University Community Plan Area Focused Reconnaissance Survey

Prepared for:

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Executive Summary

Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area (CPA). This study is being completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1960 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit future survey to determine eligibility for historic district designation, and which do not; facilitate the preparation of the historical University CPA Update; indicate the likelihood of encountering historical resources within the University CPA; and guide the future identification of such resources in the CPA.

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

As a result of the survey, Dudek identified fourteen (14) master-planned communities within the CPA that have the potential for historical significance, and should be flagged for additional study in the future: La Jolla Colony, University Hyde Park, San Clemente Park Estates, University City West A, and University City West B. The remaining communities within the CPA failed to rise to the level of significance and integrity required for designation at the local, state and national levels and are not recommended for future intensive study.

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1 Introduction

1.1 Project Overview

Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study is being completed as part of the comprehensive update to the University CPA and PEIR. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1960 and 1990. The purpose of the historic context statement and survey is to: determine which residential communities merit future additional survey work to determine eligibility for historic district designation, and which do not; facilitate the preparation of the historical overview of University in the PEIR, which will analyze potential environmental impacts of the proposed University CPA Update; indicate the likelihood of encountering historical resources within the University CPA; and guide the future identification of such resources in the CPA.

1.2 Project Location

The University CPA comprises approximately 8,500 acres. The area is bounded by Los Peñasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north; the railroad track, the Marine Corps Air Station Miramar, and Interstate 805 on the east; state Route 52 on the south; and Interstate 5, Gilman Drive, North Torrey Pines Road, La Jolla Farms and the Pacific Ocean on the west (Figures 1 and 2). The historic context statement addresses all development themes and property types within the CPA; however, the survey study area is limited to residential properties within the CPA that were constructed between 1960 and 1990.

1.3 Survey Area

The University CPA consists of multiple topographic variations, consisting of such major features as coastal bluffs, canyon systems, areas of rolling topography, and mesa tops. The area is primarily developed with Parks and open spaces, public facilities and institutions, and single-family and multiple-family one- and two-story residences dating from 1960 to 1990, reflecting the popular architectural styles of the day, including Tract Ranch, Contemporary, Neo-Mansard, and New Traditional.[1]

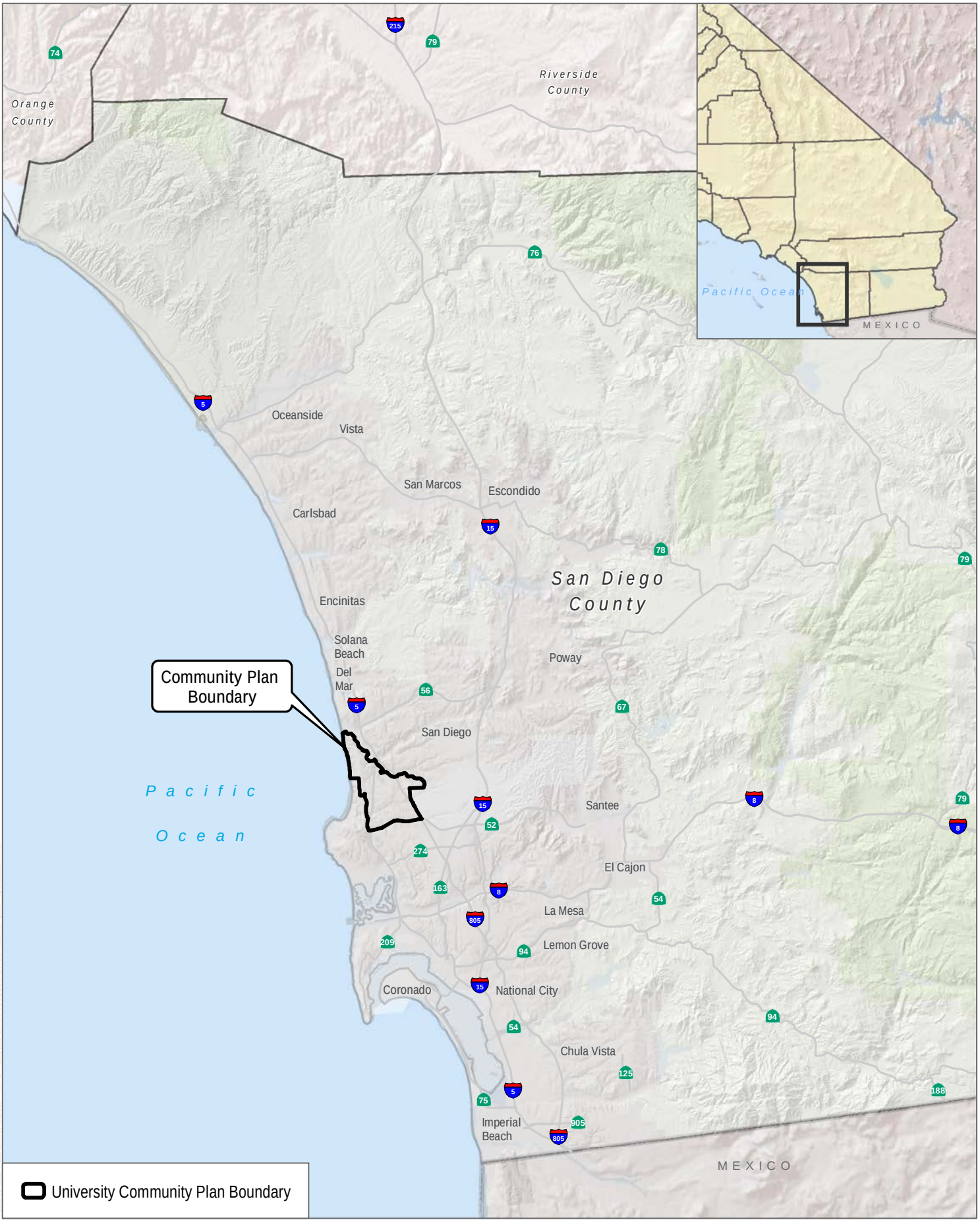
single-family residential development began in the southern portion of the CPA along Governor Drive, west of Regents Road, and continued east. The single-family residences are primarily focused in this early development area, between state Route 52 and Rose Canyon. By 1980, residential development had continued to the north of Rose Canyon along Genesee Avenue and along Nobel Drive. These residences were primarily multi-family developments. Commercial development is clustered along Governor Drive, at the intersection of Genesee Avenue

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

and Governor Dive, the northeast and southeast corners of Villa La Jolla Drive and Nobel Rive, and on La Jolla Village Drive between Genesee Avenue and Towne Centre Drive. The CPA displays a high quantity of education, open space park, and recreation land uses located to the north and northwest of La Jolla Village Drive. Light industrial development is located north of La Jolla Village drive and east of North Torrey Pines Road.

1.4 Project Team

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



SOURCE: Esri 2014; SanGIS 2017

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0 4 8 Miles

FIGURE 1

Regional Location

University Community Plan Update

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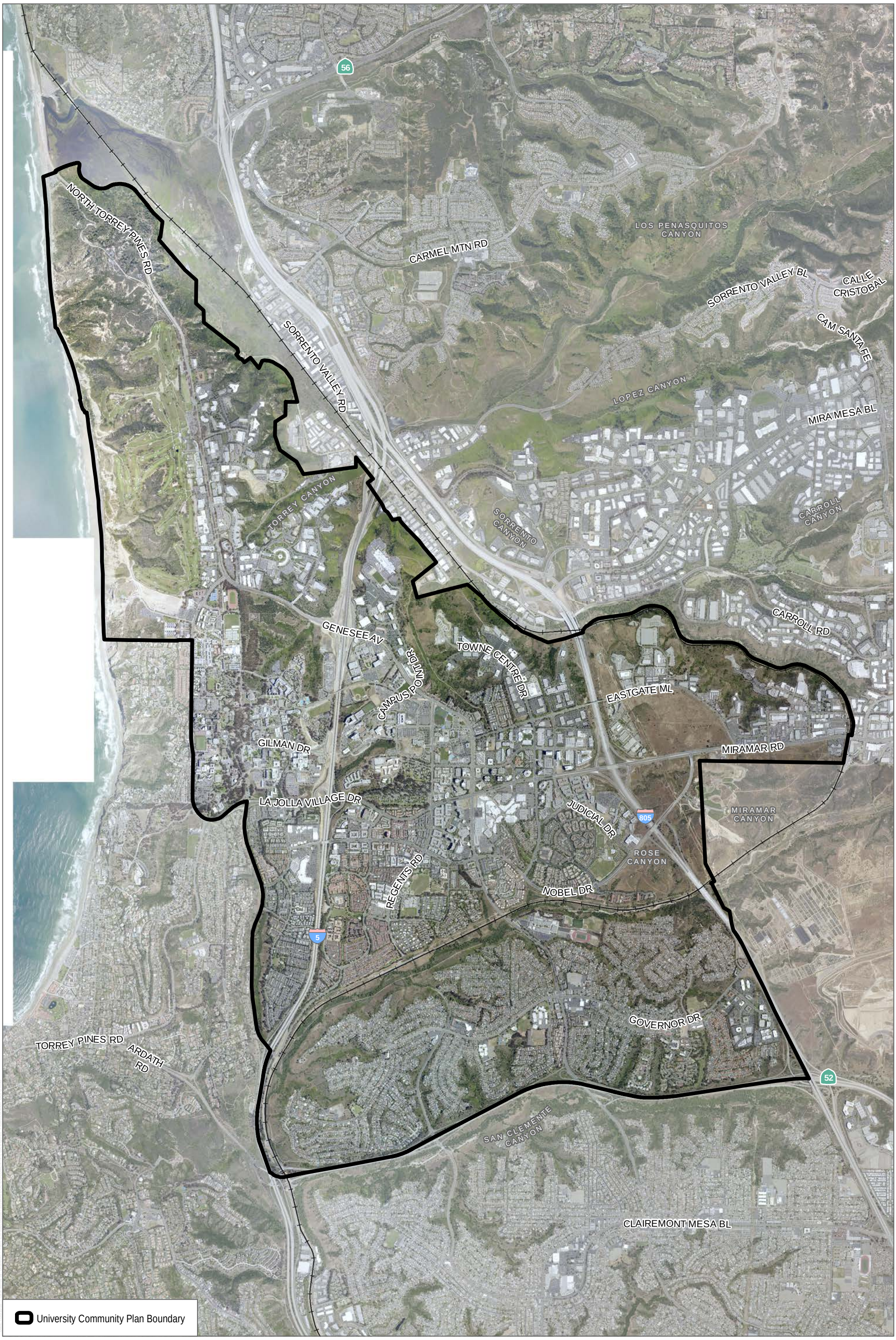

SOURCE: SANGIS 2017, 2019

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FIGURE 2

Project Location

University Community Plan Update

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2 Methods

2.1 Research Methodology

The organization and content of the document are based on the preferred format laid out by the National Park Service (NPS) guidelines of National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation; National Register Bulletin No. 16A How to Complete the National Register Registration Form; 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.

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

In order to establish accurate information regarding developments, developers, builders, and architects, a research methodology was established and utilized a variety of primary and secondary sources. For instance, historic maps, aerial photographs, and historic newspapers were reviewed in order to determine if a development was constructed between the years 1960 and 1990 and to establish the development's approximate boundaries. Once the development's approximate location was determined, archival research was conducted to determine development names, dates of construction, and developers. This archival research primarily consisted of a review of historic newspaper databases, including Newspapers.com and Genealogy Bank. Google Street View was utilized to establish more accurate development boundaries based on the information gathered through historic newspaper reviews.

Each identified development underwent a preliminary amount of research through historic maps, assessor's data, historic newspapers, websites, books, and architectural journals. If a developer could be determined from these resources a search was conducted for development brochures that would identify specific development model names. After development names, developers, dates of construction, and boundaries were accurately determined, research was conducted on architects that were identified through the preliminary research process. This research included reviewing historic newspapers, AIA (American Institute of Architects) archive research via the online AIA Historical Directory of American Architects, reviewing City and National historic contexts, books, magazines and journals, and trade publications. Additionally, local, state, regional, and national awards for each of the identified developments were researched and added when applicable. Through this methodology, each identified development received multiple steps of archival research to identify boundaries, date of construction, developers, architects, awards, and model names.

Primary sources consulted for the purposes of this project also included development brochures, historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, contemporary historical accounts, and historical photographs. Secondary sources include reference books,

newspaper articles, magazine articles, websites, and historic context statements. Web sources such as the California Homebuilding Foundation, Newspapers.com, and Genealogy Bank were heavily utilized to write developer, architect, and community histories. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website. All research materials were used to prepare the Historic Context Statement for the University CPA (separate document).

2.2 Survey Approach

Following completion of background research and the preparation of the Historic Context Statement for the University CPA, Dudek identified survey areas with residential properties constructed between the 1960s and the 1990s.

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

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

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

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

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

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

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

2.2.1 Mapping the Survey Area

In order to facilitate the survey, Dudek created a map of the University CPA's planned residential communities, which are ordered chronologically by built date in the map legend and color-coded by developer. First a base map was created using the September 2018 University Community Plan Update Atlas Figure 2-1 Existing Land Use Map to identify the location of single-family detached, single-family attached, and multi-family residential development. That map was then cross-checked using historic aerials to eliminate residential development built after the project scope's period of significance date of 1990. The master-planned community name, date of construction, location, boundaries, and developer were identified through archival research including historic newspapers, development sales maps, Assessor's maps, developer biographies, historic magazines, historic contexts, and books. Those sections of the map that had a known development name or developer but had missing information were given the label of "no notable developer" (see Figure 3 for the University Community Plan Area Master-Planned Communities Map).

2.3 Reconnaissance-Level Survey

Due to limitations under the COVID-19 Executive Order, the majority of the survey was conducted using Google Street View imagery dating to 2020. Once it was safe to conduct in person survey efforts, Dudek architectural historian Nicole Frank, MSHP, conducted a pedestrian survey of the University CPA on April 15, 2021. This survey was conducted as part of an effort to verify research conducted and the Google Street View survey. The pedestrian survey entailed walking the public right-of-way and documenting the communities that were not visible on Google Street View taking notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. All field notes, photographs, and records related to the current study are on file at Dudek's Encinitas, California, office.

Newspaper articles and advertisements for the master-planned communities were used as a baseline for establishing boundaries, model types, and developers. The baseline information was then expanded upon to include the documentation of current conditions within the communities noting the following items while conducting the survey: character-defining features of the neighborhood, character-defining features of each model type, frequently observed alterations throughout the neighborhood, and representation of specific architectural styles. Once all documentation was completed, analysis was performed to identify notable architectural and historical patterns within the body of work for each developer. All survey data is presented in Section 4.

When considering the potential historical significance of a given residential development, Dudek considered the following basic criteria:

- Constructed by a developer or development company that was found through archival research to be prominent in the area from the 1960s to the 1990s
- Designed by a notable architect
- Archival research indicated significant possible associations with the development history of the development
- Retained adequate integrity of architectural forms to be recognizable to its original plan and design
- Retained identifiable character-defining features dating to the original construction of the development
- Represented master planning principles such as the purposeful inclusion of multiple housing typologies with recreation areas within the development

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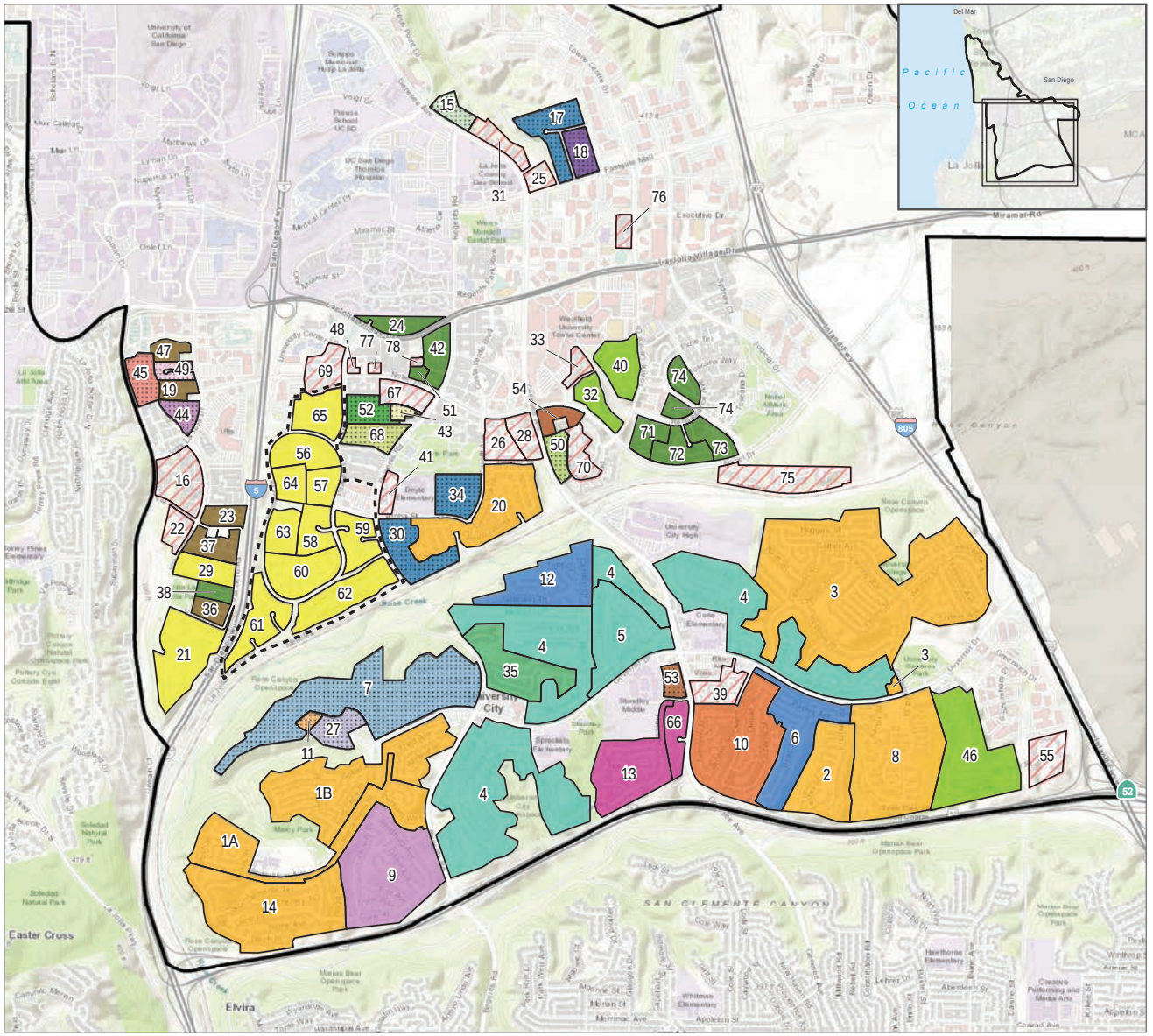

University Community Plan Area Boundary

Notable Developer

- American Housing Guild
- Bren Company
- Fireside Homes
- Harry L. Summers
- Lear Land Corporation
- Lion Property Company
- McKellar Development Corporation
- Penasquitos Inc. (Irvin J. Kahn and Associates)
- Ray Hommes Company
- Tech Bilt Company
- The Douglas Allred Company
- Time Development Company

Other Developer

- Angelucci Enterprises
- Baldwin Company
- Broadmoor Homes
- Dass Construction Company
- Diamond Enterprises
- Ernest Hahn
- The Luckey Co.
- Heritage West Development Company
- M. David Kelly Development Company
- Marsco Development Corporation
- Medici Equities
- Playmor
- Real Investments Corporation
- Remmco Associates

Unknown Developer

- La Jolla Colony

Master-Planned Communities

1. University City West B (1960)
   University City West A (1960)
2. Pennant Village (1961)
3. University Village (1961-1969)
4. University Hills (1962-1971)
5. Panorama Park (1962)
6. Flair (1963)
7. University City Manor (1964)
8. University City Village (Leisure Life Village) (1965)
9. University Hyde Park (1967)
10. Fireside University City Homes (1967)
11. Diamond Manor (1967-68)
12. The Bluffs (1968)
13. University Park North (1968)
14. San Clemente Park Estates (1970)
15. La Jolla Vista (1971)
16. La Jolla Village Apartments (1972)
17. Genesee Vista (1973)
18. La Jolla Mesa (1974)
19. Woodlands North (1974)
20. Genesee Highlands (1974)
21. SouthPointe (1974-1979)
22. Villa Tuscana (1975)
23. Woodlands La Jolla (1975)
24. La Jolla Village Tennis Club (1976)
25. La Jolla Canyon (1976)
26. La Jolla Terrace (1976)
27. West Hills Homes (1976)
28. Pacific Gardens Apartments (1976)
29. EastBluff (1977)
30. Playmor Terrace West (1977)
31. Canyon Park Apartments (1977)
32. Vista La Jolla (1977)
33. Torrey Pines Village Apartments (1978)
34. Playmor Terrace (1978)
35. Topeka Vale (1978)
36. Woodlands South (1978)
37. Woodlands West I and II (1978)
38. La Jolla Park Villas (1978)
39. The Park (1978)
40. Vista La Jolla Townhomes (1979)
41. Dieguenos (1979)
42. La Jolla Village Park (1979)
43. The Pines (1979)
44. Villa Mallorca (1980)
45. La Jolla Terrace (1980)
46. Canyon Ridge (1980-1984)
47. Boardwalk (1981)
48. La Jolla Gardens (1981)
49. Cambridge (1982)
50. La Jolla City Club (1982)
51. Villa Europa (1982)
52. La Jolla International Gardens (1982)
53. Regency Villas (1983)
54. University Towne Square (1985)
55. Star Village (1985)
56. Verano (1985-1987)
57. Marbella (1985-1987)
58. Madrid (1985-1987)
59. Las Palmas (1985-1987)
60. Barcelona (1985-1987)
61. La Paz (1985-1987)
62. Valencia (1985-1987)
63. Avanan La Jolla Apartments (1985-1987)
64. Avalon La Jolla Colony (1985-1987)
65. Mirada at La Jolla Colony (1985-1987)
66. Villas at University Park (1987)
67. The Venetian (1987)
68. La Jolla del Sol (1987)
69. Villa Vicenza (1988)
70. Cambridge Terrace (1989)
71. La Florentine (1990)
72. Avanti (1990)
73. Capri (1990)
74. Casabella (1990)
74. Casabella (1990)
75. Lucera (1990)
76. Devonshire Woods (1990)
77. Pacific Regents (1990)
78. Park Place (1990)

SOURCE: Esri, HERE, Garmin; SANGIS 2019

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0 1,000 2,000 Feet

FIGURE 3

University Community Plan Area Master-Planned Communities

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2.3.1 Survey Methodology

Given that master-planned communities within the University CPA largely developed between the 1960s and the 1990s, most residential master-planned communities within the CPA present as single-family housing tracts or multi-family complexes with repetitive models duplicated throughout the neighborhood development. As the master-planned communities within the CPA are generally characterized as Post-War suburbs and housing tracts, the NPS Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and the Caltrans resource titled *Tract Housing in California, 1945-1973: a Context for National Register Evaluation* were used to guide the identification of potential significance within the CPA.

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

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

Tier 1 Communities

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

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

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

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

Tier 2 Communities

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

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

Tier 3 Communities

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

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

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

2.3.2 Registration Requirements

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

Geographic Location	University CPA, City of San Diego
Area(s) of Significance	Architecture; Community Planning and Development
Associated Property Types	Master-planned communities (districts)
Property Type Description	Residential master-planned communities within the CPA are housing tracts with repetitive house models duplicated throughout the neighborhood development.
Property Type Significance	A district evaluated under this theme may be considered significant if it is an important example of a master-planned community directly related to the Community Planning and Development of University or if it represents the work of an important developer or architect.
Period of Significance	1960-1990

Period of Significance Justification	Master-planned communities within the University CPA largely developed between 1960 and 1990. The period of significance for a master-planned community will fall between 1960 and 1990 but may be refined based on the period of construction or significant association. The *Historic Context Statement for the University CPA* defines two periods with residential development themes in which master-planned communities were constructed:
	• Development Boom Period (1956-1971)
	  o Theme: Residential Development (1960-1971)
	• Community Expansion and Continued Development (1972-1990)
	  o Theme: Residential Development (1972-1990)

Character-Defining Features	• Community appears to have visual cohesion
	• Distinct street plan or lot arrangement (such as cluster planning)
	• Single or limited variety of architectural styles within a community, typically reflecting one of the following styles:
	  o Tract Ranch
	  o Contemporary
	  o Neo-Mansard

	○ New Traditional, with Cape Cod cottage detailing ○ New Traditional, with Neo-Spanish Colonial Revival detailing • Mass-produced and economic materials • One or two stories in height • Uniform setback from the street • Carports or garages
Eligibility Standards	• Constructed by a developer or development company that was found through archival research to be prominent in the area from 1960-1990; • Designed by a notable architect; • Has a significant association with the development history of the community; • Is a fully realized example of master-planned community, displaying the significant character-defining features in multiple aspects of design and development; • Recognized for notable design, architecture, planning, or construction through award(s) and retains aspects of integrity that reflect noteworthy characteristics for which award(s) were given; • Reflects a unique design, planning methodology, or construction methodology; • Dates from the period of significance; and • Retains the essential aspects of integrity.
Integrity Considerations	• Master-planned communities should retain integrity of Location, Setting, Design, Feeling, and Association from the master-planned community's period of significance • Integrity of Materials and Workmanship should be considered for the neighborhood as a whole. A pattern of similar, minor alterations may have been made to individual houses, though buildings and other features of the community as a whole remain largely intact • Integrity of Materials and Workmanship may be compromised somewhat by limited materials replacement, though overall the original materials and workmanship must remain intact ○ Replacement of some windows, doors, and garages may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted ○ Replacement of cladding material may be acceptable if the new materials are compatible with the rest of the district, generally in-kind or visually and texturally similar to the original material • Plant material for designed landscaping may have changed

Criteria	NRHP: A/C	CRHR: 1/3	City of San Diego: A/C/D/E/F
	To be eligible for listing under NRHP, CRHR, and/or City of San Diego Criteria, a master-planned community must have been important in residential, cultural, institutional, and/or architectural development. Communities in University CPA are representative of common tract style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. A master-planned community may be eligible under Criteria A/1/A for association with the Development Boom Period (1960-1971) as an early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques.[3] Master-planned communities within the CPA are generally significant for their Architecture and Community Planning and Development (C/3/C and D). Eligible communities embody the distinctive characteristics of master-planned housing design and/or represent a distinctive, intact work of an important developer. If a master-planned community is listed or determined eligible for listing on the National Register of Historic Places or State Register of Historical Resources, it would be eligible under City of San Diego Criterion E. As districts that are geographically definable neighborhoods containing improvements that 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, a master-planned community eligible under Criteria A/1/A or C/2/C or D would also be eligible under City of San Diego Criterion F.		

