiple other developers created a sense of competition in the area. 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 (Figure 5). From early 1971 until mid-1972, Mira Mesa led the City of San Diego's construction activity and remained tied for growth with the Tierrasanta community (located southeast of Mira Mesa) between 1973 and 1974. By January 1978, Mira Mesa consisted of approximately 10,457 dwelling units with a population of approximately 34,600 people.³⁰

²⁷ SDU, "Mira Mesa's Community Plan Approved," *San Diego Union* (San Diego, CA), Jan. 28, 1966.

²⁸ SDU, "Mira Mesa Plan for Homes Run into Snag," *San Diego Union* (San Diego, CA), Oct. 17, 1968.

²⁹ Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.

³⁰ City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), 1977.



Figure 5. Aerial showing Mira Mesa's 1970s development, 1974 (UCSB 2020)

Theme: Residential Development (1969-1979)

The Mira Mesa CPA in 1964 was primarily planned for single-family residences of “low-medium” density.³¹ Density of this type recommended five to fourteen dwelling units per gross acre for the area, a density generally achieved in outlying residential developments. Approximately 3,900 total gross residential acres of land were planned to accommodate 94,000 people. Land in the CPA was categorized by type with distinct potential for residential development. The categories included flat mesa land, sloping hillsides, and constricted isolated mesas, and very steep slopes and canyon walls. Multi-family residential development in the CPA was planned for approximately 484 gross acres. The designated densities ranged from ten units per gross acre in those areas generally located in the middle of the CPA and twenty units per gross acre on areas with immediate freeway access.³² The 1964 Mira Mesa Community Plan does not indicate the area's race and ethnicity percentages or median age.

Pardee Construction Company became the first development company to construct a housing tract in Mira Mesa selling 101 houses in two weeks before construction even began. The subdivision Mira Mesa Homes, later called Mesa Verde, offered buyers a choice of four models of different floor plans: a two-bedroom, one-bathroom model; a two-bedroom, two-bathroom model; a three-bedroom, two-bathroom model; and a four-bedroom, four-bathroom model. Prices ranged from \$15,345 to \$20,850. Mira Mesa Homes also offered an “Expand-a-Plan” design, which allowed owners to increase the size of their homes without major structural changes.³³ Pardee's development

³¹ The land use, population, and acres are reflective of planning documents for the CPA from the 1960s and do not reflect the CPA's current statistics or definitions.

³² City of San Diego Planning Department, “Mira Mesa Community Plan,” (San Diego, CA), July 15, 1964.

³³ Clyde V. Smith, “Booming Growth Sweeps Across Vast Mesa Area,” *San Diego Union* (San Diego, CA), Oct. 28, 1969.

became an indication of the viability of Mira Mesa for housing construction. Despite this, the City of San Diego believed that the community would grow at a gradual sustainable pace. The predicated gradual pace became outdated by 1970 when the FHA established more liberal lending policies and lifted a loan moratorium to stimulate sales. The 1969 Housing Act signed by President Nixon in January 1970 enacted two key pieces of legislation; one increasing the FHA loan maximum and the other reducing the amount of down payment for an FHA guaranteed loan.³⁴

In 1970, Mira Mesa's population reached an estimated 1,180 with the majority of the first residential subdivisions still under construction. Pardee's Mira Mesa Homes set a company record with more than 300 home sales within the first six months of the tract opening. The Larwin Company, a Los Angeles home building company, followed Pardee's lead by acquiring approximately 500 acres just north of Mira Mesa Boulevard in 1969. Between 1969 and 1979, the residential development remained predominately clustered around the community's central commercial area and spread to its northeast. Pardee continued to dominate the area's construction industry, expanding Mira Mesa Homes and developing Mira Mesa North in 1971 and Colony Homes in 1979 (Figure 6). Smaller development companies that both originated in San Diego and elsewhere in Southern California quickly caught on to the economic viability of constructing residential developments in Mira Mesa.

What brings you to a Pardee home?

Since Pardee began building locally 15 years ago, nearly 20,000 people have moved into our homes in San Diego alone. For some very interesting reasons. Studies show that 37% of the people who visit Pardee's Mira Mesa developments come out at the suggestion of a friend who already lives there. To many others, Pardee is a family tradition. Their parents and grandparents owned Pardee homes. And loved them. We also meet hundreds of people every week who just want to look at Pardee developments. They see sensibly priced homes offering top features and high quality construction. So they say, We don't know of any other builder who has provided so much satisfaction to so many San Diegans over through the years. That fact alone should bring you to a Pardee home.

Pardee

MIRA MESA NORTH
New Unit Now Open

For young marrieds on the go. If you love sun and sand, you'll love a new unit in our new Mira Mesa North. You're 10 minutes from magnificent beaches, less than 10 minutes from downtown San Diego.

The location is pure pleasure. And so are the homes. They're constructed of fine materials, with carpeting in the living rooms, halls and master bedrooms. You'll love the convenience of an en-suite master bedroom. Most models have central facilities. And every Mira Mesa North home has front, side and rear yards with trees. Expand-a-Plan feature is available, too.

Mira Mesa North, you get the most of the land and the most for your money at the same time. In San Diego, new growth community of Mira Mesa North.

\$17,995 to \$23,975

DEL MAR HILLS

For those who've reached the top. There's a special satisfaction in owning a Del Mar Hills home. It's knowing that your children will grow up through a home that has been a pleasure and a joy. Del Mar Hills homes have up to 2,160 square feet, and they sit atop a large pool overlooks.

Or maybe satisfaction comes from being so close to landscaped natural beauty as well as some seriously picturesque creations of man. Del Mar Hills, featuring beautiful Casita, Spanish, Monterey, a 1/2 acre park, pool, tennis courts, and a clubhouse. A park full of outdoor Tennis Courts. And cultural opportunities abound. Del Mar Hills, located between La Jolla and Encinitas. San Diego is the cultural capital of the San Diego area.

A special view of Del Mar Hills. And everything in Del Mar Hills homes reflects it. From distinctive decorative tile entries and graceful Spanish arches to the beautiful finishes of every room. Every finish, material, tile and wall work. We protect these homes with direct entry from the garage. We've installed concrete driveways, a new and full front, side and rear lawn. You'll also find high-end construction, built-in range top and non-slippery ovens.

These Del Mar Hills homes are a special home in an unspoiled location. And for you there's an investment in luxurious living today - with promise of a home that will grow in value as the years go on.

Nothing has been spared to make Del Mar Hills the greatest home you'll ever own. Come see one. 24 bedrooms, VA, FHA and conventional financing.

\$33,500 to \$47,500

PARKRIDGE

For young executives moving up. The Del Cerro area has been a complete distinguished show town. And Parkridge homes, in the heart of prestigious Del Cerro, maintain this fine tradition.

These distinctive colonial homes have custom finishes with gas log lighters, long size master bedrooms suites and family rooms. The living rooms are highlighted by graceful sloped ceilings. Parkridge homes are masterfully landscaped and back yard patios and the exclusive Expand-a-Plan.

Living is convenient, as well as gracious, at Parkridge. You'll find an excellent shopping center just 10 minutes from home. Just for the fun of it, San Carlos Club is a few blocks away. And Lake Murray Recreational Park is practically in the neighborhood, too.

If you take a personal drive into your neighborhood, bring a look at Parkridge homes.

2, 3, 4 bedrooms, VA, FHA and conventional financing.

\$25,500 to \$29,950

Pardee is a subsidiary of the Weyerhaeuser Company, Total assets of \$1.8 billion.

Figure 6. Pardee advertisement for their Mira Mesa area residential developments, 1971 (SDU August 15, 1971)

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 located between Hillery Drive and Flanders Drive.³⁵ The 1977 Mira Mesa

³⁴ SDU, "69 Housing Act May Boost Buying, Building," *San Diego Union* (San Diego, CA), Jan. 18, 1970.

³⁵ SDU, "Along Realty Row...Escondido Board Elects Stark," *San Diego Union* (San Diego, CA), Oct. 17, 1971.

community plan laid out the type and appearance that multiple-family residential development would have in order to maintain compatibility with adjacent land uses. Architectural design, landscape architecture, and environmental design were all considered prior to development. Zoning allowed for very low density, low density, low to medium density, and medium density development. The medium density designation allowed for 16-43 dwellings per acre adjacent to community centers, the I-15 interchange, and Mira Mesa Boulevard.³⁶ Despite a portion of the population inhabiting multi-family residences in medium-density zoned neighborhoods, the majority of the level mesa lands were used for low-density single-family housing.

Norman A. Hedenberg, a San Diego builder organized the August Development Company in 1972 and quickly began working on the Three Seasons. The Three Seasons' original design included 124 homes that sold out in four months. After the success of the first phase of construction, three additional phases of construction were undertaken and completed in 1976 with Three Seasons Mira Mesa IV. Each phase offered the same three floor plans in three- and four-bedroom designs with prices starting at \$40,950.³⁷

In 1970, the CPA's population was 1,180, by 1975 it had grown to 25,733. From early 1971 to the third quarter of 1972 Mira Mesa led construction activity within the City. The most significant characteristic of the CPA was the number of people younger than eighteen, which accounted for 41 percent of Mira Mesa's population. The CPA had a relatively small percentage of older adults in the community at less than three percent of the population being sixty years of age or older. Overall, both young and more established families characterized the CPA, with an average household size of 3.41 persons per dwelling unit. Mira Mesa in 1977 was primarily developed with single-family detached houses, which attracted young families to the area along with the low cost of housing.³⁸ Miramar College located in the southeastern corner of the CPA was founded in 1969 and can likely account for a portion of the CPA's young demographic. In 1975, 83 percent of household heads earned at least \$10,000 compared to 53 percent citywide.³⁹ Overall, Mira Mesa was primarily a community of young, white, middle-class families.

Development companies with offices in the Los Angeles and Orange County areas continued to construct both single-family and multiple-family homes in Mira Mesa, including those that had traditionally been located in other cities such as the Long Beach Construction Company. Long Beach Construction Company's Gateway Homes opened along Gold Coast Drive in 1971 and was the first company in the area to offer a guarantee of transporting children to the San Diego Unified School District (SDUSD) due to the lack of schools in Mira Mesa.⁴⁰ Also planned in 1976 was Southern California Properties, Ltd.'s Valley Crest, a \$4.5 million development consisting of 82 duplexes and 16 single-family homes. The floor plans ranged from 1,000 to 1,550 square feet in size and were priced between \$36,000 and \$47,000. The development was located off Menkar Road and offered views overlooking the Los Peñasquitos Canyon Preserve.⁴¹ One of the last developments constructed during the 1969-1979 residential boom was Corky McMillin's Mesa Woods, which opened in 1978. The \$7 million 95-unit development offered three-to-five-bedroom homes from \$75,906 to \$88,900 with a "rustic, woody look."⁴² Residential development in Mira Mesa did not stop after 1979, but the majority of the land surrounding the main intersection of Mira Mesa Boulevard and Camino Ruiz had been developed by this time.

³⁶ City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), 1977.

³⁷ SDU, "This Week in Housing: Shadow Mountain Opening is Today," *San Diego Union* (San Diego, CA), Apr. 25, 1976.

³⁸ City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), October 1977.

³⁹ Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.

⁴⁰ SDU, "Plans Announced for Gateway Mira Mesa," *San Diego Union* (San Diego, CA), Nov. 7, 1971.

⁴¹ SDU, "Building to Begin at 'Sea Colony,'" *San Diego Union* (San Diego, CA), Mar. 14, 1976.

⁴² SDU, "Mesa Woods Sales to Open Today," *San Diego Union* (San Diego, CA), Nov. 13, 1977.

In the 1970s, Filipinos were the second largest group immigrating to the United States.⁴³ Despite the homogeneity of the CPA's single-family tract housing developments, which were often associated with cultural homogeneity, the Filipino community chose to retain many aspects of their own culture through the presence of Filipino restaurants, grocery stores, and annual festivals. In 1975, Filipinos made up 4.59 percent of the CPA's population, almost four times the amount citywide. Despite the higher number of Filipinos in the CPA than the rest of San Diego, 86 percent of the CPA's population was non-Hispanic White. The CPA's demographic was largely young, white, and middle-class families.⁴⁴

Associated Property Types

Residential development played a major role in this period of development for Mira Misa. Properties associated with this theme and period of development are residential buildings that include single-family, multiple-family apartment buildings, multi-family condominiums, and duplexes. In the CPA, these housing forms oftentimes were constructed as groups in the form of tract housing developments, cluster housing, and master-planned communities. Popular architectural styles used in this period of development largely included both the Tract Ranch and Contemporary styles.

Character-Defining Features:

- Tract Ranch and Contemporary architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots
- Single-family residences L-shaped, rectangular, or irregular in plan
- Multi-family residences rectangular or square in plan
- Minimal architectural embellishments
- Attached garages or detached carports
- Uniform setbacks

Residential Properties Study List

Residential properties study lists were developed and implemented in the document *Mira Mesa Community Plan Area Focused Reconnaissance Survey*, Dudek 2022. Please refer to this document for additional information.

⁴³ Peter Dizikes, "The Philippines, the US, and a Century of Military Alliance," *MIT News Office* (Cambridge, MA), August 7, 2020.

⁴⁴ Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.

Theme: Civic and Institutional Development (1969-1979)

Parallel to the construction of residential tracts in Mira Mesa in 1969, construction began on the first buildings for Miramar College, a San Diego Community College district campus. The community college's location was included in the 1964 Mira Mesa Community Plan on land called Hourglass Field, named for its hourglass shape seen in aerial views. The land was originally used as an auxiliary Navy landing field before being used by the California Sports Car Club and the San Diego Regional Car Club of America between 1957 and 1959. In 1965, SDUSD acquired the land for free with the condition that it be used for an educational facility built within 18 months of the deferred purchase agreement. During this time, SDUSD administered community colleges as well as kindergarten through twelfth-grade education. In 1969, the school opened as the Miramar Occupational Training Center, which consisted of a main classroom building, a fire training range, and a police training range.⁴⁵ In 1975, the San Diego Community College District Board of Trustees renamed the site San Diego Miramar College and applied for accreditation from the Western Association of Schools and Colleges. Starting as two buildings in 1969 with several portable classrooms, the school doubled in size by 1979 and continued to expand (Figure 7).



Figure 7. Miramar College, 1976 (Miramar College Pinterest 2020)

In 1971, citizens of Mira Mesa began to complain to City officials about the lack of public amenities such as schools, parks, recreation centers, and fire and police forces located in the community. The largest problem affecting Mira Mesa was the lack of neighborhood schools given the rising population of families in the area. In an effort to resolve the lack of sufficient educational facilities, City policies required residential developers to either pay \$750 for each

⁴⁵ Stevens, 27.

new pupil their houses generated or to provide school facilities for the children.⁴⁶ The earliest developer in the area, Pardee Construction Company, opened temporary elementary schools in four converted one-story homes as part of the SDUSD in 1970. However, these temporary buildings quickly became inadequate.⁴⁷ The Larwin Company, Mira Mesa's second large-scale residential developer, also opened temporary schools in tract houses but like Pardee, the intention of the facilities was for students to be located within their subdivisions. Further contributing to the inadequacy of these temporary schools, was the fact that they were only for elementary level education, not high school or middle school education. Children not living in the Pardee Construction Company or Larwin Company subdivisions were required to commute to schools in North Clairemont or Kearney Mesa. As of 1971, SDUSD did not provide bus service to Mira Mesa and the City's transport system did not extend into the area, this left parents to drive their children to school daily.⁴⁸

Rapid residential development and inadequate essential services, like educational facilities, were not unique to Mira Mesa. For instance, San Diego's Clairemont underwent a similar phenomenon of residential development overwhelming the available essential services. Clairemont's Whittier Elementary School opened on March 2, 1953, expecting 98 students, but 140 showed up. After that year's summer vacation, the school expected 350 students and got 900. Portable classrooms were installed and as the only elementary school open at the time it had to operate on double shifts. By 1969, Clairemont had 20 elementary schools, three junior high schools, and a total of 25,495 students.⁴⁹ Similar to Mira Mesa, despite planning and designing a master planned series of neighborhoods with adequate amenities, a strong housing market and builder competition led to an accelerated building program. As a result, there was a large boom in residential construction only with shopping centers, schools, parks, churches, and other amenities delayed.⁵⁰ Both Mira Mesa and Clairemont developed in a similar way, which allowed the construction of large residential tracts before the construction of any essential services needed to provide the families living in those tracts with viable food, education, recreation, and religious amenities. The phenomenon of essential services lacking in comparison to residential construction was not new in San Diego, but rather repeated in multiple areas heavily developed in the Post-War period.

In response to the inadequacy of essential services like educational facilities, in 1972 Mira Mesa residents called for a two-year residential building moratorium until developers provided the community with essential services. Local construction workers vehemently opposed the moratorium stating that over 2,700 on-site workers would lose their jobs as a result. The City Council did not enact the two-year building halt. Instead, they adopted a formal policy that permitted future growth to be completed in phases after cost-benefit analysis and environmental impact studies. The insufficient number of schools in Mira Mesa continued to be an issue despite the slowed growth of new residential communities. After multiple failed school bond measures, in November 1974 voters approved Proposition XX, which provided funds for the construction of five elementary schools and one combination junior-senior high school in Mira Mesa.⁵¹ Because of this bond measure, the elementary schools Sandburg, Mason, Walker, Ericson, and Hickman and Mira Mesa Junior/Senior High School were all constructed and opened by 1976 (Figure 8). A temporary kindergarten through third-grade school, Ellen R. Breen Elementary, opened in 1976 and operated until 1990. In 1978, Wangenheim Junior High School, which was later, renamed Wangenheim Middle School, opened along Black Mountain Road.⁵²

⁴⁶ Dave Hellyer, "San Diego Developers to pay \$750-a-pupil Tax to Escape Building Freeze," *House & Home* 41, no. 5 (May 1972): 34.

⁴⁷ SDU, "Classes Held in New Tract Homes," *San Diego Union* (San Diego, CA), June 21, 1970.

⁴⁸ Nancy Ray, "State Probing School Issue at Mira Mesa," *San Diego Union* (San Diego, CA), March 5, 1971.

⁴⁹ Joe Stone, "Climate, View Bless Clairemont," *San Diego Union* (San Diego, CA), Dec. 8, 1969.

⁵⁰ City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 40.

⁵¹ Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.

⁵² Stevens, 31.

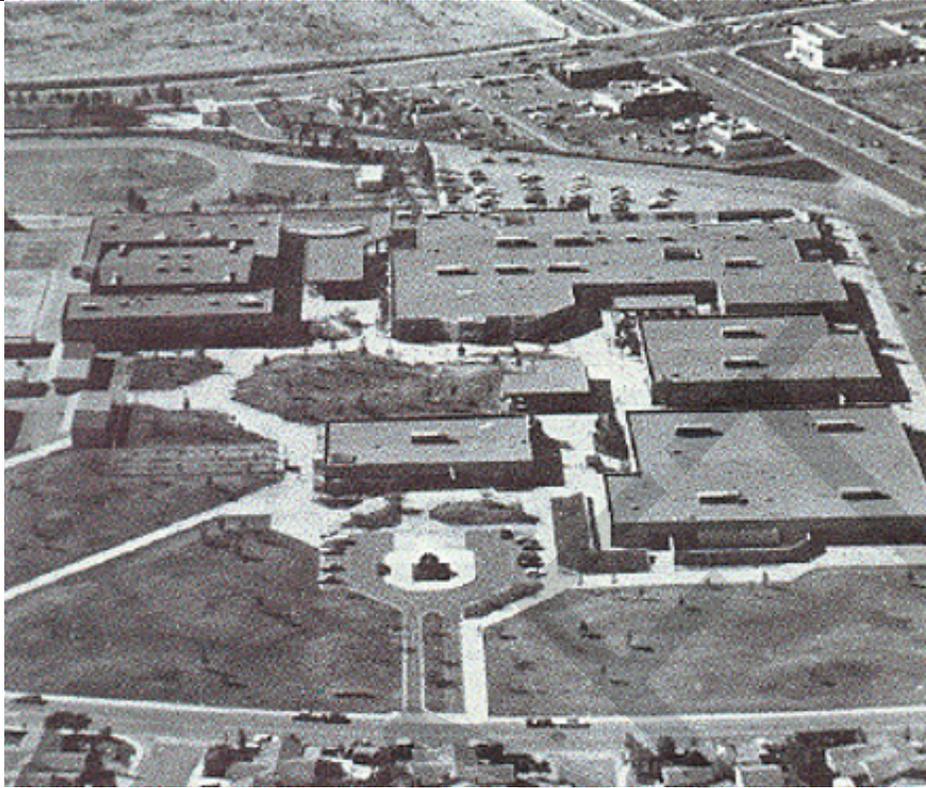


Figure 8. Mira Mesa High School circa 1975 (Classreport.org 2020)

In addition to educational buildings, other civic and institutional buildings began to develop in Mira Mesa starting in the late 1970s. For instance, the first Mira Mesa Branch Library opened in 1977 at 8450 Mira Mesa Boulevard, which currently is the site of the San Diego Police Department RSVP Station. Prior to the permanent building's construction, the Mira Mesa community rented a temporary space for its library and received service from a bookmobile.⁵³

In addition to the expansion of civic properties in Mira Mesa during the 1970s, institutions such as religious properties began to expand as well. Organized in 1973, the United Church of Mira Mesa located at 8081 Mira Mesa Boulevard (which later became the location of the Mira Mesa Presbyterian Church) and also allowed multiple community organizations to use their building as a meeting space.⁵⁴ Established in 1970, The Church of the Good Shepherd opened as a response to the growth of San Diego's northern communities of Mira Mesa, Rancho Peñasquitos, and Scripps Ranch. After having mass in the Rancho Peñasquitos Shopping Center, the Church/Multi-Purpose Hall located at 8200 Gold Coast Drive in Mira Mesa opened on December 24, 1972.⁵⁵ Another large church that also opened in the late 1970s was the Church of Jesus Christ of Latter-day Saints on Pegasus Avenue, which remains at its original location today.

⁵³ Hugh McKinley, "Budget Demands Dictate Cutbacks," *San Diego Union* (San Diego, CA), June 11, 1976.

⁵⁴ Stevens, 50.

⁵⁵ Good Shepard Catholic Church and School, "About our Parish," accessed Apr. 8, 2020, <https://www.goodshepherdparish.net/parish-life/about>.