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

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3 Summary Historic Context

3.1 Context Overview

As part of this historic resources survey, Dudek developed a detailed Historic Context Statement for the University CPA (separate document). The University Historic Context Statement is arranged by chronological sections that relate to the major development periods of University's history from the rancho and pueblo lands period to the community expansion and continued development up to the end of the twentieth century. The Historic Context Statement is divided into four chronological periods, two of which are further divided into thematic subsections that reflect the significant themes identified in the University CPA. University's residential development discussion began in the Historic Context Statement's third identified period, the Development Boom Period (1956-1971) and ends with the Community Expansion and Continued Development Period (1972-1990). This discussion outlines the development of University's residential communities starting with the earliest single-family housing tracts opening in 1960 up to 1990 with the expansion of multiple-family apartment buildings, condominiums, townhomes, stacked flats, and duplexes.

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

3.2 Residential Development in University CPA

Prior to 1960, the University CPA was largely undeveloped with the 1959 City of San Diego University Community Study proposing 15,000 single-family units to be constructed within the next several years. As early as 1960, the City received tentative subdivision maps for the area including one for 600 acres containing 2,481 lots. The area's earliest primary developers included Irvin Kahn and Carlos Tavares, who both played a key role in the development of nearby Clairemont. In September 1960, the first 10 model homes opened for public inspection during the same period as the utilities were installed, featuring traditional and modern designs located along Soderblom Avenue. From 1961 onward, development in University City, also known as the golden triangle between the University of California, La Jolla, and San Clemente Canyon Park, expanded to include a range of housing types from luxury dwellings to apartments, while continuing to develop single-family residences. Single-family residential developers prevalent during this early period of development included Kahn's Peñasquitos Inc., Ray Hommes Company, Tech Bilt, Inc., Lear Land Corporation, and American Housing Guild.

In addition to the successes seen in single-family residential development, multiple-family development also began to emerge in University in the 1970s. The growth of UCSD created a need for centralized housing for students, faculty, and staff members. Students generally were younger, needed public transportation, and had lower income levels than those that lived in the single-family housing built in the 1960s. These factors shaped the northern section of University generating higher density at a lower cost, including apartments that could be rented over homeownership. By 1971, the largely developed land to the south of Rose Canyon contained single-family detached homes, duplexes, and low-scale multi-family residential buildings. Going forward, the community tried to resist the

pressures of building more of the same type of housing and construct townhomes and high-rise apartment buildings in addition to single-family homes. Pressure was described as coming from potential home buyers who looked to purchase single-family homes, the predominant housing type throughout the United States from the end of World War II through the 1950s.[4] The 1971 University Community Plan stated that with future development there should be a preference given to creating higher-density housing near UCSD and the Town Center Core. The Town Center Core represented the future site of the Westfield University Towne Centre (UTC) mall at the corner of La Jolla Village Drive and Genesee Avenue. Developers of University's multi-family housing included the Bren Company, Playmor, and Harry L. Summers, Inc. Density continued to increase as more multiple-family residences were constructed into the early-1990s north of Rose Canyon along La Jolla Village Drive and Genesee Avenue. University CPA in planning documents has been divided into two sections, North University and South University, with Rose Canyon acting as the dividing line. The distinguishing feature between the two is the type of housing where South University is primarily single-family and North University is primarily multi-family. The two section's demographics displayed multiple differences, with the presence of UCSD playing a large role (see separate document for complete Historic Context Statement).

3.3 Residential Architectural Styles

The University CPA displays a range of architectural styles that span the 1960s to the present. The styles discussed below are those most likely to require consideration for potential architectural significance within the University CPA. The following section, presented chronologically, describes the prominent styles, character-defining features, and typologies associated with the styles. The figure numbers used in this section come from Figure 2, University Community Plan Area Master-Planned Communities Map.

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

Developers would offer a small variety of house plans in relation to the number of stories, bedrooms, bathrooms, and garages, then allow purchasers to customize them with exterior ornament. Multiple communities in the CPA display homes similar in plan offered in a variety of architectural styles, frequently Tract Ranch and Contemporary. Other communities in the CPA depended more on a visually cohesive theme to create the feeling of a unified neighborhood. Neighborhoods that displayed one architectural style typically were multi-family in type, as there was no demand for customization typically found in single-family communities. The architectural styles below represent those found in the CPA's communities and can either be standalone styles or intermixed with other styles, depending on the community.

3.3.1 Tract Ranch Style (1960-1979)

The Ranch house style of architecture was popular starting in the 1930s and fell out of popularity by the 1980s. While the Ranch style house had origins in the 1930s, the Tract Ranch was a product of larger, post-World War developments of single-family houses. Like the Minimal Traditional house style, the Tract Ranch house could be

[4] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011, 53.

constructed quickly and used modern materials that could be mass-produced.[5] Following World War II, a new era of prosperity brought about a departure from the Small House movement exhibited by the Minimal Traditional house, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.[6] As the automobile became the principal means of transportation after World War II, suburbs with large tracts of land were developed with sprawling house designs in the Tract Ranch houses form.[7]

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.[8]

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

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

From a typology standpoint, most of the residential housing forms reflecting the Tract Ranch style of architecture were single-family residences. Single-family Tract Ranch developments in the CPA include University City West (#1A and #1B), Pennant Village (#2), University Village (#3), University Hills (#4), Panorama Park (#5), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), and Fireside University City Homes (#10). Single-family Tract Ranch style homes feature higher density with smaller lots and relatively little space between homes while remaining detached from one another. The only single-family Tract Ranch development that does not follow

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

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

[7] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015) 603.

[8] 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).

this pattern is Pennant Village (#2), which displays more space between buildings and slightly larger lots sizes than the other buildings of this type.

There are also two communities in the CPA, Pennant Village (#2) and University City Village (#8), which are representative of the Tract Ranch style multi-family residential typology. Unlike their single-family counterparts in University, the multi-family homes seen in the CPA were higher in density as duplexes but displayed larger amounts of open space between each of the buildings. Buildings of this type appear similar to the single-family Tract Ranch residences in Pennant Village (#2), which display more space between buildings and slightly large lot sizes.

In addition to the use of the Tract Ranch style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such asthetic themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. For instance, the Asian-influenced aesthetic theme Tract Ranches often used paired projections, displaying as a U-shape in plan, with gable-on-hip roofs, and projecting ridge beams. Examples of this aesthetic theme can be seen in Panorama Park (#5), Pennant Village (#2), Flair (#6), and Fireside University City Homes (#10). An additional aesthetic theme included Colonial Revival exterior detailing, including multiple front-facing gable dormers that mimicked a broken pediment and faux round window details with decorative keystones as seen in University Hyde Park (#9). Typically, in Tract Ranch style developments, aesthetic themes were less consistent than in other architectural style neighborhoods based on the high number of customization options often offered.

3.3.2 Contemporary (1960-1990)

Contemporary style buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.[9] 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.[10] Contemporary houses often had simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.[11]

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

[9] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).
[10] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).
[11] City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).

- 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

From a typology standpoint, the residential housing forms reflecting the Contemporary style of architecture were single-family and multi-family residences. Single-family Contemporary style developments in the CPA include University City West (#1A and #1B), University Village (#3), San Clemente Park Estates (#14), University Hills (#4), Vista La Jolla (#32), Canyon Ridge (#46), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), Topeka Vale (#35), and Fireside University City Homes (#10). Single-family Contemporary style residential developments are high-density with very little space between homes and small lots, while remaining detached from one another. Contemporary style single-family residences display a similar typology to Tract Ranch style single-family residences. Developers often used the styles of Contemporary and Tract Ranch in conjunction with one another and despite the architectural styles differing, the similar detached single-family typology allowed these communities to maintain a sense of visual continuity. Examples of neighborhoods with both Contemporary and Tract Ranch styles in the CPA include University City West (#1A and #1B), University Village (#3), University Hills (#4), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), and Fireside University City Homes (#10).

In addition to the single-family developments, there are twelve communities in the CPA, Pennant Village (#2), University City Village (#8), Woodlands North (#19), Genesee Highlands (#20), SouthPointe (#21), Woodlands La Jolla (#23), EastBluff (#29), Woodlands South (#36), Woodlands West I and II (#37), Vista La Jolla Townhomes (#40), Boardwalk (#47), and University Towne Square (#54), which are representative of the Contemporary style multifamily residential typology. These twelve multi- family communities' representations display as three separate sub-types within the larger typology. Pennant Village (#2) and University City Village (#8) are communities with one-story detached duplexes that are symmetrical and either share a driveway or face a shared road. Genesee Highlands (#20) is a community of two-story fourplexes and fiveplexes – similar to duplexes in that they are detached and typically symmetrical with multiple entrances. Fourplexes and fiveplexes allow four or five households to live within the same building creating higher density than duplexes, which only allow for two households. Woodlands North (#19), Woodlands La Jolla (#23), SouthPointe (#21), EastBluff (#29), Woodlands South (#36), Woodlands West I and II (#37)Vista La Jolla Townhomes (#40), and University Towne Square (#54) are communities of townhomes, which are two stories connected by shared walls. This type of multi-family residence is more easily identified as multi-family because each building is not detached but rather frequently arranged in rows of four or five units. Despite these three multi-family communities displaying different sub-types, they are all representative of the Contemporary style multi-family residential typology.

In addition to the use of the Contemporary style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Tract Ranch style communities, themes were used less overtly in Contemporary style neighborhoods because the Contemporary style typically reflected the use of minimal exterior ornament. The primary way in which these themes were demonstrated was through the use of various exterior materials. Developments such as University Hills (#4) utilized stucco exteriors and exposed rounded rafter tails to achieve a Spanish Colonial Revival theme. Unlike architectural styles

such as New Traditional where neighborhood themes were common and easily identifiable, Contemporary style developments displayed themes that were less consistent and harder to identify. This was due in part to the style's tendency to avoid exterior ornament and simplistic material choices, which lessened the variety of themes that could be achieved.

3.3.3 Neo-Mansard (c. 1960–Present)

Neo-Mansard or Mansard style is one of a number of Eclectic architectural styles popular in America during the second half of the 20th century. Eclectic architecture refers to designs that borrow architectural elements from, but does not copy, traditional and revival styles and details, or combine architectural elements from two or more styles such that they cannot be distinguished into a single style. 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. It was appealing because it could be used to give the profile of a two-story building at a time when deed restrictions or zoning ordinances required one-story homes.[12] The style is expressed as an adaptation of the 19th century French Second Empire feature, the Mansard roof, and uses the steeply sloped plane typical of a Mansard roof as sloping wall cladding on the top-story of a two-or-more-story building. 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 asphalt shingles, recalling only the Mansard form instead of material.[13]

The actual roof of a Neo-Mansard can be traditional, dual-pitched Mansard, hipped, or flat. If flat, there is usually a parapet wall to disguise the roof. The first floor can be clad in a variety of materials, including brick veneer, clapboard, stone, T1-11 plywood, or stucco. 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. Windows on the story with the Mansard-like roof/wall cladding may be either recessed or dormered. The upper story may also have balconies recessed into the sloped cladding.[14] First-story windows are flush with the wall plane and typically aluminum or another modern window material. Although Neo-Mansard single-family homes exist, Neo-Mansard often takes the form of multi-family housing, commercial buildings, and townhouses.[15]

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

- Usually one-and-a-half or more stories
- Flat roof with a Mansard-shaped parapet or Mansard roof surrounding the roofline of the top-most floor of a building with a flat roof
- Primary roofing/upper-story cladding material is wood or asbestos shingles
- Upper-story dormer windows on steep slope or windows recessed into the plane of the sloped roof
- Recessed entry points

[12] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).
[13] Alaska DNR, "Neo-Mansard (1970-1985)," accessed Apr. 23, 2020. http://dnr.alaska.gov/parks/oha/styleguide/neomansard.htm.
[14] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).
[15] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

- Lower story typically clad in wood, T-1-11, stone veneer, or brick veneer

From a typology standpoint, the residential housing forms reflecting the Neo-Mansard style of architecture were predominantly single-family with one multi-family residence. Single-family Neo-Mansard style developments in the CPA include San Clemente Park Estates (#14), University Hyde Park (#9), The Bluffs (#12), University Park North (#13), and Fireside University City Homes (#10). Single-family Neo-Mansard style homes feature higher density with very little space between homes and small lots while remaining detached from one another, similar to Tract Ranch and Contemporary style developments. Single-family residences of this type tend to be two-stories in height with windows within the roof or multiple mansard roofs on the dwelling and the attached garage, but can be one-story as seen in University Hyde Park (#9).

In addition to the single-family developments, there is one community in the CPA, Genesee Highlands (#20), which contains some buildings representative of the Neo-Mansard multi-family residential typology. The community falls under the same sub-type as the two-story Contemporary fourplexes and fiveplexes. The buildings are detached with uniform street setbacks and symmetrical façades with multiple entrances. Fourplexes and fiveplexes allow four or five households to live within the same building creating higher density than duplexes, which only allow for two households.

In addition to the use of the Neo-Mansard style, developers in these neighborhoods occasionally used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the New Traditional communities, themes were used less overtly in Neo-Mansard style neighborhoods due to the style's dependence on its roof form as its main character-defining feature. As a result, the six Neo-Mansard style residential developments do not display themes but rather small nods towards other styles such as mixing materials and rounded arched wing walls.

3.3.4 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 the "Neo-Spanish" style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the U.S., but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can often be mistaken for older homes, characteristics such as location, size of lot, and garage size can act as indicators of the age of the house. 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.[16]

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

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

From a typology standpoint, the residential housing forms reflecting the New Traditional style of architecture were single-family and multi-family residences. Single-family New Traditional style developments in the CPA include University Hills (#4), La Jolla Colony (#60 and #62), Canyon Ridge (#46), and Topeka Vale (#35). Single-family New Traditional style homes feature high-density with very little space between homes and small lots, while remaining detached from one another. New Traditional style single-family residences display a very similar typology to Tract Ranch and Contemporary style single-family residences. Single-family residences of this type tend to be two-stories in height with a larger scale and bulkier massing than that used in earlier Tract Ranch and Contemporary style residential forms.

In addition to the single-family developments, there are two communities in the CPA, La Jolla Colony (#'s 56, 57, 58, 59, 61, 63, 64, and 65) and Villas at University Park (#66), which are representative of the New Traditional multi-family residential typology. All three communities fall under the same sub-type as two-story multiplexes with communities of detached buildings located in varying proximity to one another. There is a lack of uniformity in street setbacks seen in the single-family New Traditional style homes.

In addition to the use of the New Traditional style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Contemporary style communities, historical style themes were used regularly in New Traditional neighborhoods, making them easily identifiable and visually cohesive. Developments such as University Hills (#4), La Jolla Colony (#s 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65), Canyon Ridge (#46), and Villas at University Park (#66) used Spanish Colonial Revival style details such as stucco-cladding, light colors, vigas, wing walls, composition clay tiles roofs, and rounded arches to generate a "Neo-Spanish" theme. The other theme identified in the community Topeka Vale (#35) incorporated elements of the Craftsman style such as large exterior chimneys, block-like massing, front-facing gables, and trellises over the porch entry. New Traditional style communities heavily depended on historical style themes generating more cohesion.

3.4 Notable Residential Developers and their Developments

Research was conducted on all developers and development companies associated with neighborhoods and housing developments in the University CPA. Architectural research was conducted for each developer, however, this research did not present much significant information on their body of work within the University CPA. 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 University:

- The Luckey Co. (La Jolla del Sol, 1987, Map ID #68)
- Real Investments Corporation (La Jolla International Gardens, 1982, Map ID #52)
- Diamond Enterprises (Diamond Manor, 1967-68, Map ID #11)
- Baldwin Company (West Hill Homes, 1976, Map ID #27)
- Heritage West Development Company (Cambridge, 1982, Map ID #49)
- McKellar Development Corporation (La Jolla Village Tennis Club, 1976, Map ID #24; Park Place, 1990, Map ID #78; La Jolla Park Villas, 1978, Map ID #38; La Jolla Village Park, 1979, Map ID #42; Villa Europa, 1982, Map ID #51; La Florentine, 1990, Map ID #71; Avanti, 1990, Map ID #72; Capri, 1990, Map ID #73; Casabella, 1990, Map ID #74)
- M. David Kelly Development Company (Villa Mallorca, 1980, Map ID #44)
- Playmor (Genesee Vista, 1973, Map ID #17; Playmor Terrace West, 1977, Map ID #30; Playmor Terrace, 1978, Map ID #34)
- Dass Construction Company (University City Manor, 1964, Map ID #7)
- Broadmoor Homes (La Jolla Terrace, 1980, Map ID #45)
- Medici Equities (Regency Villas, 1983, Map ID #53)
- Angelucci Enterprises, (The Pines, 1979, Map ID #43)
- Ernest Hahn (La Jolla City Club, 1982, Map ID #50)
- Remmco Associates (La Jolla Mesa, 1974, Map ID #18)
- Marsco Development Corporation (La Jolla Vista, 1971, Map ID #15)

3.4.1 McKellar Development Corporation (1972-Present) Developments

The McKellar Development Corporation started in 1954 as McKellar & Associates. This company was founded by James A. McKellar Sr. who primarily built multi-family residences in Menlo Park, California. The company expanded into Phoenix, Fresno, and Las Vegas developing homes for young families at lower price points. In 1972, the company became the McKellar Development Corporation with James A. McKellar Jr. and Kirt Klaholz serving as vice presidents. In 1981, the company was named the 56th largest builder in the United States developing a $25 million complex with office buildings, shops, and restaurants called the La Jolla Professional Center in La Jolla, California.[17] By 1987, the company developed 1,000 apartments, townhouses, detached homes, industrial complexes, office/showrooms, and warehouses in Nevada, California, and Texas. In addition to the La Jolla division, the company also had a Las Vegas division. The McKellar Development Corporation functioned as a real estate development firm and managed all aspects of the construction process including the acquisition, entitlement, financing, design, construction, marketing, property management, and sales. The firm oversaw the sales of over 5,000 attached and detached homes, 1,300 apartment units, and 2.7 million square feet of commercial office and industrial spaces. McKellar also entitled, designed, and managed the site construction of 14 land subdivisions.[18] In 1990, McKellar Development of La Jolla was named California Builder of the Year by California Builder magazine. The company's 1990s residential development Renaissance-La Jolla and the San Diego Design Center commercial projects were cited as the best examples of the company's work in San Diego.[19] The Renaissance-La Jolla development incorporated residential units, retail space, and a community park as a master-planned community. In 1989, it was one of the nation's largest master-planned communities consisting solely of multi-family housing. The community planned to include 2,500 residential units and 50,000 square feet of retail space as well as a 29.1-acre community park.[20] Unlike the developments built by the company in the University CPA in the late 1970s, Renaissance-La Jolla displayed more deliberate planning and was composed of multiple building types.

[17] LVRJ, "McKellar Celebrating Silver Anniversary," *Las Vegas Review Journal* (Las Vegas, NV), Jan. 11, 1981.

[18] McKellar McGowan Real Estate Development, "The Team," accessed April 22, 2021, http://www.mckellarmcgowan.com/the-team.

[19] LAT, "McKellar Development of La Jolla," *Los Angeles Times* (Los Angeles, CA), Mar. 1, 1990.

[20] LAT, "Construction Underway on La Jolla Townhome Models," *Los Angeles Times* (Los Angeles, CA), Feb. 26, 1989.

3.4.2 Peñasquitos Inc. (Irvin J. Kahn & Associates) (1951-1980s) Developments

Irvin J. Kahn began his professional career as an attorney and lobbyist on city affairs in San Diego. Throughout the 1940s, he was engaged in local issues including representing the Veterans Cab Company in their bid to increase the number of taxis in the city.[21] In 1951, Kahn received his first opportunity to develop a 312-unit apartment complex in Point Loma as part of a military housing initiative. From 1952 until his death in 1973, Kahn became a major developer in the San Diego area, beginning in Clairemont with his business partners Carlos Tavares and Lou Burgener. In 1957, he was involved in the development of a subdivision called Emerald Hills. This subdivision was technically integrated, but in 1961, Irvin J. Kahn devised a plan to trade their homes for other residences in housing developments elsewhere. The plan was criticized by the NAACP as well as by residents of the area.[22] In Clairemont, he developed the Clairemont Shopping Center and multiple housing developments. During the same period, he became active in the development of Chula Vista and La Mesa, soon turning his efforts to the emerging University City.

Kahn, along with Tavares and developer Louis Lesser of Los Angeles became the earliest developers of University City's residential expansion, buying 600 acres along the San Clemente Canyon in 1960.[23] Kahn worked with architect William Krisel, a pioneer of mid-century residential and commercial architecture to design the earliest houses in University City along Soderblom Avenue between Bloch Street and Pennant Way. By 1963, Kahn's investments in University City exceeded $50 million while continuing to build in the Clairemont area. Along with residential subdivisions, Irvin J. Kahn & Associates built the $8 million 17-story United California Bank building and the 24-story First & C Building in downtown San Diego along with a variety of other building types. These included shopping centers, a health and recreation club, bowling alleys, and resort hotels.[24]

In 1962, Kahn began working under the corporate name of Peñasquitos Inc. and purchased approximately 12,000 acres in Rancho Peñasquitos to begin the development of a new master-planned community. The community, which consisted of a golf course, apartments, single-family homes, retirement housing, and shopping centers, took multiple years to be permitted by the City Planning Commission, threatening the project with foreclosure.[25] By the 1970s, Kahn was able to finance the project through the selling of shares, investments, and mortgages but his death in 1973 did not allow him to see the project to competition.[26] Irvin J. Kahn & Associates/ Peñasquitos Inc. is no longer constructing buildings.

3.4.2.1 Map ID #1A and #1B: University City West (1960)

Peñasquitos Inc. (Irvin J. Kahn)'s University City West A (Figure 3, Map ID #1A) began and completed development in 1960. The community's boundaries can loosely be described as Quidde Avenue to the north, Bloch Street to the west, Soderblom Avenue to the south, and Award Row to the east. Peñasquitos Inc. (Irvin J. Kahn)'s University City West B (Figure 3, Map ID #1B) began and completed development in 1960. The community's boundaries can

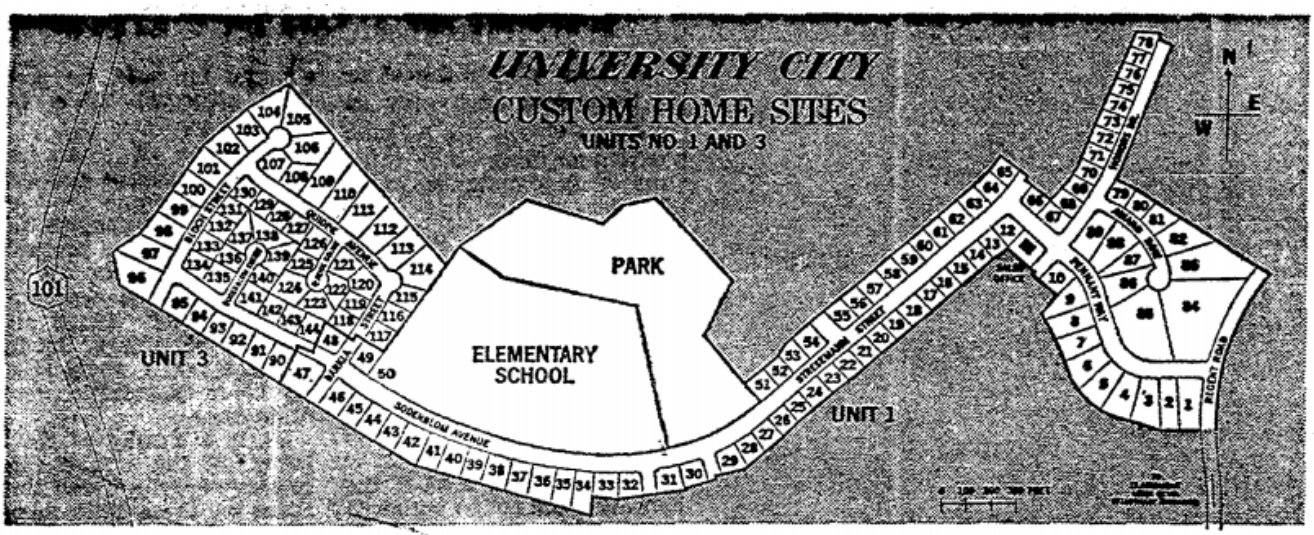
[21] SDU, "Gravel Pickets Withdrawn Here," *San Diego Union* (San Diego, CA), May 27, 1941.
[22] *San Diego Union* (San Diego, CA) January 12, 1961.
[23] Clyde V. Smith, "A Campus Metropolis is started," *San Diego Union* (San Diego, CA), Feb. 21, 1960.
[24] SDU, "Kahn Enterprises Planning $220 Million in Projects," *San Diego Union* (San Diego, CA), Jan. 7, 1962.
[25] Clyde V. Smith, "This is Peñasquitos Country," *San Diego Union* (San Diego, CA), Oct. 3, 1971.
[26] SDU, "$10M Loan to Aid Development," *San Diego Union* (San Diego, CA), Mar. 28, 1965.

loosely be described as Governor Drive and Gobat Avenue to the north, Mott Street to the west, Lamas Street to the south, and Stressmann Street and Renault Place to the east.