Associated Property Types

Civic and institutional properties during this period of development became important to service the rising population of Mira Mesa. Buildings of this type were constructed relatively quickly in order to catch up with the growth of residential properties in the planning area. Their locations were strategic in spreading out primary schools and churches throughout the community and centralizing secondary and community buildings in the core of Mira Mesa; the intersection of Mira Mesa Boulevard and Camino Ruiz. Civic and institutional properties in the planning area include primary educational facilities, secondary educational facilities, higher educational facilities, libraries, and churches.

Character-Defining Features:

- Modern architectural styles utilized
- Surface parking lots or parking structures
- Buildings clustered together to create a campus
- Adjacent to greenspace, park, or recreational facility
- Setback from street
- Minimal architectural detail
- One to two stories in height

Registration Requirements

Eligibility Standards

Civic and institutional properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1969-1979) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's civic or institutional development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within the civic and institutional theme during the Development Boom period (1969-1979).

Civic and institutional properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution as a civic leader to the growth of Mira Mesa.

Civic and institutional properties may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. Futurism, Contemporary, and Brutalist styles are examples of distinctive architectural styles already identified within the planning area. Properties should also be a representative example of a significant property type or architectural style and possess high artistic value. Civic and institutional properties may also be a representative example of the work of a master builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the civic and institutional theme with particular respect to the Development Boom period (1969-1979) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the civic and institutional theme in the Development Boom period (1969-1979). Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property’s given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less important, a property significant under these criteria should also possess integrity of location and setting if the property’s surroundings inform its design.

Civic and Institutional Properties Study List

Address	Assessor’s Parcel Number	Building Name	Style	Associated Theme
8450 Mira Mesa Boulevard	311-041-07-00	Mira Mesa Branch Library	Futurist-Googie	Civic and Institutional Development (1969-1979)
11023 Pegasus Avenue	318-563-49-00	Church of Jesus Christ of Latter-day Saints	Futurist-Googie	Civic and Institutional Development (1969-1979)
8200 Gold Coast Drive	3110410500	The Church of the Good Shepherd	Contemporary	Civic and Institutional Development (1969-1979)
10510 Marauder Way	311-041-02-00	Mira Mesa High School	Brutalist	Civic and Institutional Development (1969-1979)
11230 Avenida Del Gato	309-030-17-00	Sandburg Elementary School	Contemporary	Civic and Institutional Development (1969-1979)

Theme: Recreation and Commercial Development (1970-1979)

Despite the fact that the lack of schools in Mira Mesa was the most immediate issue by the early 1970s, the community's lack of recreational and commercial properties was a close second. In 1974, Beatrix Robinson, a resident of Mira Mesa who moved to the area with her family, gave her opinion on the state of the community, noting that citizens at this time lacked basic amenities. Robinson stated that there was no public recreation center, only one park that served the entire community, and no tennis courts.⁵⁶ The single park at the time was Mesa Verde Park, named after Pardee Construction Company's original subdivision, Mesa Verde, also known as Mira Mesa Homes. The park developed in 1970 as Pardee was constructing their residential subdivisions. Pardee gave the City five level acres along Gold Coast Drive, which in 1970 contained \$30,000 in street improvements. The park included a children's playground and picnic facilities with a \$25,000 grant matched by the City of San Diego.⁵⁷ Until 1977, there were small parks such as Mesa Viking Park next to Ericson Elementary School and Mesa Verde Park next to Mason Elementary School. The larger Mira Mesa Community Park opened in 1977 and quickly became the central recreational focal point of the community, located centrally to the majority of the residential neighborhoods.

The community's citizens had long requested the construction of a public recreation center, but the project continued to undergo delays well into the mid-1970s. The 1975 City budget's \$49.3 million capital improvements portion called for a future delay on the construction of public facilities such as the Mira Mesa Recreation Center until 1979.⁵⁸ In April 1975, despite the planned delay a City Council committee unanimously endorsed the construction of the \$650,000 the Mira Mesa Recreation Center during the 1976 fiscal year. Money for the Center's construction was moved from the Parks and Recreation Department's operating budget to the capital improvements budget under the committee's recommendation.⁵⁹ The Mira Mesa Recreation Center, was able to begin construction in 1976 in conjunction with the Mira Mesa Community Park. The center opened in January 1977 located at 8575 New Salem Street. The building was known for offering a wide variety of recreational programs including gymnastics and swimming. On April 3, 1987, the Center's name changed to the Gil Johnson Recreation Center in honor of Gilbert Johnson, who served in numerous public and community capacities in the City of San Diego.⁶⁰

In the early 1970s, commercial properties such as gas stations, grocery stores, and retail shops were minimal in Mira Mesa, resulting in most residents commuting to the nearby communities of Kearny Mesa or Poway to shop. The first gas station in Mira Mesa, Jack's Arco, located at the corner of Black Mountain Road and Mira Mesa Boulevard established that corner as a commercial node especially due to its proximity to the I-15 ramp. A grocery store opened in 1971 along Mira Mesa Boulevard called Bradshaw's Market, now the site of Seafood City Supermarket. Bradshaw's Market did not last long in its location due to high prices and by 1975, the store changed hands while remaining a supermarket.⁶¹ Mira Mesa's commercial core located at the northwest section of the intersection of Mira Mesa Boulevard and Camino Ruiz opened in 1975 as the Mira Mesa Mall (Figure 9). The mall included a Walker Scott Department Store, a Vons supermarket, a Newberry's variety store, and restaurants such as Mandarin Garden Chinese and continued to expand to include a bowling alley, First National Bank, Multi-Cinema and many other smaller businesses.⁶² In 1979, the Camino Village Shopping Center opened at the southeast corner

⁵⁶ SDU, "Mira Mesa- the Community that Grew too fast?" *San Diego Union* (San Diego, CA), Mar. 13, 1974.

⁵⁷ SDU, "Construction Firm Donates City Parks," *San Diego Union* (San Diego, CA), Sep. 18, 1970.

⁵⁸ Otto J. Bos, "City Budget to Affect Park Plans," *San Diego Union* (San Diego, CA), Mar. 12, 1975.

⁵⁹ SDU, "City Agency to Buy, Save Land," *San Diego Union* (San Diego, CA), Apr. 8, 1975.

⁶⁰ City of San Diego, "Parks and Recreation: Mira Mesa Recreation Center (Also Known as Gil Johnson Recreation Center)," accessed Apr. 8, 2020, <https://www.sandiego.gov/park-and-recreation/centers/recctr/miramesa>.

⁶¹ Stevens, 28-29.

⁶² LAT, "Mira Mesa Mall," *Los Angeles Times* (Los Angeles, CA), Sep. 13, 1979.

of Camino Ruiz and Zapata Avenue. The small strip mall's intentions were to service the residential neighborhoods in the northern section of Mira Mesa.



Figure 9. Advertisement for the Mira Mesa Mall, 1979 (LAT September 13, 1979)

Combination recreation and commercial properties such as bowling alleys, ice skating rinks, and movie theaters were popular early in Mira Mesa due to the large population of young families. In 1974, the House of Ice became one of the community's first recreation facilities located in the northeast section of Mira Mesa off Galvin Avenue.⁶³ The new ice-skating rink provided entertainment for kids, especially those that lived close by in Larwin's Encore neighborhood. In 1977, the Mira Mesa Mall, Mira Mesa Lanes, and Cinema IV Theater all opened their doors. These privately owned establishments provided indoor entertainment and recreation to the community, while parks allowed residents to experience the outdoors.

Associated Property Types

Similar to educational facilities constructed during this period of growth, recreational and commercial properties developed in response to the growing population and the increased demand for different property types. Commercial and recreational properties in the CPA include parks, recreation centers, shopping centers, strip malls, bowling alleys, movie theaters, and ice-skating rinks. Their locations were spread throughout the planning area with the primary community cluster remaining at the intersection of Mira Mesa Boulevard and Camino Ruiz. Parks were often constructed as part of or adjacent to primary education buildings, while the commercial buildings were constructed to be adjacent to main thoroughfares for ease of access. Buildings of this type were important to the

⁶³ Stevens, 47.

development of Mira Mesa, but not to the degree of residential or educational property types, largely because they were built to facilitate the existing residences or the already established educational buildings.

Character-Defining Features:

- Modern architectural styles
- One to two stories in height
- Surface parking lots
- Low- to mid-rise standalone buildings with a variety of massing
- Large greenspaces with recreational equipment
- Buildings setback from street
- Small amount of architectural detail

Registration Requirements

Eligibility Standards

Recreation or commercial properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1958-1979) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's recreation or commercial development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within recreation or commercial theme during the Development Boom period (1970-1979).

Recreation or commercial properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the recreation or commercial development of Mira Mesa.

Recreation or commercial properties may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style and possess high artistic value. There are a high number of recreational and commercial properties with modern architectural styles already identified within the planning area. Recreation or commercial properties may also be a representative example of the work of a master builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the recreation or commercial theme with particular respect to the Development Boom period (1958-1979) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the recreation or commercial theme in the Development Boom period

(1958-1979). Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property’s given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less importantly, a property significant under these criteria should also possess integrity of location and setting if the property’s surroundings inform its design.

Recreational and Commercial Properties Study List

Address	Assessor’s Parcel Number	Building Name	Style	Associated Theme
8955 Mira Mesa Boulevard	318-090-69-00	Seafood City Supermarket	Neo-Mansard	Recreation and Commercial Development (1970-1979)
8110-8340 Camino Ruiz	311-320-68-00	Mira Mesa Mall	Neo-Mansard	Recreation and Commercial Development (1970-1979)

Theme: Business Parks, Industrial Parks, and Research and Development Campuses (1970-1979)

Industrial parks, including light industrial, also represent a substantial portion of real estate within Mira Mesa occupying 2,006 acres (21.5 percent) of the CPA’s total 9,344 acres as of 2018.⁶⁴ Between 1970 and 1979, the southern portion of the CPA, south of Carroll Canyon Road, began development as a center for light industrial properties. Industrial parks were areas planned for the purpose of industrial development and office parks, while light industrial allowed for light manufacturing and research and development uses. The earlier properties included 9320 Miramar Road (demolished in 2020); 9525 Padgett Street; 8650 Miramar Road; 8508 Miramar Road; and 9990 AleSmith Court (previously known as Empire Street). Their use was predominantly as warehouses or storage buildings and constructed as one building as opposed to a group of buildings.⁶⁵

By the mid-1970s, development along Miramar Road had continued to increase with new buildings and campuses. New roads were also developed north of Miramar Road including Production Avenue, Distribution Avenue, Carroll Road, Cabot Drive, and the extension south of Black Mountain Road to Miramar Road. In 1974, a 13.9-acre development including 11 buildings and 252,968 square feet of office and warehouse space was constructed on Production Avenue by the Dunn Properties Corp. called the Miramar-Dunn Business Park. The company highlighted multiple advantages of the area including rail service and direct access to three major freeways, I-15, I-805, and I-5. The Miramar-Dunn Business Park included four buildings that offered rail service from an Atchison, Topeka &

⁶⁴ The City of San Diego, “Mira Mesa Community Plan Update: Existing Conditions Community Atlas,” November 2018 (San Diego, CA, 2018).

⁶⁵ NETR, Historic aerial photographs: 1966, 1972, and 1978, accessed July 25, 2022, <https://www.historicaerials.com/viewer#>.

Santa Fe Railway spur line.⁶⁶ This business park's development helped encourage further large-scale development of the area into the 1980s and 1990s.

According to the 1977 Mira Mesa Community Plan, all the areas designated for industrial uses were subject to high levels of noise generated by military jet aircraft based at MCAS Miramar (then Miramar Naval Air Station). Industrial uses were considered normally compatible with noise levels up to 80 decibels. The land zoned for industrial, light industrial, and extractive was restricted to south of Jade Coast Drive. The land west of Camino Santa Fe that would later become the Sorrento Valley was classified as a "Future Study Area Subject to High Noise Levels."⁶⁷ The area between the developing industrial section along Miramar Road and south of Jade Coast Road was primarily used for mining activities by the Vulcan Materials Company. The company was a supplier and distributor of construction materials with their Carroll Canyon location specializing in asphalt located at 10051 Black Mountain Road. The quarry began development in the 1960s and continued to expand into the 1990s.⁶⁸

Associated Property Types

Business parks, industrial parks, and research and development campuses represent a substantial portion of real estate within Mira Mesa. These areas began to develop in the mid-1960s after the Sorrento Valley was identified as being an eligible site for this type of development and facilitated the economy of the residential core of Mira Mesa to the east and to the north. These areas are easily identifiable from aerials due to their large building size, large surface parking lots, and spread-out campus planning. They are concentrated in the western and southern portion of the planning area along Mira Mesa Boulevard between the I-805 Freeway and Camino Santa Fe and along Miramar Road between Camino Santa Fe and the I-15 Freeway. Properties associated with this theme in the planning area include research and development campuses, business parks, and industrial manufacturing centers.

Character-Defining Features:

- Low profile and emphasis on horizontality (One or two stories were most common)
- At least two buildings (usually more) were developed as a complex or campus that could accommodate multiple tenants and businesses
- Landscaping and lawns in common areas and/or along street frontages
- Parking lot, exterior courtyards, paved, common areas, often shared by buildings
- Contemporary design elements, always shared by the buildings of the campus
- Signage either lettering on the buildings or monument signs located closer to the street

Registration Requirements

Eligibility Standards

Business parks, industrial parks, and research and development campuses may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1958-1979) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's business parks, industrial parks, and research and development campus development; or, under HRB Criterion B (events) if the given property

⁶⁶ SDU, "Business Park Work Begins," *San Diego Union* (San Diego, CA), March 10, 1974.

⁶⁷ City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), 1977.

⁶⁸ Vulcan Materials Company, "Carroll Canyon Asphalt," accessed July 26, 2022,

<https://www.vulcanmaterials.com/construction-materials/facilities/carroll-canyon-asphalt>.

is associated with an important historical event within business parks, industrial parks, and research and development campus theme during the Development Boom period (1958-1979).

Business parks, industrial parks, and research and development campuses may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of business parks, industrial parks, and research and development campuses in Mira Mesa.

Business parks, industrial parks, and research and development campuses may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style as well as exhibit a cohesively planned campus. Contemporary-style buildings are an example of a distinctive architectural style already identified within the planning area. Business parks, industrial parks, and research and development campuses may also be a representative example of the work of a master planner, builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the business parks, industrial parks, and research and development campuses theme with particular respect to the Development Boom period (1962-1979) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the business parks, industrial parks, and research and development campuses theme in the Development Boom period (1962-1979). A property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under Criteria C/3/C must retain those physical features that characterize the property’s given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Because of the intensive and cohesive site planning that occurs in such parks and campuses, a property significant under these criteria must also possess integrity of location and setting.

Business Parks, Industrial Parks, and Research and Development Campuses Study List

Address	Assessor’s Parcel Number	Building Name	Style	Associated Theme
8423-8775 Production Avenue	343-111-13-00; 343-111-12-00; 343-111-11-00; 343-111-28-00; 343-111-37-00; 343-111-30-00;	Miramar-Dunn Business Park	Corporate Modern	Business Parks, Industrial Parks, and Research and Development Campuses (1962- 1979)

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
	343-111-31-00; 343-111-06-00			

3.2.3 Community Expansion and Continued Development (1980-1990)

Mira Mesa’s expansion displayed little evidence of slowing down after a development boom between 1969 and 1979. The community continued to be one of the most rapidly growing areas in San Diego, starting as a few scattered farms in 1969 and developing into a community with 11,500 dwelling units with a population of 37,600 by 1980.⁶⁹ By the time the community had enough schools, parks, and other facilities to service the 1980 population, additional growth between the late 1970s into 1980 caused the community to fall behind population-based park standards of the City’s General Plan.⁷⁰ Mira Mesa by this time had become less isolated, and citizens no longer had to travel outside of Mira Mesa to do everyday tasks such as grocery shopping and purchasing gas, but the rate of development proved to be too rapid for many residents. Development between 1980 and 1990 was more diversified, higher in density, and more conscious of its impact on sensitive areas such as Los Peñasquitos Canyon. In 1986, the City Council adopted the first Public Facilities Financing Plan and Facilities Benefit Assessment for Mira Mesa.⁷¹ The Facilities Benefit Assessment contained a provision that whenever a developer filed a building permit they would pay into a fund that financed parks, roads, fire stations, and libraries.⁷² This was intended to ensure that the community’s public amenities and infrastructure would not fall behind with future population demands.

Traffic into and out of Mira Mesa had long been a complaint of its citizens, having only one connecting street (Miramar Road) to the I-5 and I-805 freeways at La Jolla Village Drive. After an 11-year planning effort to provide an east-west route for the growing northern section of the City, a four-lane 2.3-mile extension of Mira Mesa Boulevard connected Mira Mesa to the two heavily trafficked freeways, I-5 and I-805. A key benefit of the road’s extension relieved congestion on Miramar Road, which in the early 1980s exceeded its capacity by an estimated 50,000 cars a day. The Mira Mesa Boulevard expansion accommodated up to 25,000 cars daily. The road’s financing came from an assessment district made up of the property owners along the route. Despite being a welcome addition to residents in the area, more east-west routes would be required in the future to link the inland freeways to the coast.⁷³ Since its opening in 1983, the Mira Mesa Boulevard extension underwent two widening projects into six lanes and eventually became eight lanes.

Mira Mesa’s population increased 66 percent between 1980 and 1990. The CPA was one of the major employment centers of the region with approximately 28,000 people employed in Mira Mesa in 1986. The major employment type’s included manufacturing, retail trade, and business services. Additionally, MCAS Miramar remained one of the region’s major employers with 11,000 military and 2,500 civilian employees. The total on-base residential population in 1990 was 2,873 of this population 2,210 lived in group quarters, 111 in single-family units, and 78 in mobile homes. In 1990, Miramar College expanded with an instructional center with computer and business

⁶⁹ City of San Diego Planning Department, “Mira Mesa Community Plan and Local Coastal Program,” (San Diego, CA), 1981.

⁷⁰ Stevens, 69.

⁷¹ City of San Diego Planning Department, “Mira Mesa Community Plan,” (San Diego, CA), 1992.

⁷² Stevens, 69.

⁷³ SDU, “New N. City Road to Open May 7,” *San Diego Union* (San Diego, CA), Apr. 22, 1983.

courses and a new library. More than 6,000 students were registered for the fall 1990 semester, which could contribute to the population growth in the CPA.⁷⁴

Theme: Residential Development (1980-1990)

In 1980, there were 9,790 single-family detached dwelling units and 20,880 multiple-family units in Mira Mesa. At this time, the community had a net residential density of approximately 8.1 dwelling units per acre, which reflected the ease of subdividing the relatively flat mesa land into lots that conformed to the 5,000 square foot minimum lot size.⁷⁵ 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. Between 1969 and 1979, the majority of the land surrounding the intersection of Mira Mesa Boulevard and Camino Ruiz and the northeastern and southeastern sections of Mira Mesa was developed. This left open the land to the west of Pardee's Mira Mesa Homes and smaller areas along established roads open for development.

Pardee Construction Company throughout the 1980s remained a dominant development firm in Mira Mesa. In 1981, they built their first multi-family development, Concord Square, a condominium community advertised as having the style and comfort of a house for the price of a condominium.⁷⁶ Pardee's Parkdale community quickly followed, which began construction in 1981. Architects Lorimer and Case designed the four different single-family detached home plans that promised to maintain quality and home size.⁷⁷ In 1983, Pardee debuted their first apartment complex in Mira Mesa, Casa New Salem, which featured one- and two-bedroom units rented for \$460 and \$540, respectively.⁷⁸ Pardee's final construction project from this period of development opened in 1987 under the name Heritage, which changed to the Concord Square Condominiums. The Concord Square Condominiums were developed in four phases with sales averaging three units a week. The fourth and final phase included the release of 72 units priced from \$62,200 to \$85,450.⁷⁹

The Fieldstone Company, a San Diego-based development firm underwent two large development projects in Mira Mesa, Canyon Country in 1982 and Canyon Ridge in 1989 both located off Calle Cristobal. Canyon Country started development in 1982, with the last of the 459 homes completed in 1987 (Figure 10). The single-family homes ranged in price from \$96,490 to \$121,490 and offered four floor plans in three- and four-bedrooms and either one- or two stories in height.⁸⁰ The success of Canyon Country resulted in the firm announcing its plans to maintain a strong presence in Mira Mesa with the addition of three new developments. These included Canyon Meadows, a development similar to Canyon Country in size, price, and amenities, Canyon Ridge which featured larger more luxurious homes, and Canyon Bluffs, Fieldstone's first condominium complex. As part of their commitment to Mira Mesa, the company sponsored several little league teams and in 1987 adopted Sandberg Elementary under the Partner in Education program, which linked businesses and organizations with schools to share resources.⁸¹

⁷⁴ The City of San Diego, "Mira Mesa Community Plan and Local Coastal Program Land Use Plan," (San Diego, CA), 1981.

⁷⁵ Ibid.

⁷⁶ SDU, "Concord Square," *San Diego Union* (San Diego, CA), Apr. 13, 1980.

⁷⁷ SDU, "Parkdale," *San Diego Union* (San Diego, CA), Mar. 8, 1981.

⁷⁸ SDU, "Grand Opening Casa New Salem," *San Diego Union* (San Diego, CA), May 28, 1983.

⁷⁹ LAT, "Wide Range of Buyers Attracted to Low Prices, Mira Mesa Selling at Heritage," *The Los Angeles Times* (Los Angeles, CA), Oct. 4, 1987.

⁸⁰ LAT, "Fieldstone to Build on Success at Canyon Country," *The Los Angeles Times* (Los Angeles, CA), Jan. 18, 1987.

⁸¹ LAT, "Fieldstone to Build on Success at Canyon Country," *The Los Angeles Times* (Los Angeles, CA), Jan. 18, 1987.