Peñasquitos Inc. (Irvin J. Kahn)'s University City West Section A was the first subdivision available for purchase in University City. In 1960, developers Irvin J. Kahn, Carlos Tavares, and Norman R. Smith who later formed Peñasquitos Inc. opened the first public offering of 30 lots out of the 144 lots in the subdivision (Figure 4). The subdivision also included a 15-acre site for a future school and an 11-acre park area, transferred to the school system and City in a land trade. The available lots had frontages from 80 to 115 feet, the larger lots allowed for the construction of luxury-type homes. The developers planned to build only luxury dwellings in certain areas of University City to assure property value stability. Kahn stated that the square footage of homes and architecture would be controlled in each neighborhood.[27] Kahn commissioned architect William Krisel to design the original University City tract in 1960 although it is unknown how many of those houses were constructed. Krisel utilized such features as the butterfly roof, residential clerestory windows, and concrete "shadow block" which incorporated linear shapes in concrete exteriors to generate shadows. Krisel-designed homes can be found on Stresemann Street, Soderblom Avenue, Bloch Street, Quidde Avenue, Soderblom Court, Quidde Court, Dalen Avenue, and Award Row. The primary home featured on promotional materials at the time was the home located at 3069 Award Row, which combined all the elements of Krisel's work (Figure 5).[28] After the initial construction of University City West University City West A in 1960, Peñasquitos Inc. (Irvin J. Kahn) expanded University City West north to include Section B, which included infill of single-family residences not designed by the architecture firm of Palmer & Krisel. These homes were more traditional in design utilizing either the Contemporary or Tract Ranch styles of architecture. They utilized fewer avant-garde decorative elements than the Palmer & Krisel-designed residences and included conventional materials, massing, and designs. Similar homes could be seen in Peñasquitos Inc.'s Pennant Village (Figure 3, Map ID #2). The architects for the University City West B neighborhood are unknown.

[27] SDU, "University City Lots Offered," *San Diego Union* (San Diego), July 3, 1960.

[28] John Mares, "William Krisel's University City Development," website: University City Community Association (UCCA). May 2016. accessed May 21, 2020. https://www.universitycitynews.org/william-krisels-university-city-development/.



UNIVERSITY CITY: First unit of 144 homes in subdivision includes 15-acre school site and 11-acre park area, transferred to school system and city in land trade. Thirty of the lots go on sale this weekend in area overlooking Rose and San Clemente canyons.

Figure 4. Advertisement for University City West Section A showing original subdivision lots (SDU July 3, 1960)

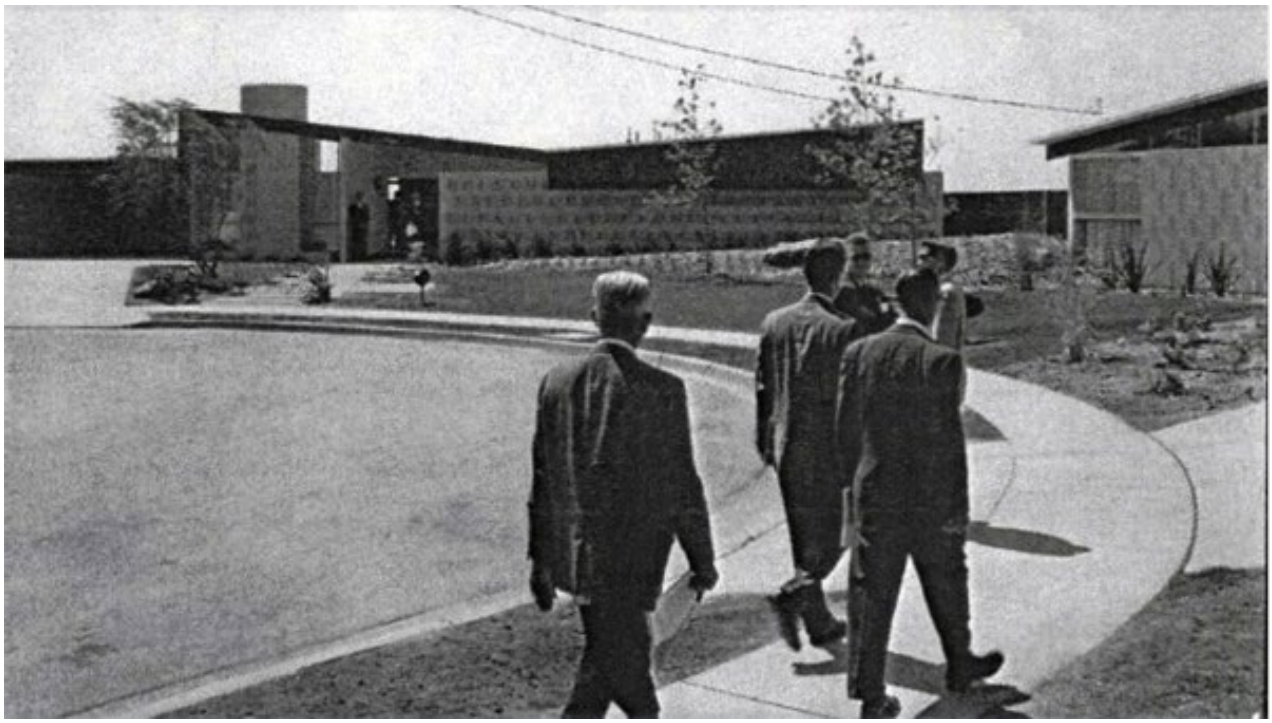


Figure 5. Image from Promotional Material of Original William Krisel designed Model Home located at 3069 Award Row, c. 1960 (University City Community Association)

University City West Section A, Map ID# 1A

As discussed above the University City West neighborhood developed in two phases with the first phase being referred to for the purposes of this report as University City West Section A and identified as Map ID# 1A in Figure 3. Residences in the University City West Section A neighborhood share the following general character-defining features:

- Predominately Contemporary style homes with examples of Tract Ranch style homes
- Mass-produced and economic materials
- One-story in height
- Concrete driveways
- Attached garages
- Exterior materials include stucco and concrete shadow block seen in the Mid-Century Modern style homes
- Concrete pattern or screen block utilized as privacy walls, brise soleil, and sometimes applied to the primary elevation
- Exterior materials seen in the Tract Ranch style homes include board and batten wood siding, stucco, and brick/stone veneer
- Complex rooflines typically in butterfly, front gable, and shed configurations.
- Clerestory windows

In addition to shared character-defining features, many of the buildings within the neighborhood have undergone minor alterations since their original construction. Most of the residences designed by William Krisel in the Contemporary style appear to retain integrity of design, materials, and workmanship. In addition to the largely intact Contemporary style houses throughout the neighborhood, there are also examples of altered Tract Ranch style houses that exhibit the following consistently observed alterations:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 1 provides a breakdown of all model types identified through the reconnaissance-level survey of the University City West A neighborhood.

Table 1. Identified Models within Map ID#1A: University City West Section A (1960)

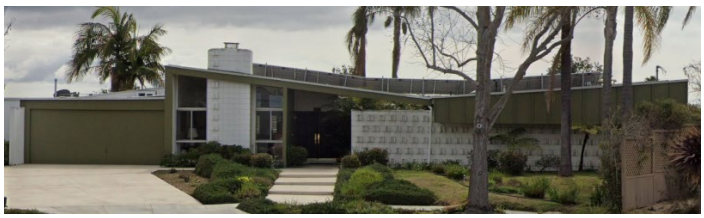
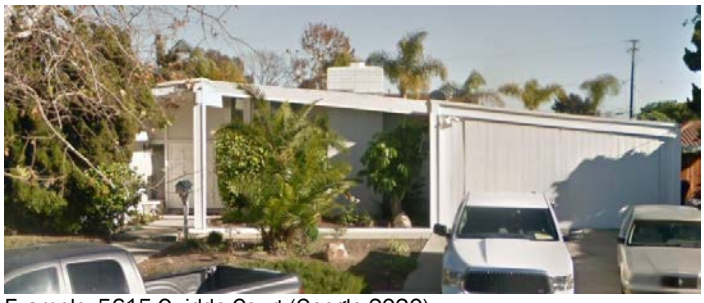
Model and Photograph	Model Information	Character-Defining Features
Model A – University City West Section A  Example: 3069 Award Row (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Palmer & Krisel **Type:** single-family residence **Variations on Model:** optional decorative metal panels	• Irregular in plan • One-story • Combined butterfly and shed roof • Exterior chimney on the front elevation • Offset double entry point • Stucco and concrete shadow block • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows
Model B – University City West Section A  Example: 5615 Quidde Court (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Palmer & Krisel **Type:** single-family residence **Variations on Model:** No variations	• Irregular in plan • One-story • Front gable roof • Exterior chimney on the front elevation • Offset single entry point • Stucco exterior cladding • Attached single-car garage • Tilt-up garage door • Concrete driveway • Open roof section over entry held up by simple double posts
Model C – University City West Section A  Example: 5662 Bloch Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Palmer & Krisel **Type:** single-family residence **Variations on Model:** optional decorative metal panels	• Irregular in plan • One-story • Combination front gable and shed roof • Exterior chimney on the front elevation • Offset single entry point • Stucco and shadow block exterior cladding • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows

Table 1. Identified Models within Map ID#1A: University City West Section A (1960)

Model and Photograph	Model Information	Character-Defining Features
Model D – University City West Section A  Example: 2597 Soderblom Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Palmer & Krisel **Type:** single-family residence **Variations on Model:** No variations	• Irregular in plan • One-story • Combined butterfly and shed roof • Exterior end chimney • Offset double entry point • Stucco and concrete shadow block • Concrete screen block privacy walls • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows
Model E – University City West Section A  Example: 5532 Soderblom Court (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Palmer & Krisel **Type:** single-family residence **Variations on Model:** No variations	• Irregular in plan • One-story • Front gable roof • Exterior chimney on the front elevation • Offset double entry point • Stucco and concrete shadow block • Attached single-car garage • Tilt-up garage door • Concrete driveway • Clerestory windows

Table 1. Identified Models within Map ID#1A: University City West Section A (1960)

Model and Photograph	Model Information	Character-Defining Features
Model F – University City West Section A  Example: 2559 Barkla Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations are distinguished by exterior cladding, exterior ornamentation, and rooflines	• L-shaped plan • One-story • Complex combination of roof forms featuring cross-gable and cross-gable-on-hip, and cross-hip over projecting bays. • Eaves of the hipped roof appear to be slightly flared in some models • Fenestration is irregular with a variety of window sizes and configurations on the main elevation • Slightly offset entry point with double or single entry doors • Exterior cladding materials appear to predominately include board and batten, wood board siding, stucco, and brick/stone veneers • Attached garage oriented 90 degrees to the street • Concrete driveway

University City West Section B

As discussed above the University City West neighborhood developed in two phases with the second phase being referred to for the purposes of this report as University City West Section B (Figure 3, Map ID# 1B).

Residences in University City West Section B share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass-produced and economic materials
- Predominately one-story single-family homes
- Uniform setback from the street
- Single entry doors

- Concrete driveways
- Attached garages
- Exterior ornamentation appears to be customizable based on range of models from very little exterior ornamentation to highly stylized models
- Mixed exterior cladding materials that include stucco, horizontal wood board siding, vertical wood board siding, and brick veneer
- Rooflines range in complexity from simple side gabled to multi-gabled and multi-pitch options in the more Contemporary style buildings in the neighborhood

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Further adding to the diminished architectural cohesion are numerous recent constructions that do not retain the same scale and massing of the original homes in the neighborhood. Examples of consistently observed alterations throughout the neighborhood include the following:

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials

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

Table 2. Identified Models within Map ID#1B: University City West Section B

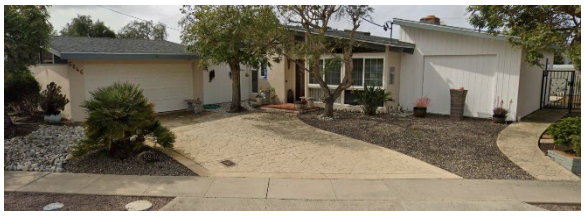
Model and Photograph	Model Information	Character-Defining Features
Model A – University City West Section B  Example: 2942 Gobat Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding and exterior ornamentation	• L-shaped plan • One-story • Complex combination of roof forms featuring cross-gable and cross-gable-on-hip, and cross-hip over projecting bays. • Roofline slightly flared in some models • Fenestration includes an aluminum sliding corner window and tripartite window on the main elevation • Slightly offset entry point with double or single entry doors • Exterior cladding materials appear to predominately include board and batten, wood board siding, and stucco • Attached garage oriented 90 degrees to the street • Concrete driveway
Model B – University City West Section B  Example: 5846 Lord Cecil Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Complex roofline with multiple gable pitches • Interior chimney • Asymmetrical façade • Irregular fenestration that includes a variety of window sizes and configurations on main elevation • Slightly offset and recessed entry point with single entry door • Mixed materials used for exterior cladding including wood and stucco • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 2. Identified Models within Map ID#1B: University City West Section B

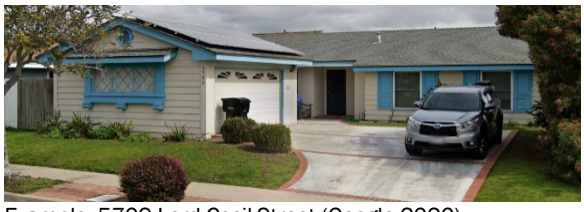
Model and Photograph	Model Information	Character-Defining Features
Model C – University City West Section B  Example: 5749 Lord Cecil Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Cross-gabled with exposed rafter tails • Exterior end chimney • Offset, single-door entry point sheltered by roof overhang • Fenestration includes multiple window configurations, sizes, and styles across the main elevation • Exterior cladding is stucco in most cases • Attached garage oriented 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation
Model D – University City West Section B  Example: 5709 Lord Cecil Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding and exterior ornamentation	• L-shaped plan • Complex roofline with multiple gable pitches • Interior chimney • Asymmetrical façade • Irregular fenestration that includes a variety of window sizes and configurations on main elevation • Slightly offset and recessed entry point with single entry door • Mixed materials used for exterior cladding including wood and stucco • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 2. Identified Models within Map ID#1B: University City West Section B

Model and Photograph	Model Information	Character-Defining Features
Model E – University City West Section B  Example: 5740 Lord Cecil Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Front gabled across main block of the house and flat roof over the garage • Interior chimney optional • Slightly offset entry point that is slightly recessed and sheltered by the roof overhang walkway • Irregular fenestration with variety of window sizes and styles across the main elevation • Exterior cladding is predominately stucco with some accents of wood seen in the neighborhood • Attached garage oriented 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation
Model F – University City West Section B  Example: 2752 Gobat Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Cross-gabled with exposed rafter tails on front-facing gable • Slightly offset entry point sheltered by roof overhang and recessed within a small courtyard area that is obscured by a brick wall • Exterior cladding is typically a mix of materials with stucco being a dominate material and wooden siding and brick veneer being accents • Fenestration includes multiple window sizes and configurations across the main elevation • Exterior end chimney • Attached garage oriented 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation

3.4.2.2 Map ID #2: Pennant Village (1961)

Peñasquitos Inc.'s Pennant Village (Figure 3, Map ID #2) began and completed development in 1961. The community's boundaries can loosely be described as Pavlov Avenue to the north, a canyon and Ferber Street to the west, Erlanger Street to the south, and a canyon and Erlanger Street to the east.

Peñasquitos Inc.'s Pennant Village was designed to be a combination of apartments and single-family dwellings with 52 multi-family units and 76 single-family dwellings. Of the single-family residences, 30 were four-bedroom and 46 were three-bedroom built as six specially selected floor plans that permitted the ready use of an extra bedroom as a den, study, television room, or guest room. The multi-family residences contained 26 three-bedroom and 26 two-bedroom apartments.[29] The development was designed with a wide greenbelt and recreational areas surrounded by canyons on the west, east, and south to prevent future encroaching developments. The recreation center was planned to include a community center, two swimming pools, a tennis court, and badminton and shuffleboard courts. In 1961, ownership of the community was through a cooperative, which made possible FHA-insured loans for 40 years at a 5.25 percent interest rate. Additionally, anyone retired from the United States military service was eligible to buy a residence at Pennant Village.[30] In 1970, prices ranged from $21,995 to $32,500 with housing options including a townhome, duplex, or single-unit home (Figure 6).[31] Peñasquitos Inc. did not name their building models and an architect was not identified for this community.

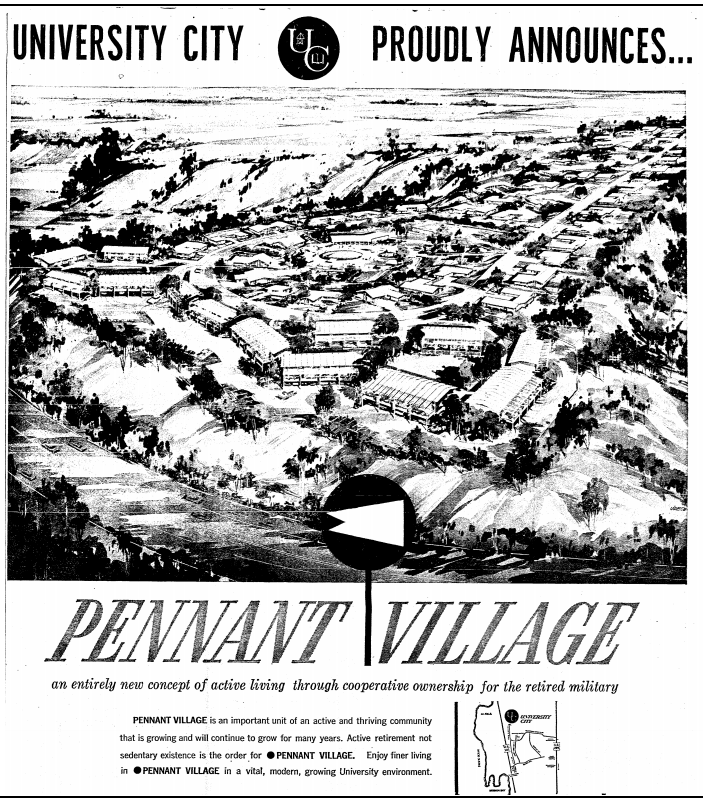


Figure 6. Advertisement for Pennant Village from 1961 (SDU June 11, 1961)

[29] SDU, "Pennant Village," *San Diego Union* (San Diego, CA), June 11, 1961.
[30] SDU, "University City Unit Planned for Military," *San Diego Union* (San Diego, CA), June 11, 1961.
[31] SDU, "Year 'round Carefree Living at Pennant Village," *San Diego Union* (San Diego, CA), Jan. 11, 1970.

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

- Tract Ranch or Contemporary styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Loss of original decorative materials including wood panels

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey effort, models are identified by letters. Table 3 provides a breakdown of all model types identified through the reconnaissance-level survey of the Pennant Village neighborhood.

Table 3. Identified Models within Map ID#2: Pennant Village (1961)

Model and Photograph	Model Information	Character-Defining Features
Model A – Pennant Village  Example: 6075 Erlanger Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations	• L-shaped plan • One-story • Offset single-door entry point • Roofline variations include: cross gable and cross gable with gable-on-hip over garage • Siding options include a combination of stucco, board and batten, or horizontal wood board • Turned wooden screen over windows • Faux shutters • Optional details: projecting window bays with horizontal wood siding; over-size knee-brackets; oversized shutters; a circular louvered vent in gable end; built in brick planter box; visible rounded rafter ends • Attached side-facing, double-width garage

Table 3. Identified Models within Map ID#2: Pennant Village (1961)

Model and Photograph	Model Information	Character-Defining Features
Model B – Pennant Village  Example: 6057 & 6039 Erlanger Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Duplex **Variations on Model:** 2 variations	• U-shaped plan • One-story • Offset single-door entry point for each of two units • Complex cross-on-hipped roof forms • Two roofline variations: cross gable-on-hip with flared ends; or front gable with flat roof over garage • Exterior cladding options include a combination of stucco or board and batten • Architectural privacy screens made of breezeway block or wood panels • Optional details: wood panel detailing below windows, irregular shaped windows in gable end, visible rounded rafter ends • Rear chimney • Two, attached, single, garages at center where units meet
Model C – Pennant Village  Example: 5770 & 5772 Ferber Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Duplex **Variations on Model:** no variations noted	• U-shaped plan • One-story • Offset single-door entry points for each of two units • Cross gable roofline • Exterior cladding options include a combination of stucco and board and batten • Wooden screens over select windows • Exterior end chimney • Attached side-facing, double-width garages face each other

Table 3. Identified Models within Map ID#2: Pennant Village (1961)

Model and Photograph	Model Information	Character-Defining Features
Model D – Pennant Village  Example: 5704, 5706, 5708, & 5710 Ferber Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** no variations noted	• Rectangle plan • Two-story • Offset entry points to four separate units • Side gable roofline • Exterior siding includes stucco and panels of vertical board below windows • Outer bays of second story project out over first story

3.4.2.3 Map ID #8: University City Village (Leisure Life Village) (1965)

Peñasquitos Inc.'s University City Village (Figure 3, Map ID #8) began and completed development in 1965. The community's boundaries can loosely be described as Pavlov Avenue to the north, a canyon and Kantor Street to the west, Kantor Court and a canyon to the south, and Gullstrand Street and a canyon to the east.

Peñasquitos Inc.'s University City Village was originally named Leisure Life Village and developed as a 542-rental unit retirement complex on 83 acres. Designed primarily for the retired, the minimum age was 45 and no children were permitted within the community. The project developed by Irvin J. Kahn was strictly rental-based.[32] The apartments were single-story cottage-type units arranged in clusters. The buildings ranged from duplexes to four, eight, and 10 units in a single structure. The project included 322 two-bedroom units with 805 square feet and 220 single-bedroom apartments with 620 square feet (Figure 7). A recreation complex was built at the same time as the residential units including a nine-hole, three-par golf course in a canyon to the east of the residences, a clubhouse, community swimming pool, shuffleboard, racquet courts, and arts and crafts facilities. The community was entirely maintenance-free with management responsible for all landscaping and yard care. In 1964, the basic rental payments ranged from $75 for a single-bedroom unit to $125 for a two-bedroom apartment. Amenities in both types included electric ranges and refrigerators, garbage disposal, carpeted floors, and window drapes.[33] Peñasquitos Inc. did not name their building models and an architect was not identified for this community.

[32] SDU, "$8 Million Adult Project Slated," *San Diego Union* (San Diego, CA), March 15, 1964.
[33] SDU, "Apartment in $7 Million Adult Community Ready This Week," *San Diego Union* (San Diego, CA), Sep. 13, 1964.

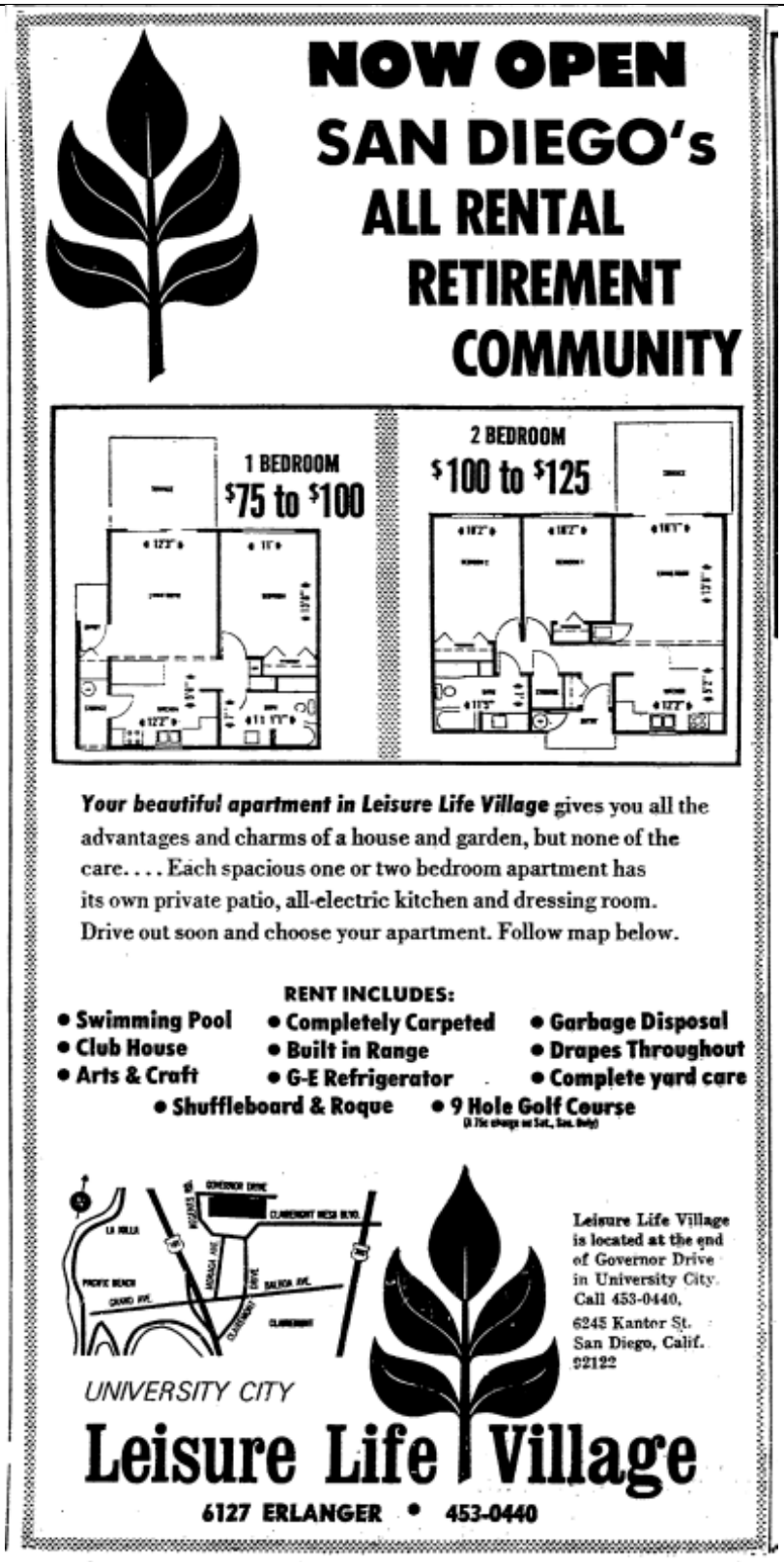


Figure 7. Advertisement for Leisure Life Village, later known as University City Village, from 1964 (SDU September 20, 1964)

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

- Tract Ranch and Contemporary styles
- Mass-produced and economic materials
- Uniform setback from the street
- Unattached parking areas
- Garden setting

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

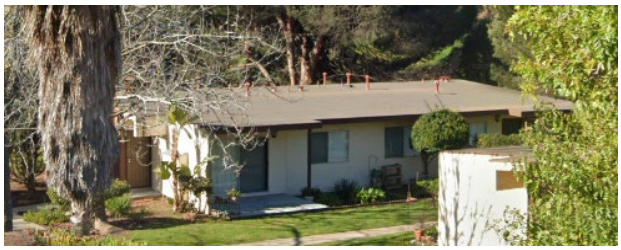
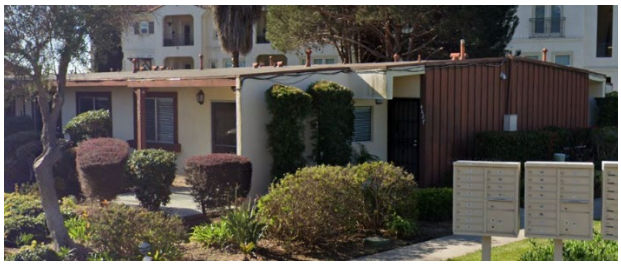
- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 4 provides a breakdown of all model types identified through the reconnaissance-level survey of the University City Village neighborhood.

Table 4. Identified Models within Map ID#8: University City Village (1965)

Model and Photograph	Model Information	Character-Defining Features
Model A – University City Village  Example: 5802 & 5804 Kantor Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Duplex **Variations on Model:** no variations noted	• Rectangular plan • One-story • Shallow, side gable roofline • Visible rounded rafter tails • Offset, recessed single-door entry points to units • Siding options include a combination of stucco and concrete masonry block panels • No chimney • Parking areas are separate from the residence. • Residence buildings are approached on foot and do not feature drive-up access

Table 4. Identified Models within Map ID#8: University City Village (1965)

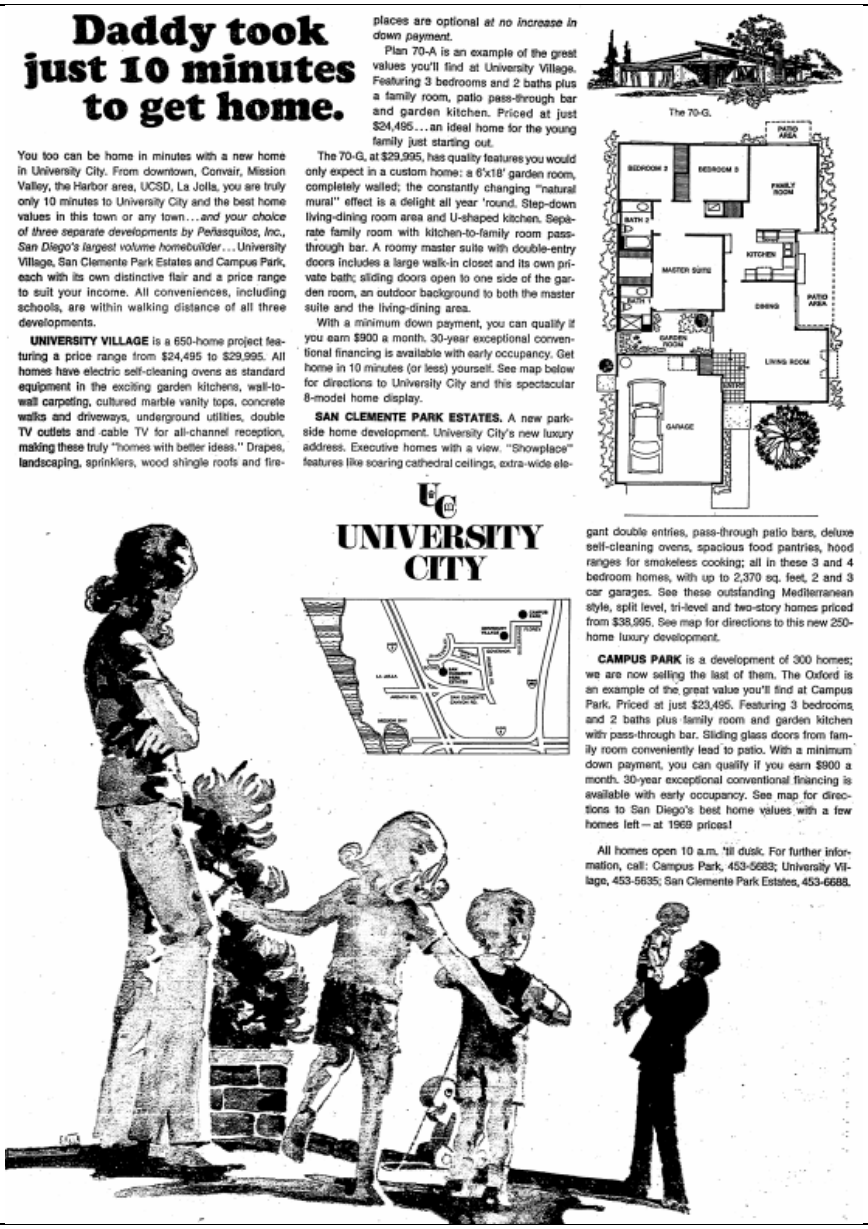
Model and Photograph	Model Information	Character-Defining Features
Model B – University City Village  Example: 5962 Kantor Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** no variations noted	• Rectangular in plan • One-story • Shallow, side gable roofline • Offset, recessed single door entry points to units • Siding options include a combination of stucco vertical wood boards and concrete masonry block panels • No chimney • Parking areas are separate from the residence. • Residence buildings are approached on foot and do not feature drive-up access
Model C – University City Village  Example: 4627 Pavlov Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Duplex **Variations on Model:** no variations noted	• Rectangular in plan • One-story • Shallow, side gable roofline • Offset single-door entry points • Siding options include a combination of stucco, board and batten, or horizontal wood board • Optional details: brick, concrete masonry units or vertical wood detail in gable ends and decorative panels on elevations. • No chimney • Parking areas are separate from the residential block. • Residence buildings are approached on foot and do not feature drive-up access

3.4.2.4 Map ID #3: University Village (1961-1969)

Peñasquitos Inc.'s University Village (Figure 3, Map ID #3) began development in 1961 and 1969. The first phase of the community's development occurred along Florey Street and Hawthorne Street representing the older portion of the community. The community's boundaries can loosely be described as Huggins Way and Florey Street to the north, Lipmann Street and Robbins Street to the west, Robbins Street to the south, and Enders Avenue and Steinbeck Avenue to the east.

Peñasquitos Inc.'s University Village was a single-family development that started in 1961 and continued into 1969. The community originally offered two types of residences, "Custom Homes" available from 1,300 to 1,548 square feet, and "Estate Homes" with up to 2,068 square feet. In 1961, a total of 14 floor plans and 50 different elevations were offered, all with two bathrooms, a fireplace, forced air-heating system, patio, and built-in appliances.[34] The residences offered three or four-bedrooms and prices ranged from $18,500 to $22,500. Three unknown architects designed the homes in Peñasquitos Inc.'s University Village in order to assure the buyer that a wide selection of interior and exterior designs would be available. University Village was intended to offer smaller homes that had less expensive optional features in comparison to the development company's other University City developments to provide more variety.[35] By 1962, twelve model homes were offered, eventually featuring eight floor plans with both single-story and two-story designs that included three to four bedrooms by 1970. In 1970, the homes were priced from $24,495 to $34,495 (Figure 8).[36] The plan's names included 70-A, a three bedroom two bathroom home priced at $24,495 with a patio pass-through bar and garden kitchen, 70-G, a three bedroom two bathroom home priced at $29,995 with a 6'x18' walled garden room designed by architects Paul McKim & Associates, AIA[37] Although not advertised, the development's eight models were likely named 70-A, 70-B, 70-C, 70-D, 70-E, 70-F, 70-G, and 70-H.

[34] SDU, "New Terms Offered," *San Diego Union* (San Diego, CA), June 18, 1961.
[35] SDU, "Three Architects Give Variety," *San Diego Union* (San Diego, CA), Sep. 10, 1961.
[36] SDU, "U-C Village Sets Sales Record," *San Diego Union* (San Diego, CA), Oct. 4, 1970.
[37] SDU, "Village Design Updates the Atrium," *San Diego Union* (San Diego, CA), Apr. 5, 1970.



Daddy took just 10 minutes to get home.

You too can be home in minutes with a new home in University City. From downtown, Convair, Mission Valley, the Harbor area, UCSD, La Jolla, you are truly only 10 minutes to University City and the best home values in this town or any town...*and your choice of three separate developments by Peñasquitos, Inc., San Diego's largest volume homebuilder*...University Village, San Clemente Park Estates and Campus Park, each with its own distinctive flair and a price range to suit your income. All conveniences, including schools, are within walking distance of all three developments.

UNIVERSITY VILLAGE is a 650-home project featuring a price range from $24,495 to $29,995. All homes have electric self-cleaning ovens as standard equipment in the exciting garden kitchens, wall-to-wall carpeting, cultured marble vanity tops, concrete walks and driveways, underground utilities, double TV outlets and cable TV for all-channel reception, making these truly "homes with better ideas." Drapes, landscaping, sprinklers, wood shingle roofs and fireplaces are optional *at no increase in down payment.*

Plan 70-A is an example of the great values you'll find at University Village. Featuring 3 bedrooms and 2 baths plus a family room, patio pass-through bar and garden kitchen. Priced at just $24,495...an ideal home for the young family just starting out.

The 70-G, at $29,995, has quality features you would only expect in a custom home: a 6'x18' garden room, completely walled; the constantly changing "natural mural" effect is a delight all year 'round. Step-down living-dining room area and U-shaped kitchen. Separate family room with kitchen-to-family room pass-through bar. A roomy master suite with double-entry doors includes a large walk-in closet and its own private bath; sliding doors open to one side of the garden room, an outdoor background to both the master suite and the living-dining area.

With a minimum down payment, you can qualify if you earn $900 a month. 30-year exceptional conventional financing is available with early occupancy. Get home in 10 minutes (or less) yourself. See map below for directions to University City and this spectacular 8-model home display.

SAN CLEMENTE PARK ESTATES. A new park-side home development. University City's new luxury address. Executive homes with a view. "Showplace" features like soaring cathedral ceilings, extra-wide elegant double entries, pass-through patio bars, deluxe self-cleaning ovens, spacious food pantries, hood ranges for smokeless cooking; all in these 3 and 4 bedroom homes, with up to 2,370 sq. feet, 2 and 3 car garages. See these outstanding Mediterranean style, split level, tri-level and two-story homes priced from $38,995. See map for directions to this new 250-home luxury development.

The 70-G.

UC UNIVERSITY CITY

CAMPUS PARK is a development of 300 homes; we are now selling the last of them. The Oxford is an example of the great value you'll find at Campus Park. Priced at just $23,495. Featuring 3 bedrooms and 2 baths plus family room and garden kitchen with pass-through bar. Sliding glass doors from family room conveniently lead to patio. With a minimum down payment, you can qualify if you earn $900 a month. 30-year exceptional conventional financing is available with early occupancy. See map for directions to San Diego's best home values with a few homes left—at 1969 prices!

All homes open 10 a.m. 'til dusk. For further information, call: Campus Park, 453-5683; University Village, 453-5635; San Clemente Park Estates, 453-6688.

Figure 8. Advertisement for University Village from 1970 (SDU May 3, 1970)

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

- Contemporary and Tract Ranch styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Attached garages

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 5 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the University Village neighborhood.

Table 5. Identified Models within Map ID#3: University Village (1964-1971)

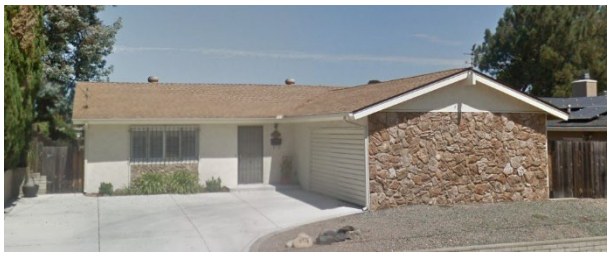
Model and Photograph	Model Information	Character-Defining Features
Model A – University Village  Example: 6974 Haworth Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations	• L-shaped plan • One-story • Central single-door entry point • Roofline variations include: cross gable, side gable with flat roof over garage • Exterior cladding options include a combination of stucco with stone or brick veneers • Optional details: Exposed rafter ends • Attached side-facing, double-width garage

Table 5. Identified Models within Map ID#3: University Village (1964-1971)

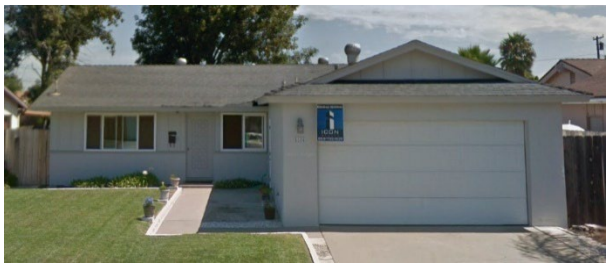
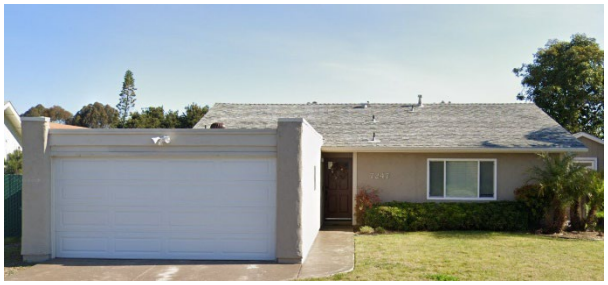
Model and Photograph	Model Information	Character-Defining Features
Model B – University Village  Example: 4604 Murphy Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residences **Variations on Model:** 3 variations distinguished by roofline	• L-shaped plan • One-story • Offset single-door entry point • Roofline variations include: side gable with gable-on-hip over garage, cross gable, and side gable with hipped roof over garage • Exterior cladding options include a combination of stucco, board, and batten, vertical or horizontal wood board, brick or stone veneers • Optional details: veneer coverage, roofline variation, exposed rafter ends in gables • Attached double-width garage
Model C – University Village  Example: 6939 Florey Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations of the model distinguished by the roofline and optional detailing	• L-shaped plan • One-story • Cross gable of front-facing gable roofline • Offset single-door entry point • Exterior cladding options include a combination of horizontal wood board, stucco, and brick veneer • Optional details include: Integral roofline over walkway extending from garage; exposer structural beam ends in gable • Attached single-car garage
Model D – University Village  Example: 7247 Enders Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** no variations noted	• L-shaped plan • One-story • Offset single-door entry point • Side gable roofline over the main block of the building with flat parapet roofline over garage • Exterior cladding is predominately stucco • Attached double-width garage

Table 5. Identified Models within Map ID#3: University Village (1964-1971)

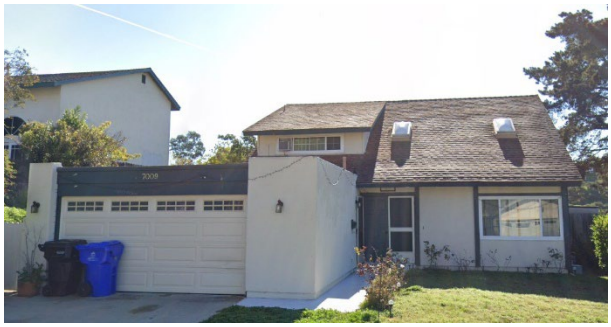
Model and Photograph	Model Information	Character-Defining Features
Model E "The 70-G"– University Village  Example: 4557 Cather Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** no variations noted	• L-shaped plan • One-story • Front-facing gable roof with shed roof over garage • Central single-door entry point • Entry point protected by open trellis extending from garage wall supported by brick columns • Stucco cladding with horizontal wood boards in the gable ends and in panels surrounding windows • Exterior chimney • Attached double-width garage
Model F– University Village  Example: 7009 Lipmann Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 3 variations distinguished by rooflines and optional chimney	• L-shaped plan • Two-story • Central double-door entry point • Roofline variations include: Side gable with wide dormer and flat parapet roofline over garage; tiered side gable; and side gable with hipped roof over garage • Stucco exterior siding • Attached double-width garage

Table 5. Identified Models within Map ID#3: University Village (1964-1971)

Model and Photograph	Model Information	Character-Defining Features
Model G– University Village  Example: 6888 Lipmann Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by decorative detailing	• L-shaped in plan • Two-story • A-line, front-facing gable roofline • Offset double-door entry point • Entry point shaded by integral roofline extending from garage • Exterior cladding is predominately stucco • Detail options include: Board and batten decorative panels above doors and windows; balconette above garage; and arch surrounding entry doors • Prominent stuccoed chimney on main elevation • Attached double-width garage
Model H– University Village  Example: 4505 Cather Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** single-family residence **Variations on Model:** no variations noted	• L-shaped plan • One-story • Front-facing gable roof with shed detail and flat roof over garage • Central single-door entry point • Entry point protected by roofline extending from garage supported by brick columns • Exterior cladding is stucco • Exterior chimney • Attached double-width garage with paneled tilt-up door

3.4.2.5 Map ID #14: San Clemente Park Estates (1970)

Peñasquitos Inc.'s San Clemente Park Estates (Figure 3, Map ID #14) began and completed development in 1970. The community's boundaries can loosely be described as Soderblom Avenue to the north, Bloch Street to the west, Bothe Avenue to the south, and Bragg Street to the east.

Peñasquitos Inc.'s San Clemente Park Estates was advertised as a "parkside" home development creating University City's new luxury address. In 1970, the three- and four-bedroom homes went up to 2,370 square feet in size with two or three car garages available (Figure 9). The homes offered cathedral ceilings, extra-wide double

entries, pass-through patio bars, deluxe self-cleaning ovens, sunken living rooms, garden kitchens, fireplaces, wrought iron balustrades, and food pantries in split level, tri-level, and two-story homes priced from $38,995.[38] The residences were designed by architect Hai C. Tan, AIA. to be spacious, open, light, and airy. Tan utilized vast expanses of glass, spacious decks, balconies, and terraces in the eight home models he designed for San Clemente Park Estates and took advantage of the community's location overlooking Mt. Soledad and San Clemente Park.[39] By 1971, there were nine floor plans offered ranging from 1,710 to 2,400 square feet in three, four, and five bedroom models with two and three bathrooms.[40] Peñasquitos Inc. did not name their building models in this community.

Figure 9. Advertisement for San Clemente Park Estates from 1970 (SDU July 12, 1970)

[38] SDU, "Daddy Took Just 10 Minutes to get Home," *San Diego Union* (San Diego, CA), May 3, 1970.
[39] SDU, "Village Design Updates the Atrium," *San Diego Union* (San Diego, CA), Apr. 5, 1970.
[40] SDU, "San Clemente Sales Told," *San Diego Union* (San Diego, CA), June 27, 1971.

Residences in the San Clemente Park Estates neighborhood share the following general character-defining features:

- Contemporary and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- One- and two-story options available
- Uniform setback from the street
- Double entry doors
- Parcels and home designs often follow the topography of the neighborhood
- Concrete driveways
- Attached garages
- Minimal exterior ornamentation
- Mixed exterior cladding materials that include stucco, wood, and brick veneer
- Complex rooflines, typically cross-gabled, hipped and gabled, gabled with flat roofs over garages
- Minimal exterior ornamentation

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 6 provides a breakdown of all model types identified through the reconnaissance-level survey of the San Clemente Park Estates neighborhood.

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)

Model and Photograph	Model Information	Character-Defining Features
Model A – San Clemente Park Estates  Example: 2637 Schenley Terrace (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** No variations noted	• L-shaped plan • Side gabled roofline on • main block of the house • with saltbox roof over the • garage • Exterior end chimney • Inset pilasters on main • elevation • Irregular fenestration with • variety of window sizes and shapes • Slightly offset entry point • with double entry doors • Stucco exterior cladding • Attached garage • Concrete driveway • Minimal exterior ornamentation
Model B – San Clemente Park Estates  Example: 5304 Bloch Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** No variations noted	• L-shaped plan • Multiple front-facing gables with flat roof over the garage • Exterior end chimney • Slightly offset entry point with double entry doors • Mixed materials used for exterior cladding including wood and stucco • Irregular fenestration • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)

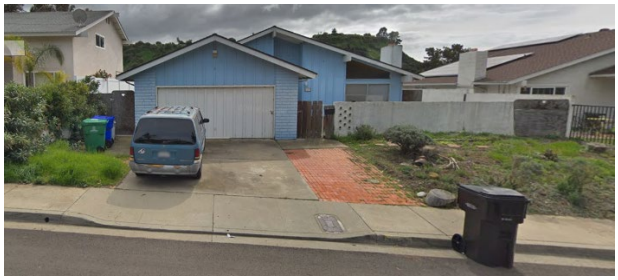
Model and Photograph	Model Information	Character-Defining Features
Model C – San Clemente Park Estates  Example: 5225 Bothe Ave (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding.	• L-shaped plan • Front facing gable roofline with exposed rafter tails on main block of the house, hipped roof over garage • Exterior end chimney • Centered entry point sheltered by a covered walkway supported by a brick column • Exterior is predominately clad in stucco, but brick veneer is used as an accent in some examples • Attached garage • Concrete driveway • Minimal exterior ornamentation
Model D – San Clemente Park Estates  Example: 5177 Bothe Avenue (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Multiple front-facing gables • Exposed rafter tails in the main gabled section of the house • Exterior end chimney • Slightly offset entry point with double entry doors • Irregular fenestration with a mix of window sizes and styles • Exterior cladding has a mix of materials including stucco, board and batten, and brick veneer • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)

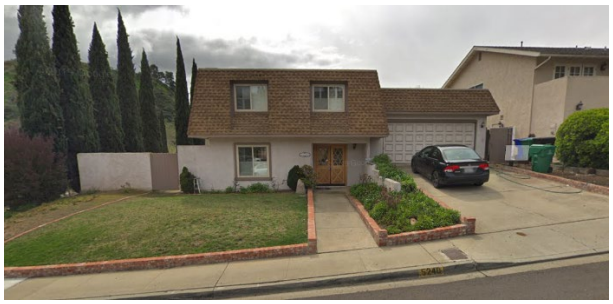
Model and Photograph	Model Information	Character-Defining Features
Model E- "San Clemente Park Estates  Example: 5204 Bloch Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Front gabled • Exterior end chimney on main elevation • Centered entry point with double doors sheltered by covered walkway • Irregular fenestration with variety of window sizes and styles • Exterior cladding is a mix of materials with stucco being the predominate material and board and batten being an accent cladding • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
Model F– San Clemente Park Estates  Example: 5240 Bloch Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** No variations noted	• Irregular plan • Mansard roof • Slightly offset entry point with double entry doors • Stucco exterior cladding • Attached garage that is slightly recessed from the main block of the house • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
Model G– San Clemente Park Estates  Example: 5452 Bloch Street (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Cross-gabled with exposed rafter tails on front-facing gable • Slightly offset entry point sheltered by roof overhang • Stucco exterior cladding • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

Table 6. Identified Models within Map ID#14: San Clemente Park Estates (1970)

Model and Photograph	Model Information	Character-Defining Features
Model H– San Clemente Park Estates  Example: 2755 Schenley Terrace (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA **Type:** single-family residence **Variations on Model:** one variation	• Rectangular in plan • Side gabled with variation with mini front-facing gables above windows • Concrete supports for the roofline that are prominent on the main elevation • Offset entry point that is sheltered by the roof overhang • Irregular fenestration • Stucco exterior cladding • Attached single-car garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
Model I– San Clemente Park Estates  Example: 2665 Schenley Terrace (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Hai C. Tan, AIA. **Type:** single-family residences **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Cross-gabled with front-facing gable above the garage • Exposed rafter tails • Irregular fenestration with variety of window sizes and configurations • Exterior end chimney • Slightly offset entry point sheltered by a covered walkway supported by a brick column • Exterior cladding is predominately stucco with wood and brick veneer accents • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

3.4.2.6 Map ID #20: Genesee Highlands (1974)

Peñasquitos Inc.'s Genesee Highlands (Figure 3, Map ID #20) began and completed development in 1974. The community's boundaries can loosely be described as Decoro Street and Arriba Street to the north, Camino Aguila and Camino Raposa to the west, Camino Lindo and Camino Glotita to the south, and Camino Kiosco to the east.

Peñasquitos Inc.'s Genesee Highlands was designed to be a condominium cluster project, master-planned for 1,242 units on a 95.6-acre site with 16.3 acres of open space, three swimming pools, putting green parks, and

game and picnic areas. The project's density was planned to be about 13 units to the acre with housing in "fourplex" and "fiveplex" buildings many of which fronted onto the open greenspaces. Private streets 24 feet wide feed into dedicated collector streets of the conventional 60-foot width with a series of parking bays along the 24-foot streets.[41] The condominium homes were offered in one to four bedrooms, which was rare for condominiums at that time, which usually went up to only three-bedrooms in size.[42] In 1974, two bedroom condominiums started in price at $24,990, three bedrooms, one and a half baths were priced at $28,990, and four bedrooms, one and a quarter baths were priced at $32,990 (Figure 10). The one- and two-story plans went up to 1,474 square feet.[43] Peñasquitos Inc. did not name their building models and an architect was not identified for this community.