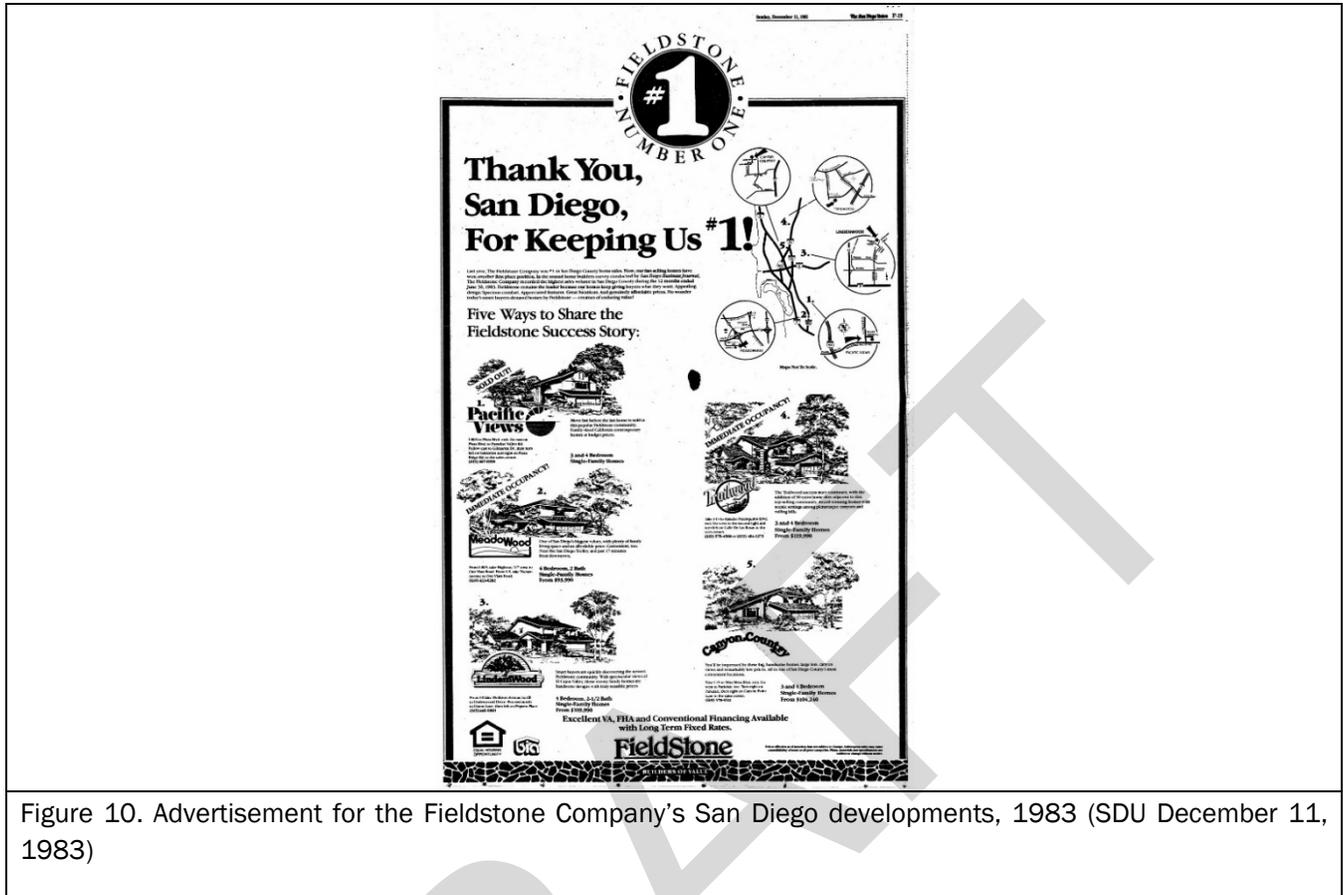


Figure 10. Advertisement for the Fieldstone Company’s San Diego developments, 1983 (SDU December 11, 1983)

Development continued on smaller tracts of land, typically in the outskirt areas of Mira Mesa above Peñasquitos Canyon, the southern end of Black Mountain Road, and the western section of Mira Mesa Boulevard. In 1983, the Helmer Company announced their project Canyon Point along the southern rim of Los Peñasquitos Canyon Preserve.⁸² The community of duplexes featured two building designs both I-shaped in plan with a two-car garage facing the street and sweeping overlooks of the canyon. Also in 1983, Brehm Communities developed Creekside in the southeastern section of Mira Mesa off Black Mountain Road. The 224-unit three-story condominium community cost \$15 million to construct and offered one- and two-bedroom units with floor plans ranging from 730 to 1,049 square feet, starting at \$59,900.⁸³ In 1987, the Lusk Company, a privately held residential and commercial/industrial development company based in Orange County opened a single-family development named Summerset Court located in the far western end of residential Mira Mesa along Camino Santa Fe. Summerset Court featured four floor plans ranging from 1,414, to 1,735 square feet in size and began pricing at \$120,000. The development’s primary attraction was its proximity to the Lusk Mira Mesa Business Park and Lusk Mira Mesa East.⁸⁴

Mira Mesa’s population in April 1980 reached 37,500, by December 1990 that number increased 66 percent to 62,500. The number of dwelling units also increased between 1980 and 1990, from 12,150 to 20,396.⁸⁵ Between 1980 and 1990, residential developments in the community grew smaller in acreage but larger in density (Figure

⁸² SDU, “Realty,” *San Diego Union* (San Diego, CA), Oct. 16, 1983.

⁸³ SDU, “Creekside,” *San Diego Union* (San Diego, CA), Dec. 11, 1983.

⁸⁴ LAT, “Sell-Outs, Camp-Outs Herald 1987 for the Lusk Co.,” *The Los Angeles Times* (Los Angeles, CA), Mar. 15, 1987.

⁸⁵ City of San Diego Planning Department, “Mira Mesa Community Plan,” (San Diego, CA), 1992.

11). Late 1980s developments such as Summerset and Esplanade located at the southern end of Camino Ruiz focused less on developing a series of buildings with planned open space and more on generating as many residential units within the developable lot as possible. The progression of Mira Mesa's residential communities from large single-family tracts constructed by Pardee Construction Company in 1970, to three-story condominium buildings constructed in 1983 by Brehm Communities, displayed the popularity of the community and its need to continue developing higher-density residential housing to accommodate the population.



Figure 11. Aerial showing Mira Mesa's development, 1990 (UCSB 2020)

Associated Property Types

Residential development continued to play a major role in this period of development for Mira Misa. Properties associated with this theme and period of development are residential buildings that include single-family, multiple-family apartment buildings, multi-family condominiums, townhomes, stacked flats, and duplexes. Popular architectural styles used in this period of development largely included both the Tract Ranch and Contemporary styles.

Character-Defining Features:

- Tract Ranch and Contemporary architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots

- L-shaped or Irregular plans
- Uniform setbacks
- Attached garages or detached carports
- Carports
- Minimal architectural embellishments

Residential Properties Study List

Residential properties study lists were developed and implemented in the document *Mira Mesa Community Plan Area Focused Reconnaissance Survey*, Dudek 2022. Please refer to this document for additional information.

Theme: Institutional and Recreational Development (1980-1990)

With the population increasing exponentially into the 1980s, the community's schools were under stress and overuse. Students from both Mira Mesa and Scripps Ranch attended the only middle school in the area, Wangenheim Junior High School. A second middle school became a high priority in the area with portable classrooms opening in 1987 for only grade seven students. Challenger Middle School, named in honor of the space shuttle *Challenger*, started with a double-session schedule of 840 seventh graders sharing the site of Wangenheim Junior High School.⁸⁶ The permanent building located at 10810 Parkdale Avenue opened in 1990 and included sixth-, seventh-, and eighth graders in 1996.⁸⁷

In the early 1970s, the County purchased 193 acres in preparation for creating an open space park around the Los Peñasquitos Canyon. By the late 1970s, the City and County has entered into a joint agreement that sought to create the Los Peñasquitos Canyon Preserve around the already preserved 193 acres. The land was located between Rancho Peñasquitos and Sorrento Hills to the north and Mira Mesa to the south and was primarily owned by developer Genstar Development Inc. owner of Peñasquitos Properties. In 1979, Genstar Development Inc. donated 1,806 acres in the Los Peñasquitos Canyon to the City on the condition that they could build houses along the canyon rim.⁸⁸ Additional land was required to create the preserve leading to negotiations between Genstar Development Inc. and the County to purchase more of their property that was intended for residential development. In June 1980, County supervisors bought two parcels of land from Genstar totaling 54 acres for \$1.6 million. In return, Genstar received a 5-acre easement through the area to allow the construction of a road. The City and County continued to purchase land which eventually totaled some 4,000 acres of both Peñasquitos and Lopez Canyons (Figure 12).⁸⁹ The Preserve included the Santa Maria de Los Peñasquitos Adobe built circa 1823 and the ruins of another Adobe the El Cuervo built circa 1857.⁹⁰ The Preserve's trailhead began off Black Mountain Road in the far northeast corner of Mira Mesa.

⁸⁶ Challenger Middle School, "History," accessed April 8, 2020, <https://www.sandiegounified.org/schools/challenger-middle-school/history>.

⁸⁷ Stevens, 78.

⁸⁸ Gina Lubrano, "Supervisors Act to Purchase Land for Park," *San Diego Union* (San Diego, CA), June 5, 1980.

⁸⁹ City of San Diego, "Parks and Recreation: History of the Preserve," accessed Apr. 8, 2020, <https://www.sandiego.gov/park-and-recreation/parks/osp/lospenasquitos>.

⁹⁰ In 1991 walls of the Santa Maria de Los Peñasquitos Adobe were found within the walls of the Johnson-Taylor Adobe built in the 1860s.

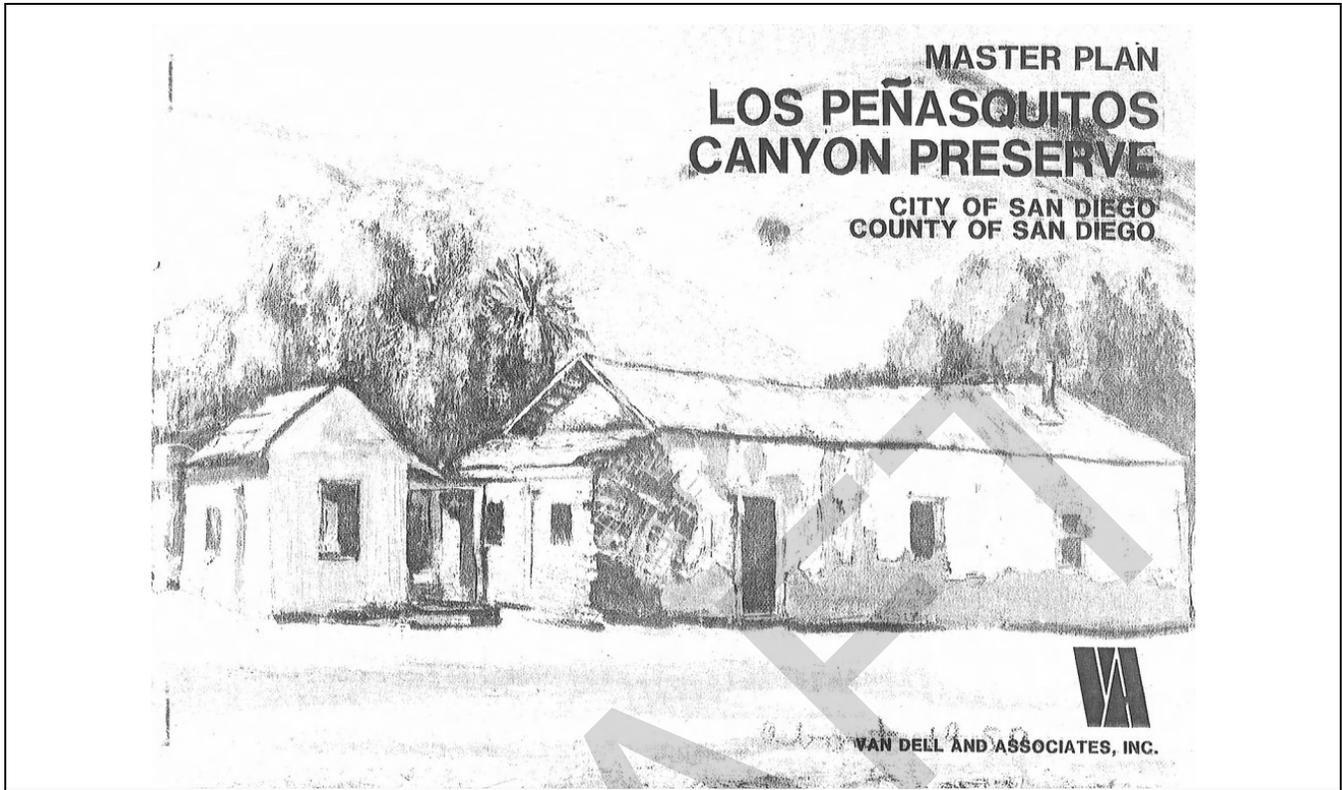


Figure 12. Cover of the Los Peñasquitos Canyon Preserve Master Plan, 1998 (City of San Diego 1998)

Neighborhood parks continued to develop around Mira Mesa including Maddox Park on Flanders Drive just west of Parkdale, which opened in 1989. Several years later, a portion of the park was fenced off for the use of a dog park. The majority of the community’s parks built between 1969 and 1990 fall under the General Plan definition of neighborhood parks, which serve approximately 5,000 people within a 1-mile radius. Features of this type of park included minimal parking, picnic areas, children’s play areas, multi-purpose turf, walkways, and landscaping.⁹¹

Associated Property Types

Institutional and recreational facilities development between 1980 and 1990 in comparison to earlier periods was more gradual than in the previous development period. The primary goal of these properties was to take some of the stress off the heavily used buildings developed in conjunction with the residential boom in Mira Mesa. The conservation of open space also developed during this period leading to the establishment of Los Peñasquitos Canyon Preserve. Institutional and recreation properties associated with the planning area include primary educational facilities, parks, and nature preserve structures.

Character-Defining Features of Institutional facilities:

- Collection of buildings to create a campus
- Use of Modern and Contemporary architectural styles
- One-story in height
- Surface parking lots

⁹¹ City of San Diego Planning Department, “Exiting Conditions; Community Atlas Mira Mesa,” (San Diego, CA), November 2018.

Character-Defining Features of Recreational facilities:

- Located on the outskirts of the community along canyons
- Small parking lots
- Greenspace or conserved open space
- Meandering pedestrian pathways
- Small parking structures

Registration Requirements

Eligibility Standards

Institutional and recreational buildings may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's institutional and recreational development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within institutional and recreational theme during the Community Expansion and Continued Development period (1980-1990).

Institutional and recreational buildings may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of institutional and recreational history in Mira Mesa.

Institutional and recreational buildings may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style. Modern or Contemporary style buildings are an example of a distinctive architectural style already identified within the planning area. Institutional and recreational buildings may also be a representative example of the work of a master planner, builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the institutional and recreational theme with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the institutional and recreational theme in the Community Expansion and Continued Development period (1980-1990). A property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property’s given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above.

Institutional and Recreational Properties Study List

Address	Assessor’s Parcel Number	Building Name	Style	Associated Theme
12020 Black Mountain Road	315-030-10-00	Los Peñasquitos Canyon Preserve	N/A	Institutional and Recreational Development (1980-1990)

Theme: Expansion of Office and Industrial Parks (1980-1990)

In Mira Mesa, the land zoned industrial is primarily concentrated west of Camino Santa Fe, east of the I-805, south of Lopez Canyon and Sorrento Valley Boulevard, and north of Miramar Road. Industrial and office parks became popular in the early-1970s and remain popular through the present, as a way for corporations to take advantage of suburban settings as a place to spread out.⁹² After the significant residential growth in the 1950s, San Diego developers identified many promising suburban San Diego communities for industrial development, and among them was Sorrento Valley, in the western portion of Mira Mesa. Sorrento Valley was identified as an ideal location for industrial parks, research and development campuses, office parks, and manufacturing plants. In 1959, the first tract map was approved by City Council for the first unit of the Sorrento Valley Industrial Park, covering 31 acres.⁹³

In 1979, City of San Diego General Plan both Miramar and Sorrento Valley were in the Mira Mesa Designated Industrial Area.⁹⁴ The Mira Mesa Designated Industrial Area is the 1,100 acres between Carroll Canyon Road and Miramar Road and an additional 1,000 acres in western Mira Mesa between Camino Santa Fe and I-805, allocated in the 1981 Mira Mesa Community Plan for industrial use. The 1981 Plan also designated approximately 900 acres in Carroll Canyon for the mining of sand and gravel by the CalMat Company and Fenton Materials Company.⁹⁵ Before this, Sorrento Valley and Sorrento Mesa were zoned as residential areas and appeared to be sparsely populated with farms and small clusters of residences. Since 1979, Sorrento Valley has been mostly industrial with a few pockets of commercial use. In 1981, the Mira Mesa Community Plan and Local Coastal Program designated the center of Sorrento Mesa as ‘Commercial-Recreation’ to accommodate a museum and theme park called Aero World, however, it failed to launch, and the theme park space was re-designated to light industrial.⁹⁶

One of the first occupants to move in was Sharp Laboratories known for their research, development, and production of radioactivity measuring systems.⁹⁷ The area included the 42-acre Lusk Business Park, which opened

⁹² IS Architecture, *Kearny Mesa Community Planning Area Historic Context Statement*, Prepared for the City of San Diego Planning Department, (La Jolla, CA 2018).

⁹³ SDU, “Sorrento Valley Map Approved by Council,” *San Diego Union* (San Diego, CA), May 15, 1959.

⁹⁴ City of San Diego Planning Department, *Sorrento Mesa Land Use Compatibility Analysis: Mira Mesa Community Plan Updates. Working Draft.* (San Diego, CA 2019); City of San Diego Planning Department. *Miramar Gateway Land Use Compatibility Analysis: Mira Mesa Community Plan Updates. Working Draft.* (San Diego, CA 2019)

⁹⁵ City of San Diego Planning Department, “Mira Mesa Community Plan and Local Coastal Program,” (San Diego, CA), 1981.

⁹⁶ City of San Diego Planning Department, *Sorrento Mesa Land Use Compatibility Analysis: Mira Mesa Community Plan Updates, Working Draft* (San Diego), 2019.

⁹⁷ SDU, “Sorrento Industrial Park’s First Plan in Operation,” *San Diego Union* (San Diego, CA), Oct. 21, 1962.

in 1980 and Wateridge, a larger, 120-acre park just north of Lusk. They contained research and development campuses, industrial parks, as well as standard manufacturing facilities like the 7-Up Bottling Warehouse. By 1982, much of the available land in Carroll Canyon was developed.⁹⁸

The western end of Mira Mesa, from Camino Santa Fe to the I-805, remained largely undeveloped until 1980. Determined by MCAS Miramar flight patterns, Camino Santa Fe became the dividing line between the industrially zoned western and the residentially zoned eastern sections of Mira Mesa. The largest contributor to this determination came from the noise levels from Miramar jets in the western section of the community, which were determined too loud for residential use.⁹⁹ The 1981 Mira Mesa Community Plan allocated 1,100 acres between Carroll Canyon Road and Miramar Road and additional 1,000 acres between Camino Santa Fe and I-805 for industrial use. The area required a master development plan to monitor construction in the Sorrento Mesa Subarea of Mira Mesa, which was developed throughout the 1980s and early 1990s as a series of planned industrial parks with quality architectural designs, landscaping, and limited signage. With the exception of the Lusk Industrial Park, which was approved as a subdivision map, the other planned industrial parks were developed through planned industrial development (PID) permits. The limited commercial services that developed around the industrial parks catered to their employees and typically included hotels, gas stations, restaurants, and convenience services.¹⁰⁰

In 1983, Trepte Construction Company began construction on the \$3.8 million 110,000-square-foot Gemco store at Mira Mesa Boulevard and Camino Ruiz.¹⁰¹ Designed by SGPA Planning and Architecture, the membership department store occupied the large lot which remained zoned for commercial use until 1987 when Target purchased it along with several other of Gemco's California locations. With the construction of the Gemco store, also known as the Gemco shopping center, the area around it became a major commercial hub with businesses such as the Edwards 7 movie theater (now Vinh Hung Supermarket), restaurants, and gas stations.

Associated Property Types

After the development of Mira Mesa's residential, civic, institutional, and recreational facilities in the eastern section of the community, in 1981 the western section, known as Sorrento Valley, began development as a commercial and industrial center. Property types within the planning area include low-rise industrial buildings, office complexes, hotel/motels, shopping centers, shopping malls, strip malls, and big box retailers. New property types not seen in the earlier development periods such as low-rise industrial buildings, office complexes, and hotel/motels dominated the development of this period and moved from architectural styles such as Corporate Modern commercial box type. The focus became less on mixed-use and moved to creating a commercial and industrial center between Mira Mesa and the I-805 freeway.

Character-Defining Features:

- Incorporates Modern architectural styles
- Minimal architectural details
- Surface parking lots and parking structures
- Exterior walls include curtain walls, concrete, and storefront windows
- Small portion of lot used for greenspace
- Low, boxy massing, some high-rise examples possible

⁹⁸ SDU, "Industrial Development Doing Well; Shift Toward R&D, Offices," *San Diego Union* (San Diego, CA), Jan. 11, 1982.

⁹⁹ Stevens, 118.

¹⁰⁰ City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), 1992.

¹⁰¹ SDU, "Reality Roundup," *San Diego Union* (San Diego, CA), July 31, 1983.

Registration Requirements

Eligibility Standards

Office and industrial parks may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's office and industrial parks; or, under HRB Criterion B (events) if the given property is associated with an important historical event within the expansion of office and industrial parks theme during the Community Expansion and Continued Development period (1980-1990).

Office and industrial parks may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of office and industrial parks in Mira Mesa.

Office and industrial parks may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style as well as exhibit a cohesively planned campus. Modern-style buildings are an example of a distinctive architectural style already identified within the planning area. Office and industrial parks may also be a representative example of the work of a master planner, builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the office and industrial theme with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa. A property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the office and industrial parks theme in the Community Expansion and Continued Development period (1980-1990). Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Because of the intensive and cohesive site planning that occurs in such parks and campuses, a property significant under these criteria must also possess integrity of location and setting.