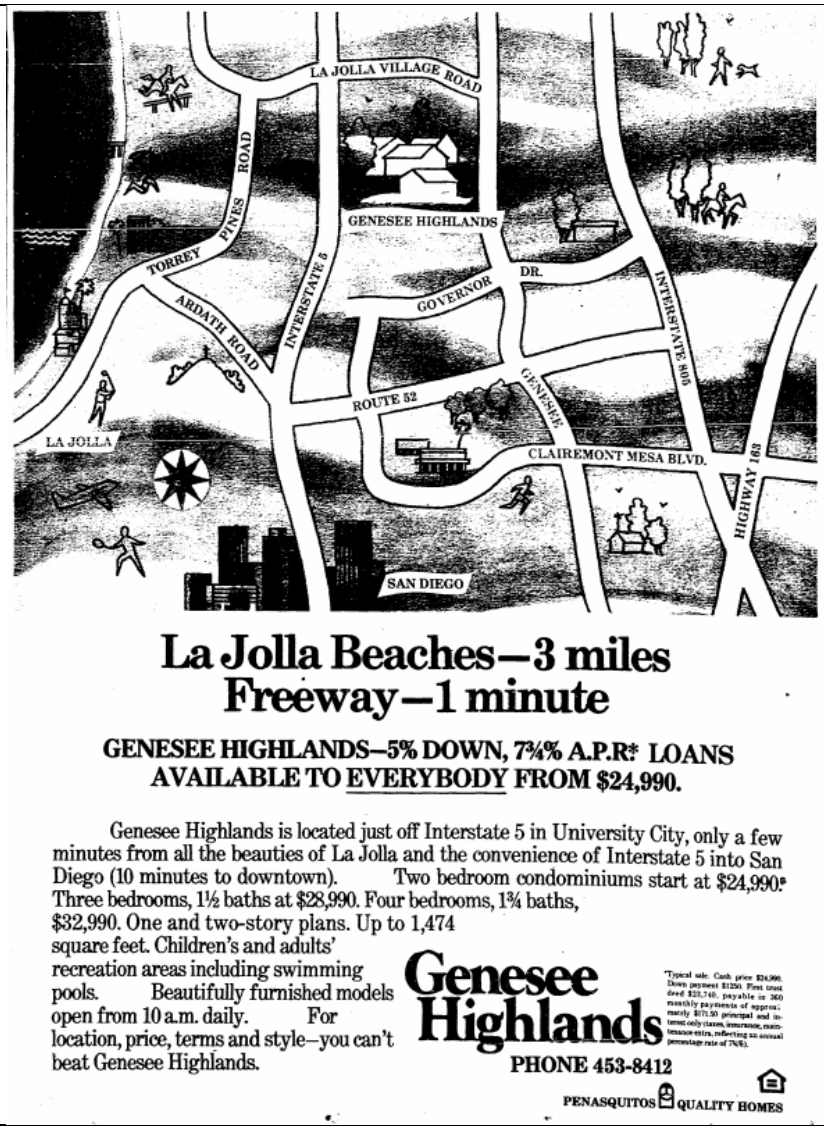


Figure 10. Advertisement for Genesee Highlands from 1974 (SDU June 6, 1974)

[41] SDU, "Large Cluster-Type Developments in Planning Stage," *San Diego Union* (San Diego, CA), Aug. 30, 1970.
[42] SDU, "A First Phase Grand Opening," *San Diego Union* (San Diego, CA), May 12, 1974.
[43] SDU, "Genesee Highlands," *San Diego Union* (San Diego, CA), June 23, 1974.

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

- Contemporary and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- Two-story, multi-family units
- Multiple entry points for multiple residential units
- Parking areas, carports, and attached garages
- Minimal exterior ornamentation
- Mixed exterior cladding materials that include stucco, wood, and brick veneer
- Rooflines are mostly simple with gabled, hipped, and mansard being the most popular options

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 7 provides a breakdown of all model types identified through the reconnaissance-level survey of the neighborhood.

Table 7. Identified Models within Map ID#20: Genesee Highlands (1974)

Model and Photograph	Model Information	Character-Defining Features
Model A – Genesee Highlands  Example: 7930 Camino Ticino (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Fourplex or fiveplex **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Two-story • Cross-gabled, one-story section in front and side gabled, two-story section in the rear • Fenestration is largely irregular with a variety of window sizes and configurations on all elevations • Exterior siding options are varied with popular options being board and batten and stucco • Multiple entry points to residential units present on multiple elevations • Simple exterior ornamentation • Building has parking garages at the rear of the property and is surrounded with paved parking areas for residents
Model B – Genesee Highlands  Example: 4120 Camino Ticino (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Fourplex or fiveplex **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Two-story • Saltbox roofline • Fenestration is largely irregular with a variety of window sizes and configurations on all elevations • Exterior siding options are varied with popular options being brick veneer and board and batten • Multiple entry points to residential units present on multiple elevations • Simple exterior ornamentation • Building has parking garages at the rear of the property and is surrounded with paved parking areas for residents

Table 7. Identified Models within Map ID#20: Genesee Highlands (1974)

Model and Photograph	Model Information	Character-Defining Features
Model C – Genesee Highlands  Example: 7874 Camino Kiosco (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Fourplex or fiveplex **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Two-story • Complex roofline with shed and gabled components • Fenestration is largely irregular with a variety of window sizes and configurations on all elevations • Exterior siding options are varied with popular options being brick veneer, stucco, and board and batten • Multiple entry points to residential units present on multiple elevations • Simple exterior ornamentation • Building has carports on the side elevations
Model D – Genesee Highlands  Example: 4173 Camino Ticino (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Fourplex or fiveplex **Variations on Model:** One variation noted with a mansard roof on the second story only	• Irregular plan • Two-story • Double mansard roof • Symmetrical façade featuring two entry points and entry points to side carports under arched openings • Exterior siding options are varied with popular options being brick veneer, stucco, and board and batten • Simple exterior ornamentation • Building has carports on the side elevations

Table 7. Identified Models within Map ID#20: Genesee Highlands (1974)

Model and Photograph	Model Information	Character-Defining Features
Model E- Genesee Highlands  Example: 7776 Camino Glorita (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Fourplex or fiveplex **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • One-story section in the front of the building and two-story section in the rear of the building • Hipped roof • Fenestration is irregular with multiple sizes and configurations of windows • Exterior siding options are varied with popular options being brick veneer, stucco, and board and batten • Simple exterior ornamentation • There are parking garages and spaces located to the rear of the building
Model F– Genesee Highlands  Example: 7805 Camino Raposa (Google 2020)	**Builder:** Peñasquitos Inc. (Irvin J. Kahn) **Architect:** Unknown **Type:** Fourplex or fiveplex **Variations on Model:** Variations distinguished by exterior cladding	• Rectangular plan • Two-story • Front gabled roof with shed roof carports on sides • Façade is symmetrical with entry points for the front two units • Original windows appear to be aluminum, horizontal sliders • Exterior cladding materials are a variety with popular choices being brick veneer, stucco, and board and batten • Simple exterior ornamentation • There are parking garages and spaces located to the rear of the building

3.4.3 Ray Hommes Company (1923-2000s) Developments

Ray Hommes from Los Angeles established the Ray Hommes Company in 1923. During World War II, he helped construct military bases and housing at Port Hueneme, Oxnard and Camp Pendleton, California. In the 1950s, Hommes acted as head of the Pueblo Construction Company building subdivisions in East Clairemont eventually investing in the emerging University City in 1960. Between 1960 and 1967, Hommes built 871 single-family residences in an expanding subdivision called University Hills with land for approximately 250 more lots in University

City and additional 20 acres planned for apartments.[44] Throughout the 1970s, Hommes continued to develop residential subdivisions under the name the Ray Hommes Company and in the mid-1970s Hommes became president of the Mercury Construction Company. At the end of his career, Hommes developed mobile home parks and single-family residences in Lancaster, California and Las Vegas, Nevada.[45] The Ray Hommes Company was dissolved in the early 2000s.

3.4.3.1 Map ID #4: University Hills (1962-1971)

Ray Hommes Company's University Hills (Figure 3, Map ID #4) development started construction in 1962 and ended construction in 1971. The community was built in two phases with the farthest west along Fisk Avenue and Mercer Street being older than the farther east portion along Edmonton Avenue. The community's boundaries can loosely be described as Mercer Lane, Dennison Street, and Edmonton Avenue to the north, Carnegie Street and Calgary Avenue to the west, Governor Drive, Carnegie Way, and Syracuse Avenue to the south, and Edmonton Avenue, Fisk Avenue, and Stadium Street to the east.

Ray Hommes Company's University Hills development started in the early 1960s as a 1,450-dwelling community. Hommes looked to build a housing tract that did not appear to be "stamped out on machines," rather one for the more discerning home buyer that looked for distinctive styling in the elevation and a consistency in the design theme inside and out. There were 25 exterior stylings offered for University Hills in 1961 ranging from Early American to "Oriental" and Contemporary. The homes were offered in the first unit in three and four bedrooms, two bathrooms, and a family room ranging in price from $18,800 to $21,350.[46] In 1965, an additional University Hills unit opened with 578 residences available in three floor plans with twelve exterior elevations offered in both one and two-story designs. The exteriors featured masonry veneer, siding, shutters, and cedar shake roofs with square footage ranging from 1,669 to 2,376.[47] By 1971, the Ray Hommes Company had built more than 1,000 homes in 11 years. The University Hills development by this time included one-story, split level, and two-story models with three, four, or five bedrooms starting at $46,500 in price. Interior and exterior features included fireplaces with a log lighter, a family room with a wet bar, a dishwasher, self-cleaning double ovens, luminous ceiling, a pass-through counter for patio serving, a double garage or carport, and sliding glass doors.[48] University Hill's models were designed by architect Leonard R. Brunswick & Associates, AIA, and included the following models the Normandy, Plan No. 6 A, B, and C, the San Clemente, Plan No. 5 A, B, and C, the Laurel, Plan No. 3 A, B, and C, the Chesterfield, Plan No. 7 A, B, and C, the La Jolla, Plan No. 2 A, B, and C, and the Carmel, Plan No. 8 A, B, and C (Figure 11).

[44] Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.
[45] LAT, "Ray Hommes, Award-Winning Builder of Homes and Military Bases, Dies at 82," *Los Angeles Times* (Los Angeles, CA), Aug. 10, 1983.
[46] SDU, "25 Designs Available to Buyer," *San Diego Union* (San Diego, CA), Mar. 19, 1961.
[47] SDU, "New Hills Unit Opens," *San Diego Union* (San Diego, CA), Nov. 14, 1965.
[48] SDU, "University Hills to Close Out Unit," *San Diego Union* (San Diego, CA), Aug. 8, 1971.

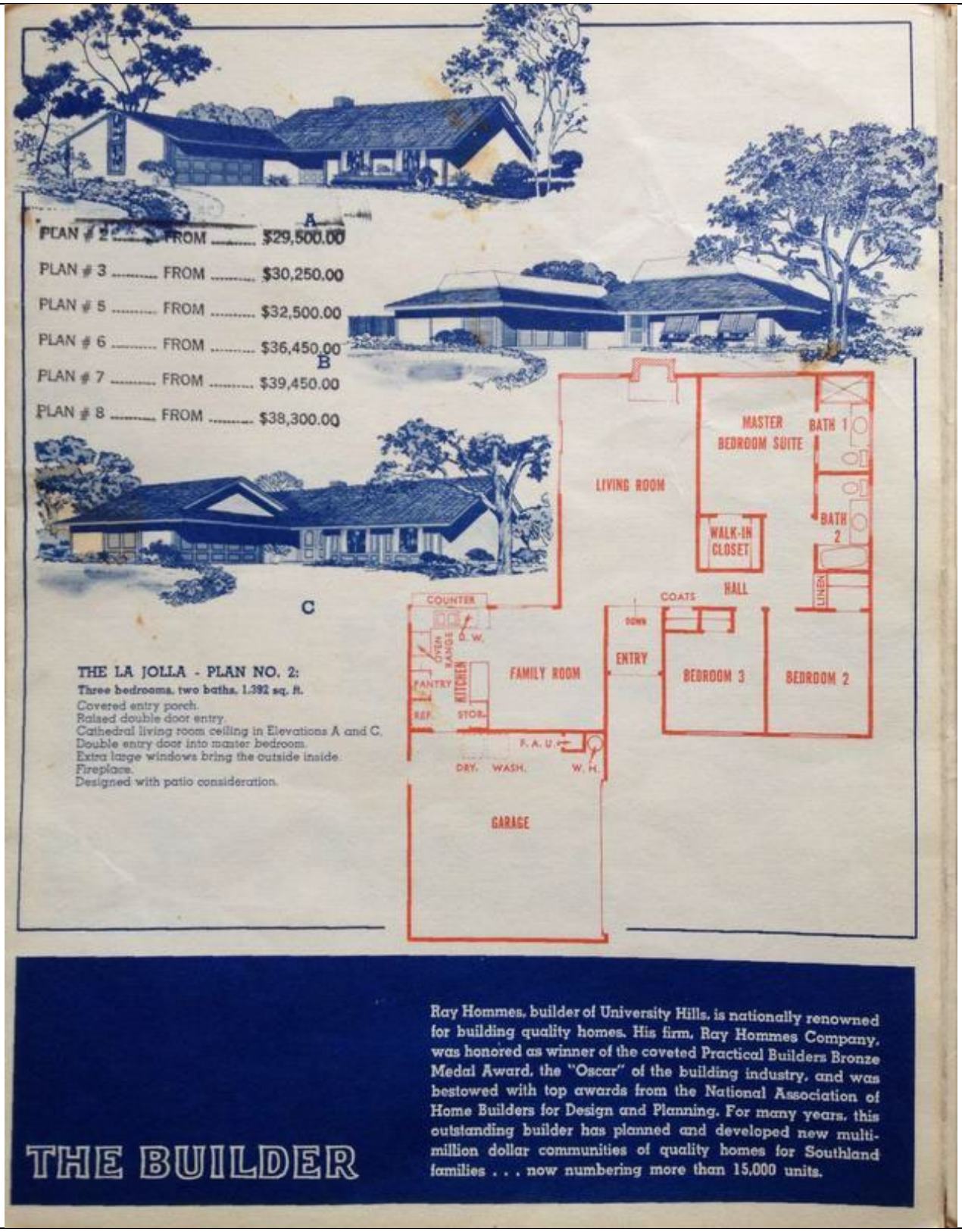


Figure 11. Plan book for University Hills, date unknown (universitycitynews.org)

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

- Contemporary, Tract Ranch, and New Traditional styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. These models are further identified by the developer model number wherever possible, indicated by quotations (e.g., "The La Jolla") wherever applicable. Table 8 provides a breakdown of all model types identified through the reconnaissance-level survey effort of the University Hills neighborhood.

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)

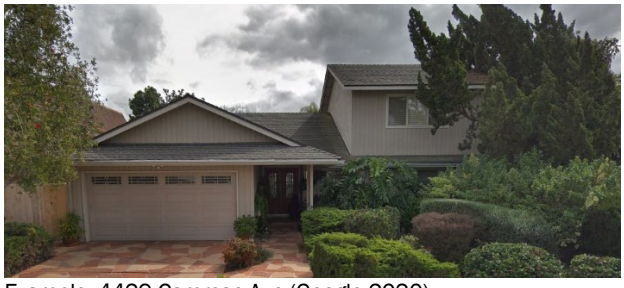
Model and Photograph	Model Information	Character-Defining Features
Model A "The La Jolla" – University Hills  Example: 6625 Red Deer Street (Google 2020)	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** 4 variations distinguished by rooflines and exterior cladding	• L-shaped or irregular plan • One-story • Roofline variations include: cross gable, side gable with cross gable-on-hip over garage, and complex roof form with multiple pitches • Stucco and wood siding • Central entry point • Optional details including: Wooden detailing including screens, rafter tails, arched entry points; stone and brick veneers with narrow windows above • Attached double-width garage
Model B "The Carmel"– University Hills  Example: 4429 Camrose Ave (Google 2020)	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** 4 variations distinguished by rooflines and exterior cladding	• L-shaped plan • Offset double-door entry point • Entry walkway sheltered by roof overhang from garage • Two-story • Stucco and wood siding • Roofline variations include: hipped, side gable with cross gable-on-hip or flat roof over garage, and A-line roof form with flat garage • Optional elements include: 2nd-story overhanging 1st story, exposed rafter tails, stone and brick veneers, balconettes, shutters, window planter boxes • Double-width garage

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)

Model and Photograph	Model Information	Character-Defining Features
Model C "The Chesterfield" – University Hills  Example: 4465 Camrose Ave (Google 2020)	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** 4 variations distinguished by rooflines, exterior ornamentations, and exterior cladding	• Irregular plan • Two-story • Offset double-door entry point • Stucco and wood siding • Roofline variations include: side gable with flat roof over garage, multi gable with a gable-on-hip roof over garage, and mansard roof • Exterior side chimney • Optional elements include: Exposed rafter tails, balconette, tile vents, shutters • Side of front-facing double-width garage
Model D "The Laurel" – University Hills  Example: 6703 Edmonton Ave (Google 2020)	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** 3 variations distinguished by rooflines	• Irregular plan • One-story • Central entry point • Roofline variations include complex roof forms with multiple pitches • Stucco and wood siding • Entry walkway sheltered by roof overhang from garage • Wooden detailing • Attached double-width garage
Model E "The San Clemente" – University Hills  Example: 4668 Benhurst Ave (Google 2020)	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** 3 variations distinguished by rooflines	• Irregular plan • One-story • Roofline variations include complex roof forms with multiple pitches • Stucco, shingle, and wood siding • Central entry point • Entry walkway sheltered by roof overhang from garage • Wooden detailing • Attached double-width garage

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)

Model and Photograph	Model Information	Character-Defining Features
Model F "The Normandy" – University Hills  *Example: 4605 Benhurst Ave (Google 2020)*	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** 3 variations distinguished by rooflines	• Split level • L-shaped in plan • Setback far from the street • Roofline variations include complex roof forms with multiple pitches, side gable, and flat roof sections • Roof overhang shelters central main entry point • Attached double-width garage
Model G – University Hills  *Example: 6772 Fisk Ave (Google 2020)*	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** Variations distinguished by decorative details	• Irregular plan • Two-story (Variation with 1-story main living area and 2nd story over the garage) • Complex side gable, or cross-gable roofline with a gable on hip over the garage • Option of stucco, board and batten, horizontal wood board, or stone veneer exterior siding • Central double-door entry point • Exterior side chimney • Optional details include: Spanish/Monterey details including walled courtyard; visible structural beams; faux window shutters; knee brackets; 2nd story protrudes slightly over garage; projecting bays surrounding windows • Front-facing double-width garage

Table 8. Identified Models within Map ID#4: University Hills (1962-1965)

Model and Photograph	Model Information	Character-Defining Features
Model H – University Hills  *Example: 3069 Mercer Lane (Google 2020)*	**Builder:** Ray Hommes Company **Architect:** Leonard R. Brunswick & Associates, AIA **Type:** single-family residence **Variations on Model:** Variations distinguished by chimney placement and exterior cladding	• L-shaped plan • One-story • Cross gable-on-hip roof • Stucco, board and batten, or wood panel siding • Central entry point featuring double-doors • Optional: wide chimney on front elevation; brick or stone veneer with narrow windows above • Attached double-width garage

3.4.3.2 Map ID #5: Panorama Park (1962)

Ray Hommes Company's Panorama Park (Figure 3, Map ID #5) began development in 1962. Due to its size, the community was built in several units, opening a few dozen homes at a time. The first unit was opened in 1962,[49] the second in 1963,[50] and a third unit in 1964.[51] New home sales closed in 1965.[52] The community's boundaries can loosely be described as the University Hills subdivision to the north, a University Hills subdivision and The Bluffs subdivision to the west, Governor Drive to the south, and Genesee Avenue and University Hills subdivision to the east.

Ray Hommes Company's Panorama Park was advertised as a "new concept" in single-family homes, designed by architect L.C. Major and Associates.[53] The development was planned to have 190 residences on a 50-acre tract, and cost $3.6 million over 5 years.[54] Dwellings contained two, three, or four bedrooms and two baths, as well as a possible "bonus space," advertised as an un-programmed room available to become a den, office, hobby room, or additional bedroom.[55] This meant there were four floor plans (4 bedroom/2 bath, 4 bedroom/1 bonus space/2 bath; 3 bedroom/1 bonus space/2 bath; and 2 bedroom/den/2 bath) with sixteen variable stylings were available.

Individual homes features included single and double garages, sliding glass door access to private back yards, a serving bar separating the kitchen and family room, ash kitchen cabinets, ceramic tile countertops, aluminum sliding glass windows, sliding wardrobe doors, a master bedroom with in suite bathroom.[56] Additional features in the bathrooms included "high-style bathrooms with marble-type Pullmans and oval bowls topped by plate glass mirrors with indirect lighting."[57] In 1962, home prices began at $15,850, and ranged to $17,850 for larger residences, with favorable financing options; VA terms allowed veterans to move in with no down payment and FHA

[49] SDU, "Construction Will Begin April First," *San Diego Union* (San Diego, CA), March 25, 1962.
[50] SDU, "Building 'Advanced' On New Panorama Unit," *San Diego Union* (San Diego, CA), April 28, 1963.
[51] SDU, "Park Units Sold Out," *San Diego Union* (San Diego, CA), May 10, 1964.
[52] SDU, "Put Your Rent Money To Work For You," Advertisement. *San Diego Union* (San Diego, CA), January 10, 1965
[53] SDU, "Unfinished Space is Featured," *San Diego Union* (San Diego, CA), July 22, 1962; SDU. "Panorama Park Has Variety In Numbers." *San Diego Union* (San Diego, CA), June 23, 1963.
[54] SDU, "Panorama Park in Closeout," *San Diego Union* (San Diego, CA), February 28, 1965
[55] SDU, "Unfinished Space is Featured," *San Diego Union* (San Diego, CA), July 22, 1962.
[56] SDU, "Panorama Park 'Leader' Gets Attention," *San Diego Union* (San Diego, CA), December 9, 1962.
[57] SDU, "Unfinished Space is Featured," *San Diego Union* (San Diego, CA), July 22, 1962.

loan terms allowed for down payments as low as $650 or 4% of the home's value.[58] In 1965, the last year of new home sales, prices increased slightly, with the lowest-cost house priced at $18,350 however, the loan terms for FHA and veterans remained the same (Figure 12).[59]

Figure 12. Advertisement for Panorama Park from 1963 (SDU March 3, 1963)

[58] SDU, "Sales Pass $750,000 at New Project," *San Diego Union* (San Diego, CA), August 26, 1962; SDU. "Building 'Advanced' On New Panorama Unit." *San Diego Union* (San Diego, CA), April 28, 1963.

[59] SDU, "Put Your Rent Money To Work For You," Advertisement. (San Diego, CA), January 10, 1965.

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

- Tract Ranch style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 9 provides a breakdown of all model types identified through the reconnaissance-level survey of the Panorama Park neighborhood.

Table 9. Identified Models within Map ID#5: Panorama Park (1962-1963)

Model and Photograph	Model Information	Character-Defining Features
Model A – Panorama Park  Example: 6755 Radcliffe Drive (Google 2020)	**Builder:** Ray Hommes Company **Architect:** L.C. Major & Associates **Type:** single-family residence **Variations on Model:** 3 variations distinguished by rooflines and exterior cladding	• L-shaped plan • One-story • Roofline variations include: cross gable, cross gable-on-hip • Offset single-door entry point • Siding options include: stucco, horizontal wood board, and wood panel with battens • Exterior end chimney • Optional details including: stone and brick veneers, faux-half timbering, structural beams visible in gable ends, and side facing, single garage • Attached double-width garage
Model B – Panorama Park  Example: 6350 Dennison Street (Google 2020)	**Builder:** Ray Hommes Company **Architect:** L.C. Major & Associates **Type:** single-family residence **Variations on Model:** Variations are distinguished by exterior cladding	• U-shaped plan • One-story • Central double-door entry point • Complex gable-on-hip roof • Siding options include: stucco, horizontal wood board, and wood panel with battens • Optional details including: stone and brick veneers, structural beams visible in gable ends • Exterior end chimney • Attached double-width garage

Table 9. Identified Models within Map ID#5: Panorama Park (1962-1963)

Model and Photograph	Model Information	Character-Defining Features
Model C – Panorama Park  Example: 6748 Radcliffe Court (Google 2020)	**Builder:** Ray Hommes Company **Architect:** L.C. Major & Associates **Type:** single-family residence **Variations on Model:** No variations	• L-shaped plan • One-story • Gable-on-hip with front-facing gable details over main body and a single story, gable-on-hip over garage • Projecting second story bays containing windows below gabled details • Off-set, non-visible entry point • Wood panel siding with battens • Exterior end chimney • Attached, side-facing double-width garage

3.4.4 Bren Company (1958-Present) Developments

Donald Bren, born in Los Angeles, founded the property development firm the Bren Company in 1958, initially building single-family residences in Orange County. Bren's first subdivision on Lido Isle off the coast of Newport Beach helped fund larger projects throughout Southern California. By the early 1960s, the company was designing suburban master-planned communities in Mission Viejo after founding the Mission Viejo Company (MVC) to develop the emerging city. In 1967, Bren sold his interests in MVC and expanded his developments to Westlake Village, Newhall Ranch, and the San Francisco Bay Area. In 1970, International Paper purchased the Bren Company for $35 million then resold the company back to Bren for $22 million in 1972 after a financial recession.[60] In 1977, Bren along with a group of investors purchased the 146-year-old Irvine Company, a California-based real estate investment company along with the 185-square-mile Irvine Ranch. The Irvine Company continued to develop suburban master-planned communities throughout Central and Southern California including La Jolla Colony in University City in 1980. By 1996, Bren was the sole shareholder in the Irvine Company and acted as company chairman. Developing the City of Irvine and the Newport Coast.[61] The Irvine Company continues to develop suburban master-planned communities.

3.4.4.1 Map ID #21: SouthPointe (1974-1979)

Bren Company's SouthPointe (Figure 3, Map ID #21) development was constructed in four phases between 1974 and 1979. Due to the development being constructed over five years, the southern portion of the community is older than the northern portion. The community's boundaries can loosely be described as Via Marin to the north, Caminito Mallorca to the west, Caminito Gianna to the south, and Caminito Sonoma to the east.

[60] Warren Cassell Jr., "How Donald Bren Made His Fortune," last modified Sep. 5, 2019, https://www.investopedia.com/articles/investing/102615/how-donald-bren-made-his-fortune.asp.

[61] "Donald Bren: Biography," Donald Bren online, accessed Apr. 17, 2020. https://www.donaldbren.com/biography/.

Bren Company's 40-acre SouthPointe development consisted of one-, two-, and three-story condominium townhomes. In 1977, the condominiums were priced to start at $81,990. Advertised features included a bold new exterior design, a quiet neighborhood, mature landscaping, safe private streets, and secluded swimming centers (Figure 13).[62] The community also featured three communal pools, attached garages, fireplaces, and canyon views to the west. Bren Company did not name their models and archival research was unable to identify an architect for the SouthPointe development.