Institutional and Recreational Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
10225 Barnes Canyon Rd	341-031-28-00	Lusk Business Park	Corporate Modern	Expansion of Office and Industrial Parks (1980-1990)

3.2.4 Shifting Demographics (2000-2016)

In 2000, the Mira Mesa CPA remained relatively similar to its 1975 demographic of young, white, and middle-class families. The total population of the CPA in 2000 was 72,005, 45 percent being non-Hispanic white. The second largest group were Asians with 40 percent. Compared to the citywide average of 9 percent, the CPA displayed a higher-than-average Asian population. The largest population group by age was “under 18” with 17,228 people. This can be partially attributed to Miramar College located within the CPA and MCAS Miramar located to the direct south of the CPA. In 2000, 10 percent of Mira Mesa’s population was enrolled in undergraduate school and 2 percent were enrolled in graduate school. The CPA’s median household income was \$62,804 compared to the citywide household income of \$47,268.¹⁰²

In 2012, the largest employment industries in the CPA included professional and business services with 27,287 people and manufacturing with 9,603 people out of the 75,275 total people employed in the CPA. The majority of these employment centers were located in the Sorrento Valley area of the CPA. Industries in this area included the communications, computer and electronic, software, biopharmaceutical manufacturing, medical devices, and diagnostic equipment, defense, clean energy, and aerospace industries. Jobs in these industries typically required a higher education level and result in higher salaries for skilled labor.¹⁰³ Mira Mesa CPA’s median household income in 2016 was \$94,215, compared to the median household income in the United States at \$60,309.¹⁰⁴ As a result of the high median income, the CPA was an upper-income community. The largest income group in the CPA was comprised of households earning \$75,000 to \$99,000. Comparing Mira Mesa to the rest of the city, there was a smaller percentage of households with an annual income of less than \$44,999 and a smaller percentage of incomes of more than \$200,000.

In 2016, the total population of the CPA was 76,434. Over 74 percent of households were “family households,” which were defined as a household maintained by a householder who is in a family and includes any unrelated people who may be residing with them. The number of family households in an area is equal to the number of families.¹⁰⁵ In the CPA families with children under the age of 18 made up 33 percent of households compared to 30 percent of households citywide. There was a smaller percentage of people living alone in the CPA compared to the rest of the City of San Diego with 16.8 percent in comparison to 28.1 percent. Additionally, the CPA has a higher

¹⁰² SANDAG, “Census 200 Profile: Mira Mesa Community Planning Area, City of San Diego,” *U.S. Census Bureau’s 2000 Census Summary Files 1 and 3*, June 12, 2003.

¹⁰³ The City of San Diego, “Mira Mesa Community Plan Update: Existing Conditions Community Atlas,” November 2018 (San Diego, CA, 2018)

¹⁰⁴ Statista. “Median household income in the United States from 1990 to 2019 (in 2019 U.S. dollars).” Accessed April 1, 2021. <https://www.statista.com/statistics/200838/median-household-income-in-the-united-states/>.

¹⁰⁵ United States Census, “Subject Definitions,” accessed April 1, 2021. <https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html#:~:text=The%20number%20of%20family%20households,householder%20and%20his%2Fher%20relatives.>

percentage of households with four or more persons with 32 percent compared to 23 percent citywide. Mira Mesa as a result generally has more families living in it with small children when compared to the City of San Diego.¹⁰⁶

Mira Mesa is an ethnically diverse community with notable growth in its Filipino community, present since the 1970s. By the 1990 census, Mira Mesa's total population was approximately 62,500, and white, and non-Hispanic was the largest population group at 60 percent, then Asian-Pacific Islander at 27 percent, Hispanic at 9 percent, and Black at 4 percent. By 2010, Asian-Pacific Islander had become the largest population group at 50 percent, then White, non-Hispanic at 32 percent, Hispanic at 13 percent, and Black at 5 percent. In comparison to the rest of the city, Mira Mesa has a higher percentage of Asian-Pacific Islanders. The community's Asian-Pacific Islander heritage is particularly reflected in the area's commercial properties including grocery stores and restaurants. In 2016, Asians constituted 39 percent of the population, while non-Hispanic whites made up 33 percent. Hispanics represented 20 percent, residents with two or more races made up four percent, and Blacks constituted three percent of the CPA's population.¹⁰⁷ In comparison to the City of San Diego in 2017, Asians made up 17.3 percent of the total population, Hispanics 30.3 percent, and non-Hispanic white 56.7 percent. The CPA had a lower percentage of non-Hispanic whites and Hispanics than the rest of the City and a larger population of Asians. The community's Asian population, specifically Filipino, is reflected in the area's commercial properties including the grocery store Seafood City, 8955 Mira Mesa Boulevard, and the Vinh-Hung Supermarket, 10550 Camino Ruiz.¹⁰⁸ The CPA's restaurants also reflect the high number of Filipinos in the community including R and B Filipino Cuisine (11257 Camino Ruiz), Jollibee (8436 Mira Mesa Boulevard), Valerio's City Bakery (9396 Mira Mesa Boulevard), Café 89 (8945 Mira Mesa Boulevard), Manila Fast Food and Desserts (8979 Mira Mesa Boulevard), Nanay's Best BBQ (6755 Mira Mesa Boulevard), Gemmae Bake Shop (10606 Camino Ruiz), and Max's Restaurant (8285 Mira Mesa Boulevard).¹⁰⁹

3.2.5 Notable Developers

Research was conducted on all developers and development companies associated with neighborhoods and housing developments in the Mira Mesa CPA. Archival research, including a review of historic newspapers, architecture magazines, and publications, was conducted for each developer, although a majority did not present a high level of 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), Hobbs Mira Mesa (Barrett Homes, 1986), The Helmer Company (Canyon Point, 1983), Brehm Communities (Creekside, 1983), Long Beach Construction Company (Gateway Homes, 1972), Playmor (Quest Condominiums, 1975), Southern California Properties Ltd. (Valley Crest, 1976-77), and The Lusk Company (Summerset Court, 1987).

Pardee Home Builders (1921-Present)

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

¹⁰⁶ The City of San Diego, "Mira Mesa Community Plan Update: Existing Conditions Community Atlas," Nov. 2018 (San Diego, CA, 2018).

¹⁰⁷ Ibid.

¹⁰⁸ Stevens, 29 and 102.

¹⁰⁹ Gian Paolo Pasco, "Mira Mesa: The Black Sheep of San Diego," ArcGIS Story Map. Dec. 14, 2020, <https://storymaps.arcgis.com/stories/57064502a8064e318e18d50b47355716>.

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 on its opening weekend.¹¹⁰ 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, 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 its original name following the merger.¹¹¹ 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."¹¹² 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.¹¹³ The company remains in business in Las Vegas and Southern California including the Inland Empire, Los Angeles/Ventura, and San Diego.

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

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 its 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.¹¹⁴ 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 is no longer in existence.

The Fieldstone Company (1981-present)

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 and detached homes.¹¹⁵ 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 as being one 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,

¹¹⁰ Jennifer Shubinski, "Prominent West home builder Pardee dies at 87," *Las Vegas Sun Newspaper* (Las Vegas, NV), Feb. 26, 2004.

¹¹¹ SDU, "Pardee Corporate Office to Move Here from L.A.," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

¹¹² "Idea Center," *Housing* 56, no. 7 (Dec. 1979): 60.

¹¹³ TRI Pointe Group, "History and Timeline," accessed Apr. 16, 2020, http://s2.q4cdn.com/231488844/files/doc_downloads/TRIPointe_FactSheetFINAL.pdf.

¹¹⁴ Maxwell C. Huntoon Jr., "California Goes to Market: Case History No. 2," *House & Home* 41, no. 5 (May 1972): 86.

¹¹⁵ 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>.

this along with going into default on several construction loans made the company have a questionable future in 1994.¹¹⁶ 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.

The Larwin Company (1948-2010s)

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 the San Fernando Valley, Orange County, and throughout the Los Angeles area. 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 San Francisco 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.¹¹⁷ 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.¹¹⁸ The Larwin Company continued to develop homes as late as the early 2000s, including Mesa Verde in Los Angeles in 2006 before closing permanently in the mid-2010s.

Ponderosa Homes (1968-Present)

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.¹¹⁹ 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 on the feedback of families in the area.¹²⁰ 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.

Corky McMillin's Homes (1960-Present)

At the age of 14, Macey L. McMillin Jr., also known as Corky, moved to Chula Vista with his family. After serving in the United States Army and the Air Force, Corky married Vonnie Leininger in 1953, and they began their own company in Bonita in 1960. The Corky McMillin's Company gradually expanded into small tract development and then into master-planned communities. Eventually, the company expanded to be a multi-state organization

¹¹⁶ Debora Vrana, "Fieldstone: Residential Builder," *Los Angeles Times* (Los Angeles, CA), Oct. 9, 1994.

¹¹⁷ IPT, "Rebound in New Home Sales Seen by Larwin," *Independent Press-Telegram* (Long Beach, CA), Mar. 6, 1971.

¹¹⁸ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

¹¹⁹ TFB, "Kaiser Aetna Takes Over Homes Builder," *The Fresno Bee* (Fresno, CA), Feb. 13, 1970.

¹²⁰ SDU, "Big Kitchens are Popular in Parkwest Development," *San Diego Union* (San Diego, CA), Mar. 21, 1971.

stretching as far east as Texas.¹²¹ 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 McMillin Communities' first complete master plan with residences, a church, a community park, and a daycare center. The company continues to develop in San Diego, including the 1999 redevelopment of Naval Training Center San Diego dubbed Liberty Station.¹²²

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¹²¹ SDUT, "Corky McMillin Obituary," *San Diego Union Tribune* (San Diego, CA), Sep. 27, 2005.

¹²² McMillin, "McMillin Legacy," updated Sep. 4, 2018. <https://www.mcmillin.com/journal/2018/9/4/mcmillin-legacy>.

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4 Preservation Goals and Priorities

The following are recommendations for the ongoing identification and evaluation of potentially historic resources within the Mira Mesa CPA. Mira Mesa did not exist in its current state until 1969, generating a relatively new community within the City of San Diego. Based on the average age of the buildings, the majority of Mira Mesa has not been evaluated and therefore there is potential for adverse effects on potential built environment resources until these resources reach historic age. In an effort to minimize potential long-term effects on Mira Mesa's built environment, it is essential to identify potentially eligible resources and evaluate them for significance before any loss of integrity.

The following recommendations are outlined in the order of priority:

Recommendation 1:

There should be continued research and observation of study list properties identified during research and through the reconnaissance survey as potentially significant within the context of the Mira Mesa CPA. As such, consideration should be made during planning decisions about properties identified on the study lists. These study lists are located in Section 3 and organized by established significant periods and themes. This report's study lists were created to serve as a basis for future research rather than an exhaustive list of all potential future landmark designations. Additional intensive-level surveys to identify, record, and evaluate properties are recommended as part of the ongoing research and observation of potential significant properties. Study list properties should have intensive-level surveys conducted and additional research to further assess their individual potential significance.

Recommendation 2:

Additional study and research should be conducted on the identified architects within the Mira Mesa CPA. Further information should be gathered on each architect's body of work and how their buildings within the CPA fit within that body of work. During the planning process, buildings within the CPA identified as being architect-designed should be given further consideration.

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Appendix A
Architectural Styles

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Architectural Styles

The Mira Mesa CPA displays a range of architectural styles that span the 1960s to present. The styles discussed below are those found within the CPA and therefore the most likely to require evaluation for potential architectural significance. The following section, presented chronologically, describes the prominent styles and their character defining features.

In 2007, the City of San Diego adopted a city-wide thematic context statement for Modernist resources in San Diego titled “San Diego Modernism Historic Context Statement” (Modernism Context). The document’s intention was to address the regional and local emergence of Modern architecture in San Diego; the architects, builders and other individuals significant in the development of Modernism in San Diego; as well as the property types and sub-styles which characterize San Diego Modernism and the criteria which should be applied to evaluate those resources and establish significance. The specific time period of 1935 to 1970 was chosen to present the local modernism historic context of San Diego. This document was used heavily to help identify the architectural styles located in the Mira Mesa CPA. The list of “San Diego Modern Era Sub-Styles” acted as a framework for the architectural styles below. Due to the Modernism Context’s cutoff date of 1970, twenty years prior to the cutoff date of this document, several more recent styles were added to the list of those identified in the Modernism Context. These more recent styles include New Traditional, Corporate Modern, and Millennium Mansion.