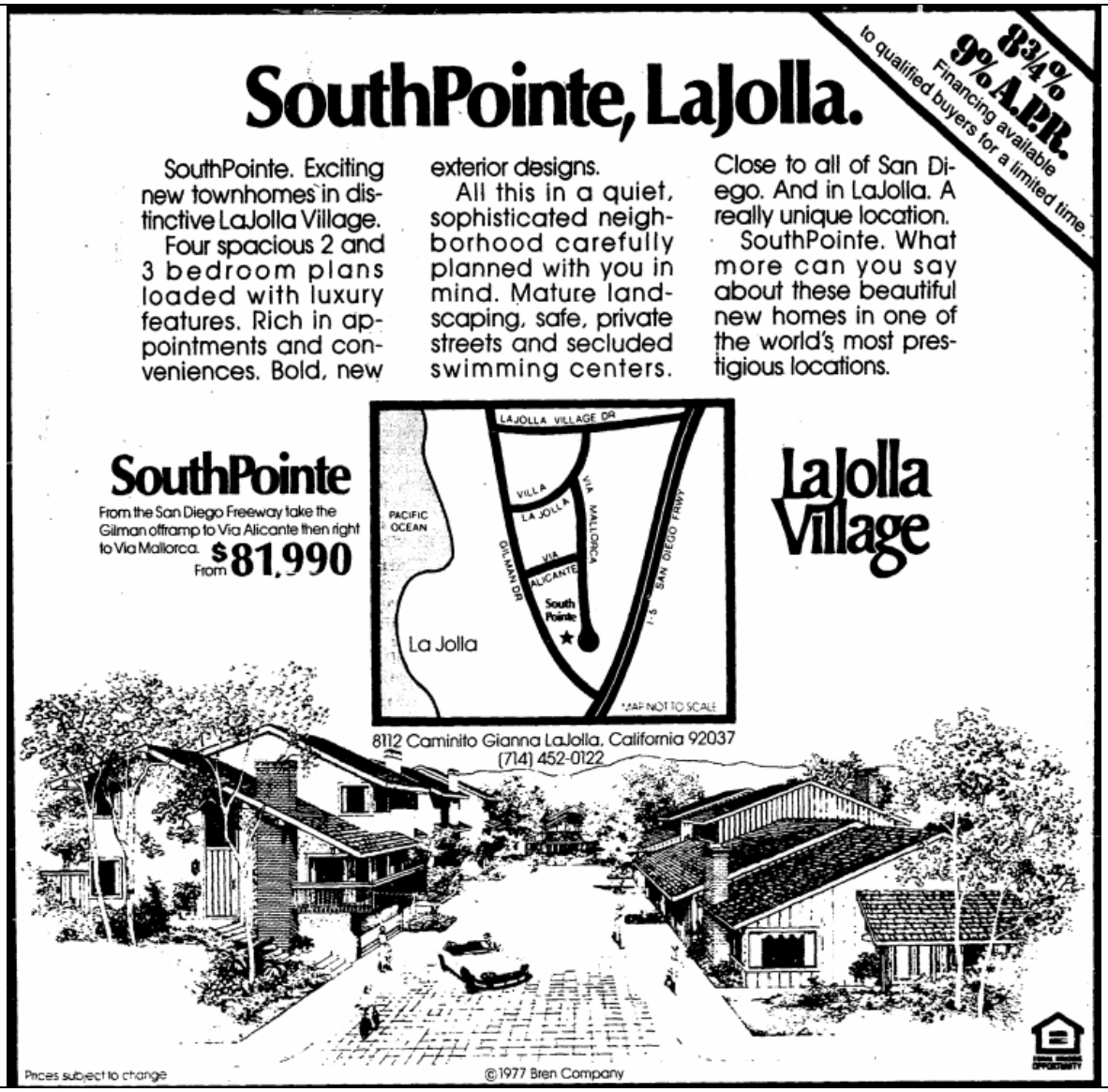


Figure 13. Advertisement for SouthPointe from 1977 (SDU October 9, 1977)

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

- Contemporary style of architecture

[62] SDU, "SouthPointe, La Jolla," *San Diego Union* (San Diego, CA), Oct. 9, 1977.

- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete driveways
- Attached garages

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 10 provides a breakdown of all model types identified through the reconnaissance-level survey of the SouthPointe neighborhood.

Table 10. Identified Models within Map ID#21: SouthPointe (1974-1979)

Model and Photograph	Model Information	Character-Defining Features
Model A – SouthPointe  Example: 8195 Caminito Ameca (Google 2020)	**Builder:** Bren Company **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** No variations	• Rectangular plan • One-story • Side gable roof • Siding options include: stucco, brick veneer, and wood panel with battens • Exterior end brick chimney • Attached single-car width garage • Optional details include: brick veneer, exposed rafter tails, decorative beams over entry

Table 10. Identified Models within Map ID#21: SouthPointe (1974-1979)

Model and Photograph	Model Information	Character-Defining Features
Model B – SouthPointe  Example: 3247 Via Marin (Google 2020)	**Builder:** Bren Company **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** No variations	• Rectangular in plan • Two-story • Central double-door entry point • Side gable roof • Siding options include: stucco and wood panel with battens • Exterior end and interior chimneys clad in brick veneer or stucco • Attached single-car width garage • Optional details including: brick veneer
Model C – SouthPointe  Example: 3233 Via Marin (Google 2020)	**Builder:** Bren Company **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Rectangular in plan • Three-story • Central double-door entry point • Side gable roof • Siding options include: stucco and wood panel with battens • Exterior end and interior chimneys clad in brick veneer, wood panel, or stucco • Attached single-car width garage • Optional details including: brick veneer, exposed rafter tails

3.4.4.2 Map ID #29: EastBluff (1977)

Bren Company's EastBluff (Figure 3, Map ID #29) was constructed in 1977. Due to its relatively small size and short development period, no portion of the development is older than another. EastBluff is located on either side of Caminito EastBluff and the community's boundaries can loosely be described as the Woodlands development to the north, Via Mallorca to the west, Via Marin to the south, and Via Sonoma to the east.

Bren Company's EastBluff townhomes development offered contemporary split-level plans with two and three bedrooms ranging in size from 1,090 to 1,690 square feet. In 1977, prices for condominiums started at $83,990 for one of the 212 units. The townhome's exteriors were advertised as being in the Mediterranean style, selling

almost the entire development prior to the opening of the models.[63] A total of 55 buildings were constructed as part of the development, clustered in twos, threes, and fours, with three communal pools. The development was designed to be close to Bren's SouthPointe development, which was located just south of Via Marin. Both EastBluff and SouthPointe had a portion of their community facing Villa La Jolla Park.[64] Buyers were given the choice of three floor plans in one- and two-story designs (Figure 14). Bren Company did not name their models and archival research was unable to identify an architect for the EastBluff development.

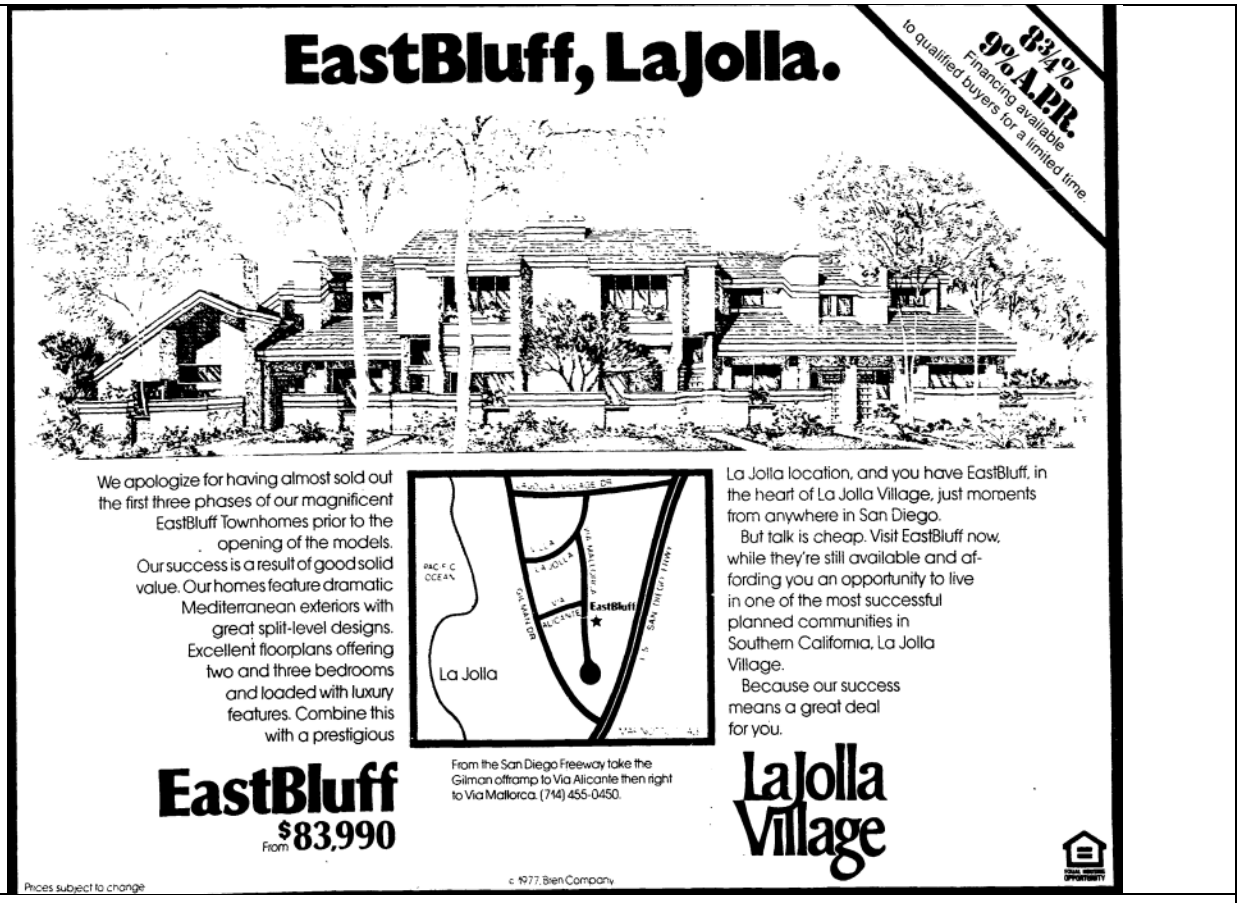


Figure 14. Advertisement for EastBluff from 1977 (SDU September 25, 1977)

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

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete and block driveways
- Attached garages accessed by alley

[63] SDU, "20 More Homes Ready for Market," *San Diego Union* (San Diego, CA), Oct. 2, 1977.
[64] SDU, "EastBluff, La Jolla," *San Diego Union* (San Diego, CA), Sep. 25, 1977.

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

- Roofing replaced since initial construction
- Replacement windows

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 11 provides a breakdown of all model types identified through the reconnaissance-level survey of the EastBluff neighborhood.

Table 11. Identified Models within Map ID#29: EastBluff (1977)

Model and Photograph	Model Information	Character-Defining Features
Model A – EastBluff  Example: 3303 Caminito Eastbluff (Google 2020)	**Builder:** Bren Company **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** Optional angled roof addition	• Rectangular plan • One- and Two-story • Side gable roof • Siding options include: stucco • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Rear facing balconies and front facing garden walls • Irregularly sized fenestration
Model B – EastBluff  Example: 3264 Caminito Eastbluff (Google 2020)	**Builder:** Bren Company **Architect:** Unknown **Type:** Multi-family residence **Variations on Model:** Optional two-story wings with either angled roof or side gable roofs	• Rectangular in plan • One- and Two-story • Side gable roof • Siding options include: stucco • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Rear facing balconies and front facing garden walls • Irregularly sized fenestration

3.4.4.3 Map ID #56, 57, 58, 59, 60, 61, 62, 63, 64, and 65: La Jolla Colony (1985-1987)

In 1980, the Los Angeles-based development company, the Bren Company, received the go ahead from the Planning Commission to start development on a 222-acre, 3,600-unit housing development named La Jolla Colony. The project was developed in four major stages starting in 1985 and completed by 1987. The project was intended to house more than 10,000 people in a combination of apartments, townhomes, multi-level condominiums, and single-family homes. The community upon completion had a total of 30,417 dwelling units. As a master-planned community, the separate developments were clustered in a kidney bean shape surrounded by the streets Palmilla Drive and Charmant Drive with four other developments located to the north, south, and east with the I-5 Freeway to the west. In 1980, housing prices in the community ranged from $85,000 and up, intended to be in the middle-market level with densities ranging from 8.5 to 45 units per acre.[65] A central park located at the western terminus of Arriba Street between Palmilla Drive and Charmant Drive, La Jolla Colony Park, acts as the development's core with pedestrian paths coming from the south at La Jolla Colony Drive and the north at Charmant Drive. La Jolla Colony, due to its size and master-planning, displays a large footprint in the University City area and houses more than 10,000 people in a range of residential types. The multi-family portions of the community included Madrid (1985-1987, Map ID #58), Las Palmas (1985-1987, Figure 3, Map ID #59), La Paz (1985-1987, Figure 3, Map ID #61), Avana La Jolla Apartments (1985-1987, Figure 3, Map ID #63), Marbella (1985-1987, Figure 3, Map ID #57), Verano (1985-1987, Figure 3, Map ID #56), Avalon La Jolla Colony (1985-1987, Figure 3, Map ID #64), and Mirada at La Jolla Colony (1985-1987, Figure 3, Map ID #65). The single-family portions of the community include Barcelona (1985-1987, Figure 3, Map ID #60) and Valencia (1985-1987, Figure 3, Map ID #62).

La Jolla Colony embodied several aspects of the New Urbanism design movement, which arose in the United States in the early 1980s. The community featured a range of housing types including apartments, townhomes, multi-level condominiums, and single-family homes. New Urbanism promoted diversity in housing types and price points to bring people of diverse ages, races, and incomes into daily interactions.[66] La Jolla Colony's occupants included families with children, married couples without children, college students, and single people that work in the University CPA.[67] The community's housing prices ranged based on the type with single-family residences at the top of the cost scale and multi-level condominiums at the bottom of the cost scale. Typically, families with children and married couples without children lived in the single-family and townhomes portions of the community while college students and single people lived in the multi-level condominiums that could also be purchased or rented monthly.

New Urbanism also promoted compact, pedestrian-friendly neighborhoods with a range of green spaces distributed within neighborhoods. Along with residential and recreational facilities, New Urbanism neighborhoods were generally mixed-use neighborhoods, where all aspects of daily living could occur within walking displace. For instance, La Jolla Colony Park was strategically located in the center of the community where it could be directly accessed from pedestrian pathways leading from the majority of the developments (Figure 15). The multi-family portions of the community offered private swimming pools for residents and landscaped pathways. The parks were private and restricted for use only by La Jolla Colony residents. The community was mixed-use due to the development of a commercial strip mall adjacent to the community at the northeast corner of Palmilla Drive and Arriba Street. The commercial center was built between 1987 and 1988 and included a grocery store, restaurants, and doctors' offices. La Jolla Colony was developed by the Bren Company and utilized several popular aspects of New Urbanism planning methodology and as a result, the development has a large footprint on the University CPA.

[65] Roger Showley, "Details of 3,600-Home La Jolla Colony Unveiled," *San Diego Union* (San Diego, CA), Aug. 27, 1980.
[66] CNU, "The Charter of the New Urbanism," accessed May 10, 2021, https://www.cnu.org/who-we-are/charter-new-urbanism.
[67] Statistical Atlas, "Marital Status in University City, San Diego, California," accessed May 10, 2021, https://statisticalatlas.com/neighborhood/California/San-Diego/University-City/Marital-Status.

Figure 15. Overview of La Jolla Colony Park with Avalon La Jolla to the left and Avana La Jolla Apartments to the right (DSC02349)

The multi-family portions of the community can be divided into three types: apartments, townhomes, and condominiums. The rentable apartment developments included Avana La Jolla Apartments (1985-1987, Map ID #63), Avalon La Jolla Colony (1985-1987, Map ID #64), and Mirada at La Jolla Colony (1985-1987, Map ID #65) (Figure 16). The townhome developments included Madrid (1985-1987, Map ID #58) and Las Palmas (1985-1987, Map ID #59) (Figure 17), and the condominium developments included La Paz (1985-1987, Map ID #61), Marbella (1985-1987, Map ID #57), and Verano (1985-1987, Map ID #56) (Figure 18).

Figure 16. Example of a La Jolla Colony apartment complex, Mirada at La Jolla Colony, Map ID #65 (DSC02372)

Figure 17. Example of a townhome development in La Jolla Colony, Las Palmas, Map ID #59 (DSC02403)

Figure 18. Example of condominium development in La Jolla Colony, La Paz, Map ID #61 (DSC02327)

The Bren Company's Barcelona community (Figure 3, Map ID #60) developed as part of the company's large scale 222-acre, 3,600-unit housing development called La Jolla Colony, which began construction in 1985. Construction on Barcelona began in 1985 and ended in 1987. The community's boundaries can loosely be described as the La Jolla Blue Apartments and Porte De Palmas to the north, Charmant Drive to the west, Charmant Drive and Palmilla Drive to the south, and Palmilla Drive to the east. The Bren Company's Barcelona community was the largest constructed around UCSD in 1980 totaling 222 acres. Housing prices in the community ranged from $85,000 and up in 1980. Included in the community were townhouses and multi-level condominiums with densities ranging from 8.5 to 45 units per acre.[68] Barcelona was built in six phases with 177 single-family homes. A homeowner's association maintained the common areas including two recreation centers with swimming pools and spas. In 1986, home prices ranged from $152,990 to $180,990 and were available in four floor plans. The four plans were sized from 1,106 to 1,554 square feet in two- or three-bedrooms. Features included a wood-burning fireplace, interior laundry area, and attached two-car garages. Exterior elevations reflected the La Jolla Colony's Mediterranean theme (Figure 19).[69] The Bren Company did not name the communities' models.

[68] Roger Showley. "Details of 3,600-Home La Jolla Colony Unveiled." *San Diego Union* (San Diego, CA), Aug. 27, 1980.
[69] LAT, "Sales Momentum Building at La Jolla Colony Barcelona," *Los Angeles Times* (Los Angeles, CA), Dec. 7, 1986.

Figure 19. Example of single-family residence in La Jolla Colony, Barcelona, Map ID #60 (DSC02415)

The Bren Company's Valencia (Figure 3, Map ID #62) community developed as a result of the company's large scale 222-acre, 3,600-unit housing development called La Jolla Colony, which began construction in 1985. Construction on Valencia began in 1985 and ended in 1986. The community's boundaries can loosely be described as Palmilla Drive to the north, La Jolla Colony Drive to the west, Caminito Cassis to the south, and Regents Road to the east.

The Bren company's Valencia community was developed in seven phases between 1985 and 1986. A total of 146 homes were planned available in five floor plans ranging in size from 1,743 to 2,616 square feet. All residences offered French doors off the master bedroom or family room, breakfast nooks, walk-in closets, interior laundry rooms, fully fenced backyards, and one- to three-fireplaces. Additionally, each home offered an attached two- or three-car garage and front courtyard with street landscaping installed and maintained by a homeowner association. The three- and four-bedroom Valencia homes ranged in price from $227,990 to $269,990 in 1986. In 1986, Bren added an electric gate at the neighborhood's entrance to appeal to new residents. The Bren Company named the models, but archival research was able to reveal only one name, the Las Violeta floor plan available for $249,990 in 1986.[70]

The following provides a basic listing of character-defining features for the La Jolla Colony. A pedestrian survey was conducted on April 15, 2021, by Dudek architectural historian Nicole Frank, MSHP. The survey entailed walking the public right-of-way and documenting La Jolla Colony taking notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features in the community.

[70] LAT, "Landscaped Yard, Spas Spur Sales," *Los Angeles Times* (Los Angeles, CA), July 13, 1986.

Multi-family and single-family residences in the La Jolla Colony neighborhood share the following general character-defining features:

- New Traditional style with Mediterranean Revival and Neo Spanish Colonial Revival detailing
- Rectangular and irregularly shaped in plan
- Red, barrel tile and composition roofs
- Front, side, and cross gable roofs
- Exterior walls clad in painted white or tan stucco
- Irregular window shapes, sizes, and placement
- Balconies
- Stucco clad interior and exterior chimneys
- Uniform setbacks
- Attached garages, carports, and surface parking spots
- Pedestrian pathways and access to greenspaces

3.4.5 Harry L. Summers, Inc. (1952-1990s) Developments

Harry L. Summers founded Harry L. Summers, Inc. in 1952, building 1,600 on-base rental-housing units at Camp Pendleton. Summers began master-planning communities in 1961 with the development of 6,000 acres in San Diego, which became Rancho Bernardo. Summers' Rancho Bernardo development won him international recognition and multiple building awards. He was able to transition a cattle ranch into a community of 25,000 housing units, a 650-acre industrial park, recreation centers, and golf courses with the community being one of the first to move all utilities underground. In 1968, Harry L. Summers, Inc. purchased 7,000 acres of land in Laguna Niguel in Orange County and master-planned the area selling the parcels to other builders. Throughout the 1970s and 1980s, Summers' focus moved to University City and developing 600 acres into the Plaza at La Jolla Village, an 850,000-square foot office park and residential development.[71] Harry L. Summers, Inc. is no longer constructing buildings.

3.4.5.1 Map ID #32: Vista La Jolla (1977)

Harry L. Summers, Inc.'s Vista La Jolla (Figure 3, Map ID #32) was developed in 1977 adjacent to the newly opened University Towne Centre mall. The community's boundaries can loosely be described as Golden Haven Drive to the north, Montrose Way to the west, Excalibur Way to the south, and Towne Centre Drive to the east.

Vista La Jolla was a $10 million single-family development located adjacent to University Towne Centre. The price of the homes in 1977 ranged from $125,000 to $165,000 with floor plans sized from 2,065 to 2,540 square feet. One-story and two-story homes were offered with a greenbelt and bike paths that connect the residential development to the shopping center. All plans featured garages with automatic door openers, two wood-burning fireplaces, sweeping spiral staircase, fenced-in rear yards, built-in ice makers, trash compactors, microwave ovens,

[71] California Homebuilding Foundation, "1985 Honoree, Harry L. Summers, Summers Companies," accessed Apr. 17, 2020, https://www.mychf.org/summers-harry-l/.

master baths with Roman-style ceramic tile tubs, and multiple other custom features.[72] The three plans were named the St. Moritz, the Monaco, and the Riviera.[73] The St. Moritz plan was described as having over 2,500 square feet of interior space on two floors (Figure 20). An architect for this development could not be identified.

Figure 20. Advertisement for Vista La Jolla from 1978 (SDU June 18, 1978)

Residences in the Vista La Jolla neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- One- and two-story options available
- Uniform setback from the street
- Single entry doors
- Parcels and home designs often follow the topography of the neighborhood

[72] SDU, "Homes Opened Adjacent to New Center," *San Diego Union* (San Diego, CA), Oct. 30, 1977.
[73] SDU, "Steps Up to Elegance," *San Diego Union* (San Diego, CA), Sep. 10, 1978.

- Concrete driveways
- Attached garages
- Minimal exterior ornamentation
- Mixed exterior cladding materials that include stucco, wood, and brick veneer
- Complex rooflines with gabled, flat, shed, and hipped components

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 12 provides a breakdown of all model types identified through the reconnaissance-level survey of the Vista La Jolla neighborhood.

Table 12. Identified Models within Map ID#32: Vista La Jolla (1977)

Model and Photograph	Model Information	Character-Defining Features
Model A – Vista La Jolla  Example: 8983 Montrose Way (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations are distinguished by exterior cladding	• L-shaped plan • One-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in barrel tile • Irregular fenestration with a variety of window shapes and sizes • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior cladding options include stucco and wood siding • Centered single-door entry point with sidelight • Prominent chimney located on front elevation: Stucco or brick variation • Attached garage
Model B – Vista La Jolla  Example: 9035 January Place (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by rooflines and exterior cladding	• L-shaped plan • Two-story • Multi- front-facing gabled roofline (Variation with shed roof section above garage) • Articulated elevations • Stucco is primary cladding material with wood board details seen in some variations • Single, offset entry point • Irregular fenestration with a variety of window shapes and sizes on main elevation • Attached double-width garage • Concrete driveway

Table 12. Identified Models within Map ID#32: Vista La Jolla (1977)

Model and Photograph	Model Information	Character-Defining Features
Model C – Vista La Jolla  Example: 8998 Montrose Way (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished with exterior cladding	• L-shaped in plan • Two-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in barrel tile • Irregular fenestration with a variety of window shapes and sizes • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior siding options include wood or stucco • Offset single-door entry point • Exterior chimney • Attached garage
Model D – Vista La Jolla  Example: 9005 January Place (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular in plan • Two-story • Stucco cladding • Multi-gabled roofline over the main block of the house with flat roof over the garage • Fenestration is irregular with a variety of window styles and sizes • Roof clad in barrel tile • Exterior end chimney • Offset entry point • Attached double-width garage

3.4.5.2 Map ID #40: Vista La Jolla Townhomes (1979)

Harry L. Summers, Inc.'s Vista La Jolla Townhomes (Figure 3, Map ID #40) began development in 1979. The community's boundaries can loosely be described as Via Precipicio to the northwest, Nobel Drive to the southwest, Towne Centre Drive to the southeast, and Via Andar to the northeast.

Vista La Jolla Townhomes is a master-planned townhome complex constructed in three phases within one year. The complex was planned to contain 117 townhomes with two to four-bedrooms. Every 39 homes had their own recreation facility including a swimming and therapy pool, bathhouses, and barbecues. A central clubhouse was

also located on the site. The complex was advertised as being within walking distance of University Towne Center and prices started at $147,000 in 1979 (Figure 21).[74] The complex's model names and architect are unknown.