Tract Ranch Style (c. 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.¹²³ 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.¹²⁴

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, 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.¹²⁵

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

- Usually, one-story single-family residences and two stories in multi-family residential units

¹²³ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870–1960* (New York: WW. Norton and Company, 2009).

¹²⁴ Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

¹²⁵ 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).

- 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 of 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

Within the CPA, the Tract Ranch style was used predominately for residential architecture. The most prevalent use of the Tract Ranch style is seen in the following neighborhoods: Mira Mesa Homes (#1), Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Trend (#3), Mesa Village (#5), and ParkWest (#7).

Neo-Mansard (c. 1940–Present)

Neo-Mansard or Mansard style is one of a number of Neo-Eclectic architectural styles popular in America during the second half of the 20th century. Neo-Eclectic architecture refers to designs that borrow architectural elements from, but does not copy, traditional and revival styles and details. The Neo-Mansard style first appeared in the 1940s, reached the height of its popularity in the 1970s, and is still used today, most often in commercial buildings. The style is expressed as an adaptation of the 19th century French Second Empire feature the Mansard roof and uses the steeply sloped roof plane typical of a Mansard roof with sloping wall cladding on the top-story of a two-or-more-story building, often with windows and doors recessed into the sloped shingle cladding. Further recalling the Second Empire tradition, the material of the Neo-Mansard's upper wall cladding is typically cedar or asbestos shingle, but may also be clad in standing seam metal, clay tile, or three-tab asphalt shingles, recalling only the Mansard form instead of material.¹²⁶

The actual roof of a Neo-Mansard can be traditional Mansard-style, hipped, or flat. If flat, there is usually a parapet wall to disguise mechanical equipment on the roof, which is flat and unadorned. The first floor can be clad in a variety of materials, including brick veneer, clapboard, stone, T-1-11, and plaster with equally spaced control joints. Windows and doors vary in style, as modern architecture does, but notably, doors and windows may extend into the Mansard roof from the first story. Second-story windows (or windows on the story with the Mansard-like roof/wall cladding) may be either recessed or dormered. The upper story may also have porches recessed into the sloped roofline.¹²⁷ First-story windows are flush with the wall plane and typically aluminum. Doors and entryways are typically recessed. Although Neo-Mansard single-family homes exist, Neo-Mansard often takes the form of multi-family housing, commercial buildings, and townhouses.¹²⁸

¹²⁶ Alaska DNR, "Neo-Mansard (1970-1985)," accessed Apr. 23, 2020. <http://dnr.alaska.gov/parks/oha/styleguide/neomansard.htm>.

¹²⁷ McAlester, 686-692.

¹²⁸ The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011.

Key characteristics of the Neo-Mansard style of architecture include the following:

- Mansard roof with slope extending one level to cover the top-most floor of the building, or a flat roof with faux-Mansard detail used as wall cladding for upper-most floor
- Upper-story dormer windows on steep lower slope or windows recessed into the plane of the sloped roof
- Two-stories
- Parapets used to disguise mechanical equipment
- Recessed entries
- Primary roofing/upper-story cladding material is wood shingles
- Lower story typically clad in wood, T-1-11, stone veneer, or brick veneer

The Neo-Mansard style was observed in the CPA at the Seafood City Supermarket, 8955 Mira Mesa Blvd and Mira Mesa Mall, 8110-8340 Camino Ruiz.

Futurist - Gogie (1958-1970)

Following World War II, the United States focused on futurism technology, automobiles, and the space age, which inspired the architectural movements like Futurist-Gogie. Futurist architecture is also referred to as “Coffee House Modern,” “Populuxe,” “Doo-woppy,” and “Space Age.”¹²⁹ Practitioners of the style were focused on the most innovative materials and techniques, and unusual compositions that recalled popular culture, art, or futuristic ideals such as sharp angles, abstract shapes, highly pigmented materials, boomerang and flying saucer shapes, large expanses of glass, and strongly emphasized roof shapes. In Mira Mesa, Futurist-Gogie architecture was exceedingly rare at the residential level, as the style was more commonly applied, in general, to commercial buildings, especially roadside architecture such as gas stations and restaurants.

Key characteristics of the Futurist-Gogie style of architecture include the following:

- Asymmetrical facades
- Abstract, angular or curved shapes
- Expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded)
- Large windows (aluminum framed)
- Variety of exterior finishes including stucco, concrete block, brick, stone, plastic and wood siding

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.¹³⁰ Contemporary styles were influenced by 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.¹³¹ Contemporary houses often had simplistic and clear uses of materials and structural components, open

¹²⁹ City of San Diego Planning Department, “San Diego Modernism Historic Context,” (San Diego, CA, 2007).

¹³⁰ McAlester, 628-646.

¹³¹ Ibid.

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.¹³²

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
- Sunshade, screen, or shadow block accents
- Open floor plan
- Recessed or obscured entry points
- Broad expanses of uninterrupted wall surface

Within the CPA, the Contemporary style was used predominately for residential architecture. The most prevalent use of the Contemporary style is seen in the following neighborhoods: Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Mesa Ridge (#20), Canyon Mesa/ Canyon Ridge (#27), Encore (#2), Trend (#3), ParkWest (#7), Mesa Woods (#11), Colony Homes (#12) and Concord Villas (#25).

Corporate Modern (1960-1990s)

The Corporate Modern architectural style drew direct inspiration from the earlier International and Miesian styles, which articulated the building's structure and functionality and interpreted that in their exteriors. The International style came to the United States in the 1930s after gaining popularity in Germany, Holland, and France through architects such as Walter Gropius and Ludwig Mies van der Rohe. The style became very popular in the mid-20th century in almost all forms of architecture, using precise and universal materials and techniques that allowed the style to be used anywhere in the world. The most common application was the corporate office, creating walls of glass with sharp angles located in the downtowns of many cities including San Diego.¹³³ The main difference between International style buildings and their predecessors was the lack of exterior support of solid masonry. International style buildings often depended on a metal interior skeleton and utilized the curtain wall to clad walls in glass. This dependency on the metal frame resulted in windows hung in repeating patterns with brought another level of order to these already stripped-down buildings.¹³⁴

The Corporate Modern style furthered the International style's basic principles and as curtain wall technology advanced further into the 1960s, the concept of a seamless exterior membrane for buildings became a reality.¹³⁵ Often the delineation of individual floors was not noticeable. Large expanses of glass were used with visual breaks

¹³² City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).

¹³³ City of San Diego Planning Department, "San Diego Modernism Historic Context," San Diego, CA, 2007.

¹³⁴ McAlester, 617-620.

¹³⁵ City of Riverside, "Citywide Modernism Intensive Survey," Historic Resources Group, Sep. 2013.

of strong horizontal or vertical divisions of steel, concrete, glass, brick veneer, or other cladding materials. The style has also been referred to as “Slick Skin,” due to the common appearance of buildings of this style to look wet or have the slippery look of glass from mirrored glass curtain walls.¹³⁶ The building’s form tended to be rectangular but later versions utilized smoother rounded elements allowing exterior cladding to flow around corners and over rooftops. The Corporate Modern style was predominantly used in large-scale corporate office buildings and high-rise structures. In addition to large-scale office buildings the style was also used for smaller mid-rise one- and two-story business parks throughout Southern California including San Diego.¹³⁷ The style’s popularity peaked in the late 1980s and early 1990s being used throughout the United States. Due to the recent age of buildings of this style, scholars’ consensus on dates, style name, and character-defining features vary greatly between geographic areas of the United States. Most commonly, Corporate Modern is also referred to as Late Modern.

Key characteristics of the Corporate Modern style of architecture include the following:

- Rectangular and boxy forms
- Materials include concrete, steel, and glass
- Use of curtain wall technology
- Horizontal or vertical bands of windows
- Flat roofs
- Lack of applied ornament
- Often set on “pilotis” or stilts, giving the appearance of floating
- Tinted or mirrored glass
- Repeating fenestration patterns
- Flexible interior space

Within the CPA, Corporate Modern style of architecture was used predominately used for commercial, civic, and institutional properties. Examples include business parks in Sorrento Valley and Carroll Canyon.

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 United States 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 often be mistaken for older homes, characteristics such as location, size of lot, and garage size can act as indicators of the

¹³⁶ WEWA Docomomo, “Corporate Modern / Slick Skin (1960 - 1990),” accessed July 8, 2020, https://www.docomomo-wewa.org/styles_detail.php?id=34.

¹³⁷ Rincon Consultant, Inc. “100 North Crescent Drive, Cultural Resources Assessment,” *City of Beverly Hills*, Sep. 2018.

houses 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.¹³⁸

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

- 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

Within the CPA, the New Traditional style was used predominately for residential architecture. The most prevalent use of the New Traditional style is seen in the following neighborhoods: Parkdale (#14), Canyon Country (#15), Mesa Ridge (#20), Concord Square (#13), Casa New Salem I and II (#16), and The Villas (#18). In addition to residential examples of this architectural style there are several examples of it incorporated into commercial architecture including Camino Village located at the corner of Zapata Avenue and Camino Ruiz.

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.¹³⁹

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

¹³⁸ McAlester, 705-715.

¹³⁹ Ibid.

- Commonly asymmetrical with tall, vertical appearance
- Complex high-pitched roof with lower cross gable 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

Within the CPA, the Millennium Mansion style was used predominately for residential architecture. The most prevalent use of the Millennium Mansion style is seen in the following neighborhoods: Parkdale (#14) and Concord Square (#13).

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Study List – Non-Residential Properties

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
8450 Mira Mesa Blvd	311-041-07-00	Mira Mesa Branch Library	Futurist-Googie	Civic and Institutional Development (1969-1979)
11023 Pegasus Avenue	318-563-49-00	Church of Jesus Christ of Latter-day Saints	Futurist-Googie	Civic and Institutional Development (1969-1979)
8200 Gold Coast Drive	3110410500	The Church of the Good Shepherd	Contemporary	Civic and Institutional Development (1969-1979)
10510 Marauder Way	311-041-02-00	Mira Mesa High School	Brutalist	Civic and Institutional Development (1969-1979)
11230 Avenida Del Gato	309-030-17-00	Sandburg Elementary School	Contemporary	Civic and Institutional Development (1969-1979)
8955 Mira Mesa Boulevard	318-090-69-00	Seafood City Supermarket	Neo-Mansard	Recreation and Commercial Development (1970-1979)
8110-8340 Camino Ruiz	311-320-68-00	Mira Mesa Mall	Neo-Mansard	Recreation and Commercial Development (1970-1979)
8423-8775 Production Avenue	343-111-13-00; 343-111-12-00; 343-111-11-00; 343-111-28-00; 343-111-37-00; 343-111-30-00; 343-111-31-00; and 343-111-06-00	Miramar-Dunn Business Park	Corporate Modern	Business Parks, Industrial Parks, and Research and Development Campuses (1970-1979)
12020 Black Mountain Road	315-030-10-00	Los Peñasquitos Canyon Preserve	N/A	Institutional and Recreational Development (1980-1990)
10225 Barnes Canyon Road	341-031-28-00	Lusk Business Park	Corporate Modern	Expansion of Office and Industrial Parks (1980-1990)