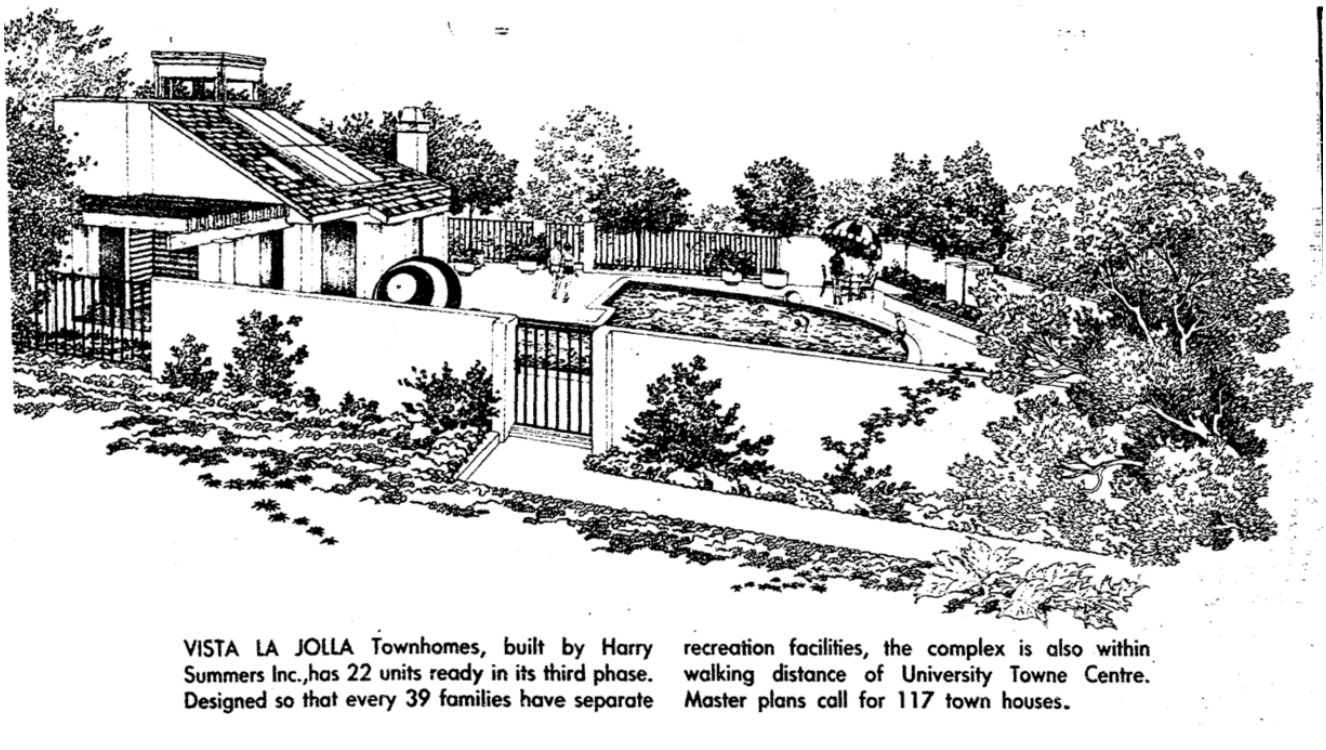


Figure 21. Advertisement for Vista La Jolla Townhomes from 1979 (SDU July 22, 1979)

Residences in the Vista La Jolla Townhomes neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Attached single-car width garage
- Mixed materials exterior cladding includes stucco and horizontal and angled wood boards
- Recessed and offset entry points
- Combination side gable and angled roof sections
- Roof sheathed in composition shingles
- Variation in fenestration size
- Buildings situated in long rows

[74] SDU, "Mission Valley Condos on Sale," *San Diego Union* (San Diego, CA), July 22, 1979.

Vista La Jolla Townhomes display the same repeated front gabled and angled roof two-story design repeated throughout the development. Rows of townhomes are situated in a cluster around the roads Via Precipicio, Via Andar, Via Amable, Via Pasear, Via La Rambles, and Via Realzar. Due to this repeated design, individual models could not be identified, rather, slight variations on the single model, including differences in garage doors, exterior paint color, and the placement of various exterior materials, distinguished the townhomes (Figure 22). Overall, the Vista La Jolla Townhomes development displays relative uniformity in plan, design, massing, and fenestration.

Figure 22. Overview of Vista La Jolla Townhomes, Map ID #48, View to northwest (Google 2020)

3.4.5.3 Map ID #46: Canyon Ridge (1980-1984)

Harry L. Summers, Inc.'s Canyon Ridge (Figure 3, Map ID #46), also called University Garden Villas, began development in 1978 and officially opened sales in 1979 and continued in multiple phases through 1984. The community's boundaries can loosely be described as Governor Drive to the north, The University City Village development to the west, State Route 52 (SR-52) to the south, and a large group of business parks to the east.

Canyon Ridge was designed as 178 single-family, "executive-style," luxury residences. Homes were offered in four models, the "Wisteria," "Jasmine," "Heather," and "Laurel."[75] These came as two, three, and four bedroom homes with one or two stories, and between 2,065 and 3,000 square feet.[76] All models included dual fireplaces, master bedroom suites, bath and dressing areas, Strauss Crystal chandeliers, stained glass entry windows, a Thermadore self-cleaning oven, microwave oven, dishwasher, trash compactor, Jenn-air separate cooktop with barbeque, steel-

[75] SDU, "Canyon Ridge," *San Diego Union* (San Diego, CA), December 3, 1978.
[76] SDU, "Grand Opening – A Choice of Elegance," *San Diego Union* (San Diego, CA), March 18, 1979.

cased floor safes, and garden windows.[77] Despite being advertised with model names, descriptions of the individual model features were not available through research. In 1978 advertisements, home prices began at $149,000, and ranged to $200,000 for larger residences. Only conventional financing was offered, with a 9.75% interest rate. This was only marginally lower than the national 10% annual interest rate. VA financing was also offered, but not enumerated in advertisements.[78] By 1979, the lowest-priced home had increased to $173,000, and up to $185,000 in 1980.[79] During the economic downturn later in the early 1980s, home prices dropped back to $165,000, but interest rates had gone up to 14% for the 30-year fixed rate (Figure 23).[80]

Figure 23. Advertisement for Canyon Ridge from 1978 (SDU December 3, 1978)

[77] SDU, "Preview... Extraordinary Elegance," *San Diego Union* (San Diego, CA), November 26, 1978.
[78] SDU, "Preview... Extraordinary Elegance," *San Diego Union* (San Diego, CA), November 26, 1978.
[79] SDU, "Week In Housing," *San Diego Union* (San Diego, CA), June 1, 1980.
[80] SDU, "A Financing Plan With No Surprises," *San Diego Union* (San Diego, CA), July 4, 1982.

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

- Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing styles of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages
- Articulated elevations with protruding bays
- Irregular window shapes, sizes and placement
- Red, barrel tile roofs

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 13 provides a breakdown of all model types identified through the reconnaissance-level survey of the Canyon Ridge neighborhood.

Table 13. Identified Models within Map ID#46: Canyon Ridge (1980-1984)

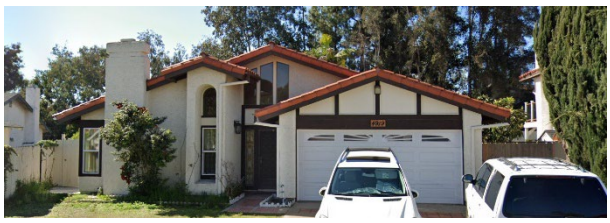
Model and Photograph	Model Information	Character-Defining Features
Model A – Canyon Ridge  Example: 4919 Via Cinta (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by exterior cladding	• L-shaped plan • One-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in red barrel tile • Irregular shape windows • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior cladding options include a stucco or angled wood board • Centered single-door entry point with sidelight • Prominent chimney located on front elevation: Stucco or brick variation • Attached garage
Model B – Canyon Ridge  Example: 6054 Via Regla (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 3 variations distinguished by rooflines, exterior cladding, and exterior ornamentation	• L-shaped plan • Two-story • A-line, multi- gabled roofline (Variation with shed roof section above garage) • Articulated elevations • Combination of stucco-cladding with wood board details • Stucco pilasters delineate bays • Decorative wood panels surrounding fenestration • Protruding window surrounds of varying shapes and depths • Single, off-set entry door • Irregular window shapes and sizes on main elevation • Optional details include: Balconette above garage; chimney on front elevation; arched frame around entry point • Attached single-car width garage • Concrete driveway

Table 13. Identified Models within Map ID#46: Canyon Ridge (1980-1984)

Model and Photograph	Model Information	Character-Defining Features
Model C – Canyon Ridge  Example: 6058 Via Regla (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations are distinguished by exterior cladding	• L-shaped in plan • Two-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Roof clad in red barrel tile • Irregular shape windows • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Exterior siding options include a stucco with decorative, geometric wood paneling • Centered single-door entry point with sidelight • Exterior chimney • Attached double-width garage
Model D – Canyon Ridge  Example: 6143 Lakewood Street (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by exterior cladding	• Irregular in plan • One-story • Front gable roofline • Articulated elevations with protruding bays • Horizontal board siding • Centered entry point with low stoop • Single entry doors with side lights and enlarged transom • Exterior end chimney • Attached double-width garage • Concrete driveway
Model E – Canyon Ridge  Example: 6136 Lakewood Street (Google 2020)	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by exterior cladding and rooflines	• Irregular in plan • Two-story • Stucco • Complex roof with side gable version over the main block of the house and saltbox roof over the garage • Roof clad in red barrel tile • Exterior end brick chimney • Centered entry point • Attached double-width garage

Table 13. Identified Models within Map ID#46: Canyon Ridge (1980-1984)

Model and Photograph	Model Information	Character-Defining Features
Model F – Canyon Ridge  *Example: 5041 Via Cinta (Google 2020)*	**Builder:** Harry L. Summers, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by cladding materials	• L-shaped in plan • One-story • Side gable roofline with flat parapet roof over garage • Stucco exterior siding • Central entry point • Single entry door • No visible chimney • Attached double-width garage

3.4.6 Lear Land Corporation (1961-2000s) Developments

Lear Simpson moved his family from Pennsylvania to San Diego in 1961. In the early 1960s, Simpson acted as sales manager for the Collins Development Company and the Sunset International Petroleum Corporation before operating his own development company under his name in 1966. The company's first development, Hyde Park Estates in San Carlos began in 1966. In 1967, Simpson announced a new housing development in University City called University Hyde Park. In 1967, Simpson announced the organization of the Lear Land Corporation, a firm "organized for diversified real estate developments throughout San Diego County." The company planned to diversify into apartments, commercial, and industrial construction in addition to single-family housing developments.[81] The development company continued to build housing projects including the Lakes in Santee and Del Cerro Highlands. By the mid-2000s, the Lear Land Corporation stopped constructing buildings.

3.4.6.1 Map ID #9: University Hyde Park (1967)

The Lear Land Corporation developed University Hyde Park (Figure 3, Map ID #9) between 1967 and 1968. The community's boundaries can loosely be described as Stresemann Street to the north, Honors Drive to the west, Curie Street to the south, and Sandburg Avenue to the east.

The Lear Land Corporation's University Hyde Park began in 1968 along Pennant Way at Regents Road. Three-, four- and five-bedroom residences in one and two-story styles were available, all designed by Del Mar architect, Daniel Nick Salerno & Associates. The home's styles were described as Spanish, French, Contemporary, Traditional, and California Ranch with cedar shingle roofs and wrought iron exterior accents. In 1967, prices ranged from $29,600 to $33,550. Originally, four floor plans with 1,655 to 2,200 square feet and 13 elevations were offered. Early purchasers had their choice of color décor, fireplace masonry and style, floor coverings, and optional installations. All houses were designed around a patio kitchen concept, which was combined into one large room composed of the family room, breakfast area, and kitchen with a serving bar. From the kitchen, double sliding glass doors and

[81] SDU, "Reality Roundup," *San Diego Union* (San Diego, CA), Oct. 29, 1967.

kitchen pass-through windows opened onto the patio. Other amenities included attached double garages, ceramic tile entry hallways, and master bedroom suites (Figure 24).[82]

FRENCH CHATEAU STYLING with Mansard roof and wrought iron trim is featured on a two-story, five-bedroom house that is one of four model homes included in a preview showing of University Hyde Park, a new development at Pennant Way and Regents Road in University City.

Figure 24. Article for University Hyde Park from 1967 (SDU May 21, 1967)

Residences in the University Hyde Park neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- One- and two-story options
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple side-gabled rooflines with hipped, or front gable elaborations

[82] SDU, "Preview Showing to Open at University Hyde Park," *San Diego Union* (San Diego, CA), May 21, 1967.

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

- Replacement cladding
- Roofing replaced since initial construction
- Solar panels added to the roof
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 14 provides a breakdown of all model types identified through the reconnaissance-level survey of the University Hyde Park neighborhood.

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
Model A – University Hyde Park  Example: 5465 Pire Avenue (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** No variations	• T-shaped in plan • Flat roof with mansard detail • Post-and-beam/clerestory detail at front entrance • Exterior end chimney • Offset, sheltered entry point • Stucco exterior cladding • Attached single-car garage • Concrete driveway

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
Model B – University Hyde Park  Example: 5429 Pire Avenue (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Shallowly pitched, hipped roof • Exterior end chimney; rear elevation • Centered, recessed entry point • Double door with sidelights • Stucco exterior cladding • Attached single-car garage • Concrete driveway • Minimal exterior ornamentation
Model C – University Hyde Park  Example: 5411 Pire Avenue (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** No variations	• L-shaped plan • Flat roof with mansard detail • Offset, recessed entry point • Double doors with sidelights • Stucco exterior cladding • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
Model D – University Hyde Park  Example: 3044 Curie Street (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** No variations	• T-shaped in plan • Cross-gabled, with offset garage • Sloping wing walls on main elevation • Exterior end chimney • Centered entry point in recessed courtyard • Arched entry to courtyard • Notched roof section with open rafters above the main point of entry • Stucco exterior cladding • Attached single-car width garage • Concrete driveway
Model E – University Hyde Park  Example: 3075 Curie Street (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Rectangular in plan • Gable on hip roof • Interior chimney • Partial, integral porch • Centered entry point • Double doors • Combination board-and-batten and stone veneer exterior cladding • Attached single-car width garage • Concrete driveway

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
Model F – University Hyde Park  Example: 5410 Sandburg Ave (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• T-shaped in plan • Cross-gabled • Exterior end chimney • Offset, recessed entry point • Double doors with sidelights • Stucco exterior cladding • Attached garage • Concrete driveway
Model G – University Hyde Park  Example: 5474 Sandburg Avenue (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Shallowly pitched hipped roof • Inset pilasters on main elevation • Interior chimney • Offset, recessed entry point • Double doors • Various exterior cladding materials: stucco, brick veneer, board-and-batten • Attached single-car garage • Concrete driveway • Minimal exterior ornamentation

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
Model H – University Hyde Park  Example: 5619 Sandburg Avenue (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Side gabled roof • Exterior end chimney • Centered, recessed entry point • Single door • Various exterior cladding materials: stucco, asbestos shingle, and brick veneer cladding • Attached garage oriented 90 degrees to the street • Curving concrete driveway • Gabled dormers breaking the roofline • Minimal exterior ornamentation
Model I – University Hyde Park  Example: 5488 Sandburg Ave (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Gable-on-hip roof • Exterior end chimney • Offset entry point • Double doors • Horizontal board and stone veneer cladding • Attached garage • Concrete driveway • Minimal exterior ornament

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

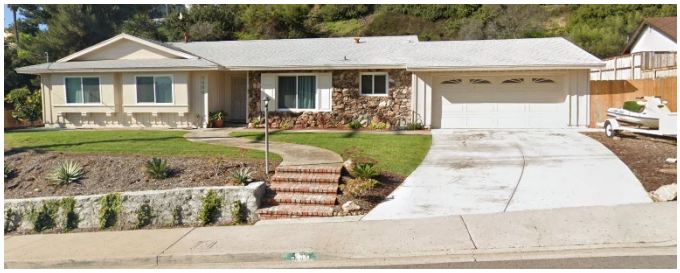
Model and Photograph	Model Information	Character-Defining Features
Model J – University Hyde Park  Example: 5647 Sandburg Avenue (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Side gabled roof • Exterior end chimney • Offset, recessed entry point with double entry doors • Exterior cladding options include stucco, brick/stone veneer, and vertical wood board • Exterior cladding • Attached garage oriented 90 degrees to the street • Curving concrete driveway • Wood fin decoration on garage side elevation
Model K – University Hyde Park  Example: 5464 Honors Drive (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Rectangular in plan • Side gabled, with gable on hip detail • Exterior end chimney • Offset, recessed entry point • Single door • Protruding window bays with support corbeling • Various exterior cladding materials: stucco, board-and-batten, stone veneer • Attached garage • Concrete driveway

Table 14. Identified Models within Map ID#9: University Hyde Park (1967)

Model and Photograph	Model Information	Character-Defining Features
Model L – University Hyde Park  Example: 5539 Dalen Ave (Google 2020)	**Builder:** Lear Land Corporation **Architect:** Daniel Nick Salerno & Associates **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Cross-gabled • Exterior end chimney • Offset, recessed entry point, sheltered under edge of roof • Double door • Various exterior cladding materials: stucco, vertical board, brick veneer • Attached garage oriented 90 degrees to the street • Curving concrete driveway

3.4.7 American Housing Guild (1951-Present) Developments

Martin Gleich moved to San Diego from New York in 1951 and established the American Housing Guild San Diego Division in 1952. The American Housing Guild had nine divisional operations including San Diego, San Francisco, Los Angeles, Denver, Dallas, Houston, Chicago, Columbus, and Washington-Maryland. In 1952, under the provisions of the Defense Housing Act, the company built 42 homes in San Diego. In 1960, Guild Mortgage Company was founded as a home financing company for the American Housing Guild in San Diego. In 1972, the company expanded its services to include resale mortgage financing, eventually becoming a national mortgage banking company with more than 175 branch and satellite offices in 16 states by 2013.[83] The American Housing Guild became one of the nation's first geographically diversified builders with divisions expanding across the country throughout the 1960s and 1970s, producing more than 17,000 residential units by 1973. The company placed an emphasis on good management, modern construction techniques, economical buying practices, practical design aesthetics, and careful marketing research. They also provided homebuyers a full year's warranty that guaranteed the buyer complete satisfaction with their new home.[84] American Housing Guild developments in San Diego County included Flair in Chula Vista, Tempo near Lake Murray, and the Bluffs in University City. In 1982, the American Housing Guild San Diego merged with the American Housing Guild while Guild Mortgage remains in business.

[83] TA, "Guild Mortgage opens Branch in Baton Rouge," The Advocate (Baton Rouge, LA), Oct. 6, 2013.
[84] TA, "American Housing Guild's San Diego Division Oldest," *Times-Advocate* (Escondido, CA), Sep. 16, 1973.

3.4.7.1 Map ID #6: Flair (1963)

American Housing Guild's Flair development (Figure 3, Map ID #6) began in 1963. The community's boundaries can loosely be described as Pavlov Avenue to the north, Cozzens Street to the west, the southern tremulous of Dirac Street and a canyon to the south, and a canyon and Dirac Street to the east.

American Housing Guild's Flair development began in 1963 as 90-homes built off Governors Drive along Dirac Street. By 1964, the development totaled 100 homes.[85] Herb Seltzer, the American Housing Guild's general sales manager said prospective buyers "flocked" to the opening of the Flair subdivision paying particular attention to the two-story model units. The two-story houses were available in two exterior stylings with more than 2,000 square-feet of floor space, four bedrooms, three baths, a family room, kitchen, living room, and dining area. One-story and two-story models were available in Contemporary and Tract Ranch architectural styles ranging from 1,300 to 2,000 square feet. Features included fences, fireplaces, carpeting, drapes, family rooms, central heating, double garages, built-in ranges, ovens, and disposals.[86] The development's one-story models included Fanfare, Golden Gate, Herald, Festival, Gala, and Holiday and the two-story models were named Karnival and Kornona (Figure 25).[87] The architect for the development could not be identified through archival research.

[85] SDU, "Final Unit under Way at Flair," *San Diego Union* (San Diego, CA), Aug. 9, 1964.
[86] SDU, "New Split-Level Model is Ready," *San Diego Union* (San Diego, CA), June 14, 1964.
[87] Rose Creek Watershed Alliance, "History," Accessed May 22, 2020. http://www.rosecreekwatershed.org/about-our-watershed/history/.

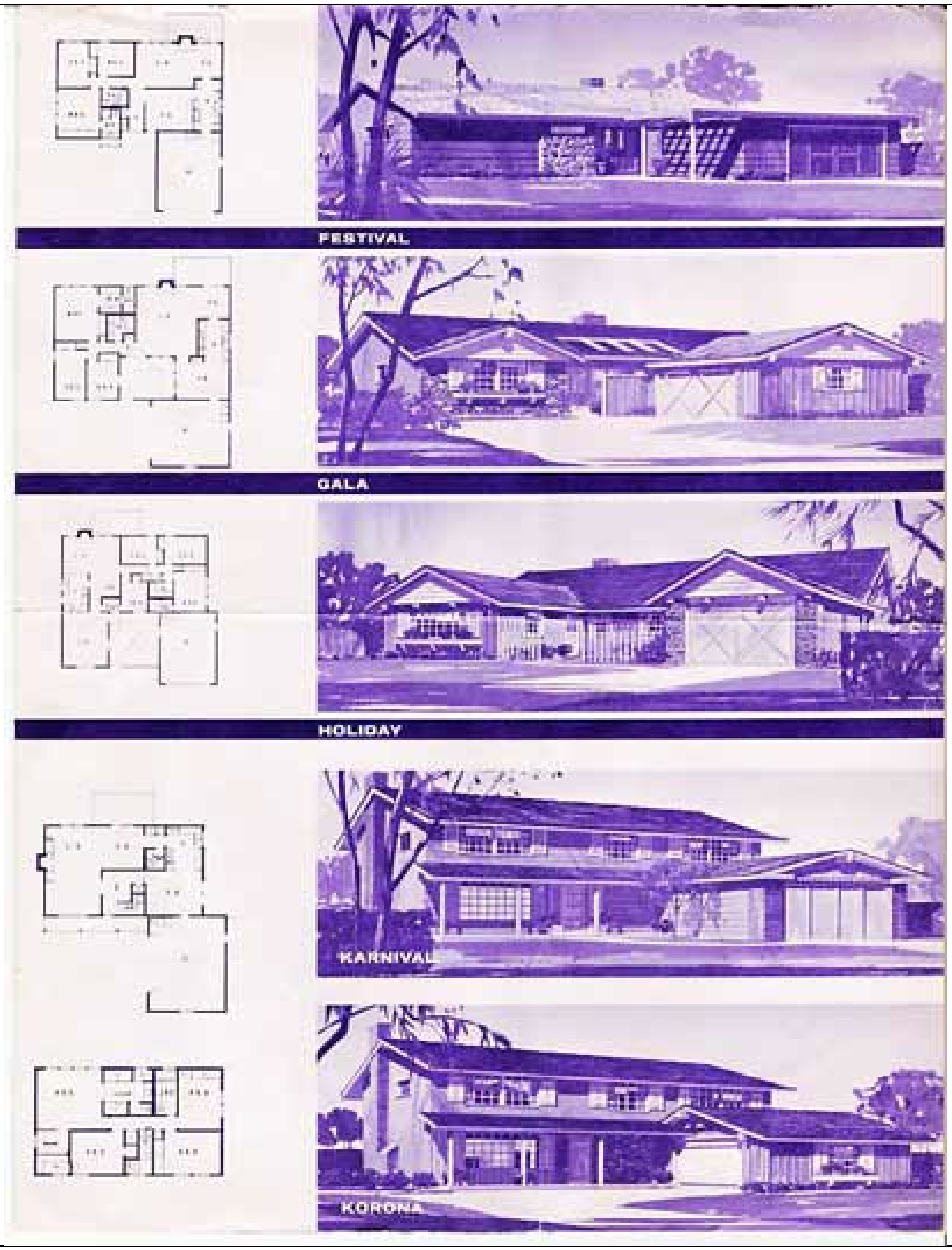


Figure 25. Flair Development House Promotion Book, date unknown (www.rosecreekwatershed.org)

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

- Contemporary and Tract Ranch styles of architecture
- Mass-produced and economic materials
- One- and two-story options available
- Uniform setback from the street
- Single entry doors
- Concrete driveways
- Attached garages
- Mixed exterior cladding materials that include stucco, wood, and brick veneer

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement doors including the addition of security doors
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials
- Additions to the rear of the buildings

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by the names assigned in plan books by the American Housing Guild. Table 15 provides a breakdown of all model types identified through the reconnaissance-level survey of the Flair neighborhood.

Table 15. Identified Models within Map ID#6: Flair (1963)

Model and Photograph	Model Information	Character-Defining Features
Model A "Fanfare" – Flair  Example: 5860 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** No variations	• L-shaped plan • One-story • Cross hipped roof • Entry point is obscured by freestanding wooden screen • Exterior cladding typically board and batten • Offset entry point Attached single-car garage • Concrete driveway
Model B "Golden Gate" – Flair  Example: 5865 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • One-story • Multi-side gable roofs • Offset entry point • Exterior cladding typically mixed materials shingled and board and batten • Attached garage facing away from the street • Concrete driveway
Model C "Festival" – Flair  Example: 5937 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** No variations noted	• L-shaped plan • One-story • Combination flat and side gable roof • Offset entry point with large overhang • Mixed materials exterior cladding including stone veneer and horizontal wood board Attached single-car garage • Concrete driveway • Lacks exterior ornament

Table 15. Identified Models within Map ID#6: Flair (1963)

Model and Photograph	Model Information	Character-Defining Features
Model D "Korana" – Flair  Example: 5906 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Two-story • Side gabled roofline • Irregular fenestration with multiple window configurations and sizes on main elevation • Centered single-door entry point sheltered by a simple projecting porch supported by three posts • Exterior cladding is typically a mix of materials with popular examples including brick veneer, horizontal wood siding, and board and batten • Exterior end chimney • Attached garage set 90 degrees to the street • Concrete driveway
Model E "Herald" – Flair  Example: 5948 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • One-story • Complex roofline with gable on hip elements and regular hipped elements • Exposed rafter tails on the gable on hip sections of the roofline • Irregular fenestration with multiple window configurations and sizes on main elevation • Centered single-door entry point sheltered by a simple projecting porch supported by three posts • Exterior cladding is typically a mix of materials with popular examples including brick veneer and stucco • Some examples have decorative half-timbering • Interior end chimney • Attached garage • Concrete driveway

Table 15. Identified Models within Map ID#6: Flair (1963)

Model and Photograph	Model Information	Character-Defining Features
Model F "Gala" – Flair  Example: 5901 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • One-story • Cross-gabled roofline with additional front-facing gable above the main window on the façade • Exposed rafter tails • Entry point is obscured by freestanding wooden screen • Exterior cladding is typically a mix of materials with popular materials including brick veneer, wood siding, stucco and board and batten • Attached garage set 90 degrees to the street • Concrete driveway
Model G "Holiday" – Flair  Example: 5836 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • One-story • Cross-gabled roofline with two front-facing gables • Exposed rafter tails • Entry point is obscured, but appears to be centered • Exterior cladding is typically a mix of materials with popular materials including brick veneer and stucco • Attached garage • Concrete driveway

Table 15. Identified Models within Map ID#6: Flair (1963)

Model and Photograph	Model Information	Character-Defining Features
Model H "Karnival" – Flair  Example: 6040 Dirac Street (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Two-story • Side gabled roofline on main block of the house with a front-facing gable on the garage • Fenestration on the main elevation includes multiple window configurations and sizes • Centered single-door entry point sheltered by a simple projecting porch supported by three posts • Exterior cladding is typically a mix of materials with popular examples including brick veneer, horizontal wood siding, and board and batten • Exterior end chimney • Attached garage • Concrete driveway

3.4.7.2 Map ID #12: The Bluffs (1968)

American Housing Guild's The Bluffs (Figure 3, Map ID #12) began development in 1968. The community was built in several units, opening, on average, 22 homes at a time. The first unit was opened in 1968,[88] the second in 1969,[89] and the remainder by the end of 1969.[90] The community's boundaries can loosely be described as Rose Canyon to the north and west, University Hills Housing development to the south and east, as well as Panorama Park housing development to the east.

The Bluffs was designed as between 113 single-family residences[91]. Homes were offered in three models. These came as one-and two-story offerings, with three-to-six bedrooms and two or three bathrooms, ranging in size from 1,613 square feet to 2,184 square feet. The model designs used for The Bluffs were "selected from the most popular plans in three other AHG subdivisions: Flair, in Chula Vista, Bay Ho, overlooking Mission Bay, and Accent, in the San Carlos area."[92] This indicates that no new designs were present at The Bluffs, instead recycling older, successful designs. All models included dishwashers, carpeting, fireplaces, stainless steel sinks with waste disposals, electric ranges, self-cleaning ovens, ceramic tile bathrooms, fencing, landscaping and shake roofs. The development advertised views to nearby UCSD, Scripps Hospital, and the Salk Institute. In 1968 advertisements,

[88] SDU, "Guild Starts New Subdivision," *San Diego Union* (San Diego, CA), Dec. 1, 1968.
[89] SDU, "New Unit to Start at The Bluffs," *San Diego Union* (San Diego, CA), July 6, 1969.
[90] SDU, "8 Bluffs Homes Nearly Ready," *San Diego Union* (San Diego, CA), Nov. 16, 1969.
[91] SDU, "8 Bluffs Homes Nearly Ready," *San Diego Union* (San Diego, CA), Nov. 16, 1969.
[92] SDU, "Guild Starts New Subdivision," *San Diego Union* (San Diego, CA), Dec. 1, 1968.

home prices began at $26,000, and ranged to $35,000 for larger residences. VA, CalVet, and conventional term financing was available.[93] Prices increased over time, asking $31,700 for the smallest model in 1969 (Figure 26).[94]

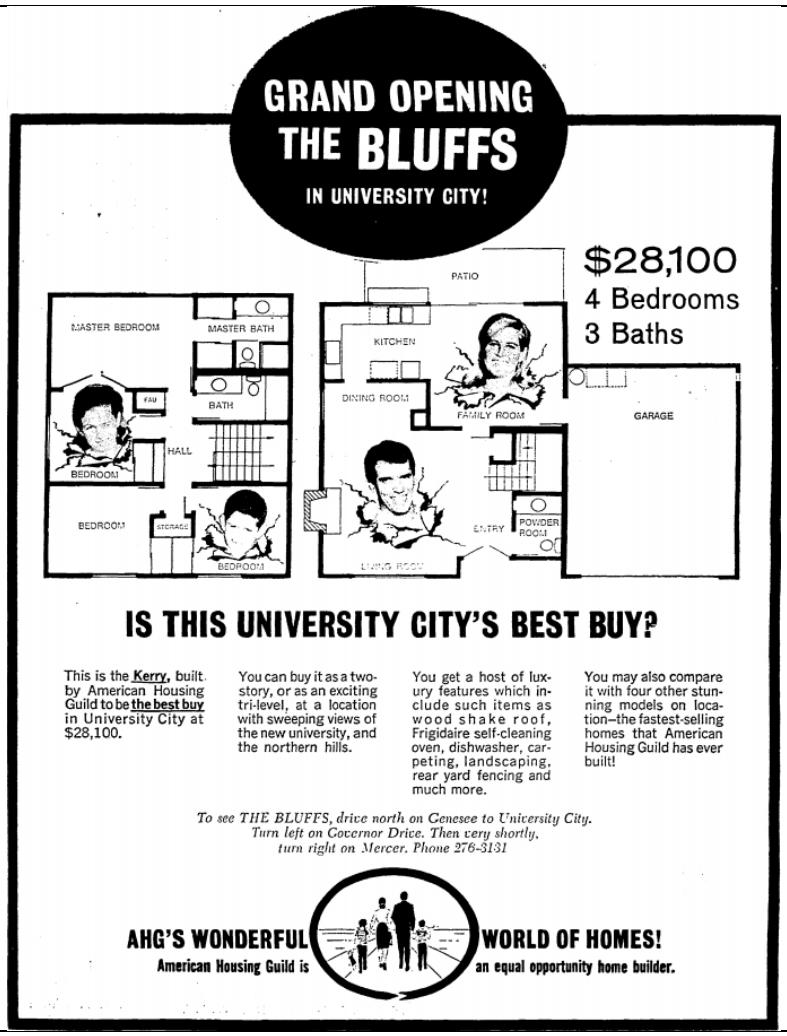


Figure 26. Advertisement for The Bluffs from 1969 (SDU March 9, 1969)

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

- Tract Ranch, Neo-Mansard, and Contemporary styles of architecture
- Mass-produced and economic materials
- Mostly two-story
- View vistas of the canyon
- Customizable from an exterior materials standpoint (Shingles, wood, and veneers: stone, brick)
- Concrete driveways

[93] SDU, "Guild Starts New Subdivision," *San Diego Union* (San Diego, CA), December 1, 1968
[94] SDU, "Home Sales Top $3 Million Mark," *San Diego Union* (San Diego, CA), October 5, 1969.

- Double-width garages

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Second story additions or additions to the rear of the building

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

Table 16. Identified Models within Map ID#12: The Bluffs (1968)

Model and Photograph	Model Information	Character-Defining Features
Model A – The Bluffs  Example: 7015 Condon Drive (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Two variations distinguished by exterior cladding and rooflines	• Rectangular plan • 2-story • Side-gable or cross-gable roofline • Second story overhangs first story • Central double-door entry point • Siding options include a combination of stucco, stone and brick veneers, horizontal wood board, or shingles • Shutters surrounding fenestration • Exterior end chimney • Attached double-width garage

Table 16. Identified Models within Map ID#12: The Bluffs (1968)

Model and Photograph	Model Information	Character-Defining Features
Model B – The Bluffs  Example: 3416 Tony Drive (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residences **Variations on Model:** 3 variations distinguished by exterior cladding	• L-shaped plan • One-story • Gambrel roof with dormers or side-gable roof: both with front-facing gable over garage • Second story overhangs first story • Siding options include a combination of stucco, brick veneers, and shingles • Central double-door entry point • Shutters surrounding fenestration • Optional details including: structural beams visible in gable ends; a second story balcony • Exterior end chimney • Attached double-width garage
Model C – The Bluffs  Example: 6825 Condon Drive (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular in plan • One-story • Cross-hipped roof • Vertical wood or stucco siding • Central entry point with double-door entry • Exterior end chimney • Attached double-width garage
Model D – The Bluffs  Example: 7070 Condon Drive (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by exterior cladding	• L-shaped plan • One-story • Side-gable roof with hipped roof over garage • Combination vertical wood and stucco-cladding • Central entry point with double-door entry • Exterior end chimney • Attached garage

Table 16. Identified Models within Map ID#12: The Bluffs (1968)

Model and Photograph	Model Information	Character-Defining Features
Model E – The Bluffs  Example: 3333 Galloway Drive (Google 2020)	**Builder:** American Housing Guild **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • One-story • Cross-gable roof • Combination horizontal wood and stucco-cladding • Central entry point with double-door entry • Integral covered walkway to entry point created by the garage roofline • Exterior end chimney • Attached garage

3.4.8 Tech Bilt, Inc. (1956-Present) Developments

Paul Tchang moved to Palmdale, California in 1956 from Stamford, Connecticut to start a construction company. Tchang quickly realized he was unable to compete with the established Los Angeles firms and moved his business to San Diego in 1956. Tchang's company Tech Bilt Inc. purchased its first piece of undeveloped land in 1956 in San Diego to build a 100-unit housing development offering VA and FHA homes starting at $11,000. The company found a niche in building quality starter homes throughout the San Diego suburbs. In 1966, Tech Bilt Inc. collaborated in the creation of the Lomas Santa Fe Golf Course and 1,000 single-family homes in the Lomas Santa Fe community. The company continued to develop in the San Diego area with Harbour Heights in Pacific Beach, La Jolla Alta in La Jolla, Solana Del Mar in Solana Beach and La Jolla Scenic Knolls, and University Park North in University City. By 2001, the company either built or developed nearly 15,000 homes and lots from modest entry-level dwellings to large showcase homes. Under the leadership of Tchang in the 2000s, the company expanded into the industrial market, developing office parks in Carlsbad and Poway.[95] Tech Bilt, Inc. continues to develop commercial and residential properties in Southern California.

3.4.8.1 Map ID #13: University Park North (1968)

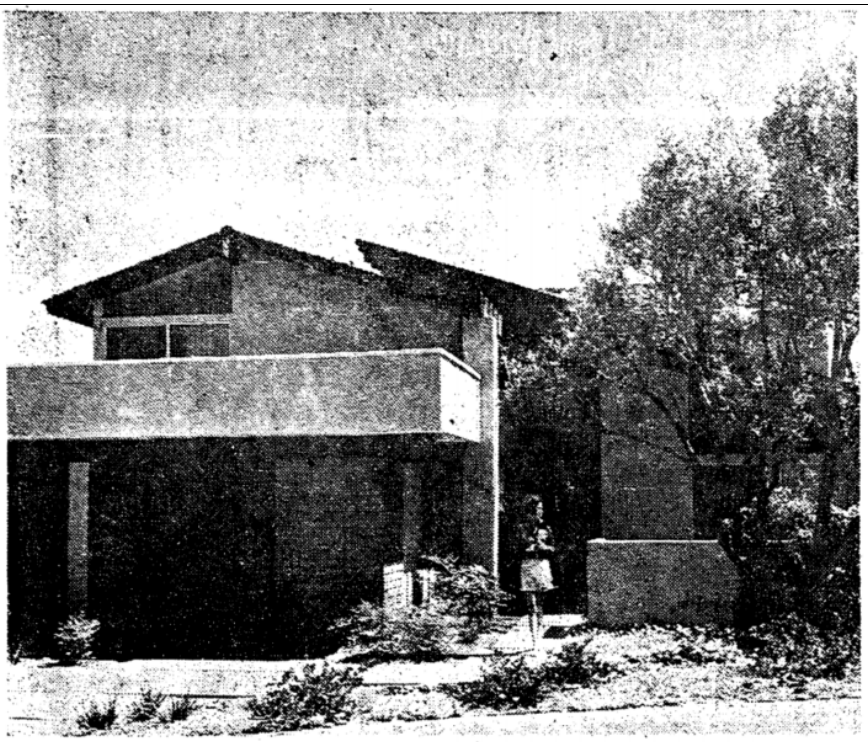
Tech Bilt Inc.'s University Park North (Figure 3, Map ID #13) began development in 1968. Due to its moderate size, the community was built as units, with the first unit (36 homes) completed in 1968, the second unit (37 homes) completed in 1969, and the remaining units in late 1969 and 1970. The community's boundaries can loosely be described as Standley Middle School to the north, Standley Park to the west, State Route 52 (SR-52) to the south, and Genesee to the east.

Tech Bilt Inc.'s University Park North was planned by San Diego real estate developer Paul Tchang and included 146 single-family dwellings with five-, four-, and three-bedroom/2-3 bath homes in single level, split-level, and two-story designs. Five floor plans were offered: two single-story plans, one split-level plan, and two two-story plans.[96] The five plans could be further grouped in fifteen "stylings," and ranged in size from 1,610 square feet to 2,365

[95] California Homebuilding Foundation, "2001 Honoree, Paul K. Tchang, Tech-Bilt, Inc.," accessed Apr. 17, 2020, https://www.mychf.org/tchang-paul-k/.

[96] SDU, "Park North's Sale Pace Builder," *San Diego Union* (San Diego, CA), Jan. 5, 1969.

square feet.[97] Each model also featured three-car garages, though double-car garages were also offered. Early advertisements promoted the development's "architect-designed" homes with "cedar shake roofs, covered patios, patio-to-kitchen service bar, self-cleaning kitchen ranges, luminous kitchen ceilings, dishwashers, nylon carpeting, and fireplaces."[98] The picturesque location on the rim of San Clemente Canyon Park and proximity to schools, shopping centers, and churches was also advertised. FHA, VA, and conventionally financed loans were offered, with the sale price beginning at $29,875, though the loan interest rates were not mentioned in advertisements.[99] Later, the house prices increased to between $34,000 and $42,900.[100] Though architect-designed homes were a prominent selling point for University Park North, Tech Bilt Inc. did not advertise the name of the architect for this community, nor did they give the models individual names (Figure 27).



VIEW DECK off the upstairs master bedroom of this split-level model home at University Park North offers a private area for sun worshipers. This and other display model homes are being offered as a close nears for the development.

Park North Model Homes Offered

Figure 27. Article for University Park North from 1969 (SDU October 5, 1969)

Residences in the University Park North neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and Neo-Mansard styles of architecture
- Mass-produced and economic materials

[97] SDU, "Park North Opening Under Way," *San Diego Union* (San Diego, CA), June 30, 1968.
[98] SDU, "Models Open In New University Subdivision," *San Diego Union* (San Diego, CA), May 12, 1968.
[99] SDU, "Models Open In New University Subdivision," *San Diego Union* (San Diego, CA), May 12, 1968.
[100] SDU, "Park North Model Homes Offered," *San Diego Union* (San Diego, CA), Oct. 5, 1969.

- One- and two-story options
- Uniform setback from the street
- Concrete driveways
- Attached garages, most are multi-car garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled or a combination of the two

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Additions to the rear of the building

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

Table 17. Identified Models within Map ID#13: University Park North (1968)

Model and Photograph	Model Information	Character-Defining Features
Model A – University Park North  Example: 6136 Radcliffe Drive (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Rectangular in plan • Side gabled • Exterior end chimney • Offset entry point sheltered by covered walkway • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Exterior cladding is typically a mix of materials including stucco, board and batten, wood siding, and brick veneer • Attached garage (two car or three car) • Concrete driveway • Minimal exterior ornamentation
Model B – University Park North  Example: 6104 Radcliffe Drive (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular in plan • Multiple front-facing gables with exposed rafter tails and flat roof over the garage • Exterior end chimney on the main elevation • Offset entry point sheltered by roof overhang • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Stucco exterior cladding with brick veneer and wood accents • Attached multi-car garage • Concrete driveway • Minimal exterior ornamentation

Table 17. Identified Models within Map ID#13: University Park North (1968)

Model and Photograph	Model Information	Character-Defining Features
Model C – University Park North  Example: 3683 Syracuse Avenue (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Mansard roof • Exterior end chimney on the main elevation • Centered entry point that is recessed and features double entry doors • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Stucco exterior cladding • Attached multi-car garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation
Model D – University Park North  Example: 3511 Syracuse Avenue (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Cross-hipped roofline • Exterior end chimney on main elevation • Offset entry point sheltered by roof overhang • Fenestration includes multiple sizes and configurations of windows on main elevation • Variety of exterior cladding materials seen throughout the models including stucco, board and batten, wood siding, and brick/stone veneer • Attached garage set 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation

Table 17. Identified Models within Map ID#13: University Park North (1968)

Model and Photograph	Model Information	Character-Defining Features
Model E – University Park North  Example: 3443 Syracuse Avenue (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Cross-hipped roofline with gabled elements • Interior chimney • Offset entry point sheltered by roof overhang • Variety of exterior cladding materials seen throughout the models including stucco, board and batten, wood siding, and brick/stone veneer, mixing of exterior cladding materials is also popular • Attached garage set 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation
Model F – University Park North  Example: 6185 Radcliffe Drive (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular plan • Complex roof with gabled, saltbox, shed and flat roof components • Exterior end chimney • Offset entry point • Irregular fenestration with multiple sizes and configurations of windows on main elevation • Variety of exterior cladding materials seen throughout the models including stucco with wood and brick veneer accents • Attached multiple-car garage • Concrete driveway • Minimal exterior ornamentation

Table 17. Identified Models within Map ID#13: University Park North (1968)

Model and Photograph	Model Information	Character-Defining Features
Model G – University Park North  Example: 6227 Syracuse Lane (Google 2020)	**Builder:** Tech Bilt, Inc. **Architect:** Unknown **Type:** single-family residences **Variations on Model:** Variations are distinguished by exterior cladding materials	• L-shaped plan • Mansard roof • Exterior end chimney on main elevation • Offset entry point with double-doors that is slightly recessed and sheltered by roof overhang • Stucco exterior cladding is the predominate material with board and batten and/or brick veneer accents • Attached garage • Tilt-up garage door • Concrete driveway • Lacks exterior ornament

3.4.8.2 Map ID #66: Villas at University Park (1987)

Tech Bilt Inc.'s Villas at University Park (Figure 3, Map ID #66) began development in 1987. Due to its moderate size, the community was built within a short period of time therefor no portion is older than another. The community's boundaries can loosely be described as Radcliffe Lane to the north, Caminito Carrena to the west, Mount Soledad Freeway to the south, and Genesee Avenue to the east.

Tech Bilt Inc.'s Villas at University Park townhome development ranged in size from 875 to 1,637 square feet with one-, two-, and three-bedroom units available in four floor plans. In 1987 the townhomes ranged in price from $88,990 to $154, 990. All units were prewired for cable TV and equipped with smoke detectors and kitchens with microwaves, self-cleaning ovens, dishwashers, pantries, and ceramic tile countertops. Two- and three-bedroom plans had wood-burning fireplaces. The central recreation building offered a swimming pool, spa, cabana, and sauna.[101] The development had a total of 59 homes and emphasized privacy and spaciousness. In 1986, the plan won the Gold Nugget award from the Pacific Coast Builders Conference due to the complex's quiet garden-type setting providing residents seclusion and privacy, which was hard to achieve in a condominium setting.[102] An architect and model names were not identified through archival research for this community.

Residences in the Villas at University Park neighborhood share the following general character-defining features:

- New Traditional with Neo-Spanish Colonial Revival detailing style of architecture
- Mass-produced and economic materials
- Uniform setback from the street

[101] LAT, "Move-in Begin at Techbilt's Award-Winning Villas at University Park," *The Los Angeles* Times (Los Angeles, CA), Mar. 22, 1987.

[102] LAT, "Location and Design Credited for Sales of Townhomes at the Villas Community," *The Los Angeles* Times (Los Angeles, CA), Nov. 30, 1986.

- Attached single-car width garage
- Red tile side and angled roofs

Visibility of the Villas at Universality Park development was minimal and as a result, a full survey identifying specific models and model variations could not be conducted. Archival research revealed that the one-, two-, and three-bedroom units were available in four floor plans displaying relatively the same exterior elements of style, materials, fenestration, and decorative elements. Clusters of two to ten townhomes are situated in rows along Caminito Baeza, Caminito Carrena, and Caminito Araya (Figure 28).

Figure 28. Overview of Villas at University Park, Map ID #12, View to southwest (Google 2020)

3.4.9 Time Development Corporation (Time for Living, Inc.) (1970s-2000) Developments

The Time Development Corporation held property throughout San Diego and had its headquarters located in the office park section of University City at 5075 Shoreham Place, Suite 250. The company also went by the name Time for Living, Inc.[103] Archival research did not reveal who started the Time Development Corporation only a brief summary of the company's real estate developments and land holdings in San Diego County. These included 5.5 acres on South Escondido Boulevard and Sunset Drive in Escondido, and 80-unit apartment building at 5150 Balboas Arms Drive in Clairemont, a 96-unit development located at 5400 Balboa Arms Drive in Clairemont, the Times Square Shopping Center in the San Carlos Area, and Topeka Vale in University City.[104]

[103] SDU, "Occupancy Given at 'The Gardens," *San Diego Union* (San Diego, CA), Jan. 2, 1972.
[104] Denise A. Carabet, "Topeka Vale Development Approved," *San Diego Union* (San Diego, CA), May 26, 1977.

3.4.9.1 Map ID #35: Topeka Vale (1978)

Time Development Company's Topeka Vale development (Figure 3, Map ID #35) began and completed construction in 1978. The community's boundaries can loosely be described as Millikin Avenue and Lahitte Court to the north, Regents Road to the west, Willard Street to the south, and Mercer Street to the east.

The Topeka Vale development was part of a year-long battle between a group of University City residents and the Time Development Company. The development's name came from the Topeka Vale Canyon, a finger canyon located near Rose Canyon on the east side of Regents Road north of Governor Drive in the University City area. Residents were against the development of this canyon in favor of keeping it open land or to be developed in a sensitive manor to the natural topography. In 1977, the City Council voted 5-4 against the community group's plea to block the project. Within six months, The Time Development Company started the $7 million project constructing 105 three to five-bedroom homes on the 31-acre site with six acres of community open space. Due to the grade of the canyon, the company had to grade 370,000 cubic yards of land before it could be built. Archival research did not reveal any other details of the development including model names and an architect name.[105]

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

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

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 18 provides a breakdown of all model types identified through the reconnaissance-level survey of the Topeka Vale neighborhood.

[105] Denise A. Carabet, "Topeka Vale Development Approved," *San Diego Union* (San Diego, CA), May 26, 1977.

Table 18. Identified Models within Map ID#35: Topeka Vale (1978)

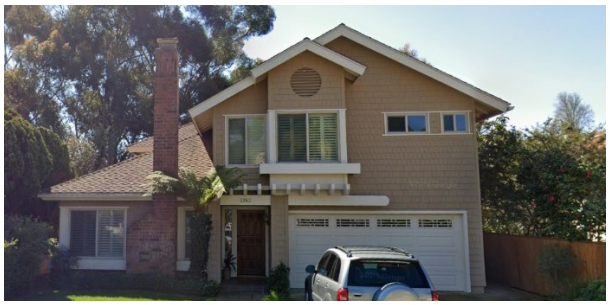
Model and Photograph	Model Information	Character-Defining Features
Model A – Topeka Vale  Example: 3263 Lahitte Court (Google 2020)	**Builder:** Time Development Company **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular in plan • Two-story • Complex roofline • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco, shingle, and horizontal wood siding • Central single entry point • Integral trellis shades entry walkway • Circular louvered vent in the gable above the garage, • Decorative window frame • Chimney located on front elevation • Attached double car width garage
Model B – Topeka Vale  Example: 3222 Lahitte Court (Google 2020)	**Builder:** Time Development Company **Architect:** Unknown **Type:** single-family residence **Variations on Model:** 2 variations distinguished by materials and presence of courtyard	• Irregular in plan • Two-story • Complex roofline (One variation features a tiled roof) • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco or shingle siding • Offset single entry point • Integral roofline shades entry walkway • Semi-circular louvered vent in the gable above the garage, • Optional enclosed courtyard/entry • Chimney located on front elevation (One variation features stucco) • Attached double car width garage with paneled door

Table 18. Identified Models within Map ID#35: Topeka Vale (1978)

Model and Photograph	Model Information	Character-Defining Features
Model C – Topeka Vale  Example: 3233 Lahitte Court (Google 2020)	**Builder:** Time Development Company **Architect:** Unknown **Type:** single-family residence **Variations on Model:** No variations noted	• Irregular in plan • Two-story • Complex, multi-gabled, A-line roof • Contemporary style • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco, shingle, and horizontal wood siding • Central single entry point • Protruding second story bay creates protected entry porch area • Circular louvered vent in the gable above the garage, • Decorative window frames • Chimney located on front elevation • Two attached single-car width garage openings with paneled tilt-up doors
Model D – Topeka Vale  Example: 3213 Lahitte Court (Google 2020)	**Builder:** Time Development Company **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• Irregular in plan • Two-story • Complex, multi-gabled roofline • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Stucco or shingle siding • Central single entry point • Integral trellis shades entry walkway • Option of either quarter circle louvered vent or multiple circular tile vents in the gable above the garage, • Decorative window frames • Chimney located on front elevation • Attached double car width garage with paneled tilt-up door

Table 18. Identified Models within Map ID#35: Topeka Vale (1978)

Model and Photograph	Model Information	Character-Defining Features
Model E – Topeka Vale  Example: 3274 Millikin Avenue (Google 2020)	**Builder:** Time Development Company **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations are distinguished by exterior cladding materials	• L-shaped plan • Two-story • Side gable roofline • Articulated elevation featuring pilasters that delineate bays • Stucco or shingle siding • Offset single entry point • Integral roofline (or a trellis) shades entry walkway • Chimney located on front elevation • Attached double car width garage

3.4.10 Fireside Homes (1960s-1980s) Developments

Charles Feurzeig founded Fireside Homes in the early 1960s after leaving his spot as president of Tri-W Builders located in San Diego. Feurzeig became a developer in the 1950s after moving to San Diego in 1952 from Los Angeles. He constructed subdivisions throughout San Diego County including Kearny Mesa, Clairemont, La Mesa, Fletcher Hills, San Carlos, and University City. He later become more focused on constructing shopping centers in the 1980s. His business not only included Fireside Homes but Pacific View Construction and Golden State Realty.[106] Fireside Properties typically named its subdivisions using the Fireside name including Fireside Homes in Fullerton, Fireside Park Mesa College in Kearny Mesa, and Fireside Park in Clairemont.

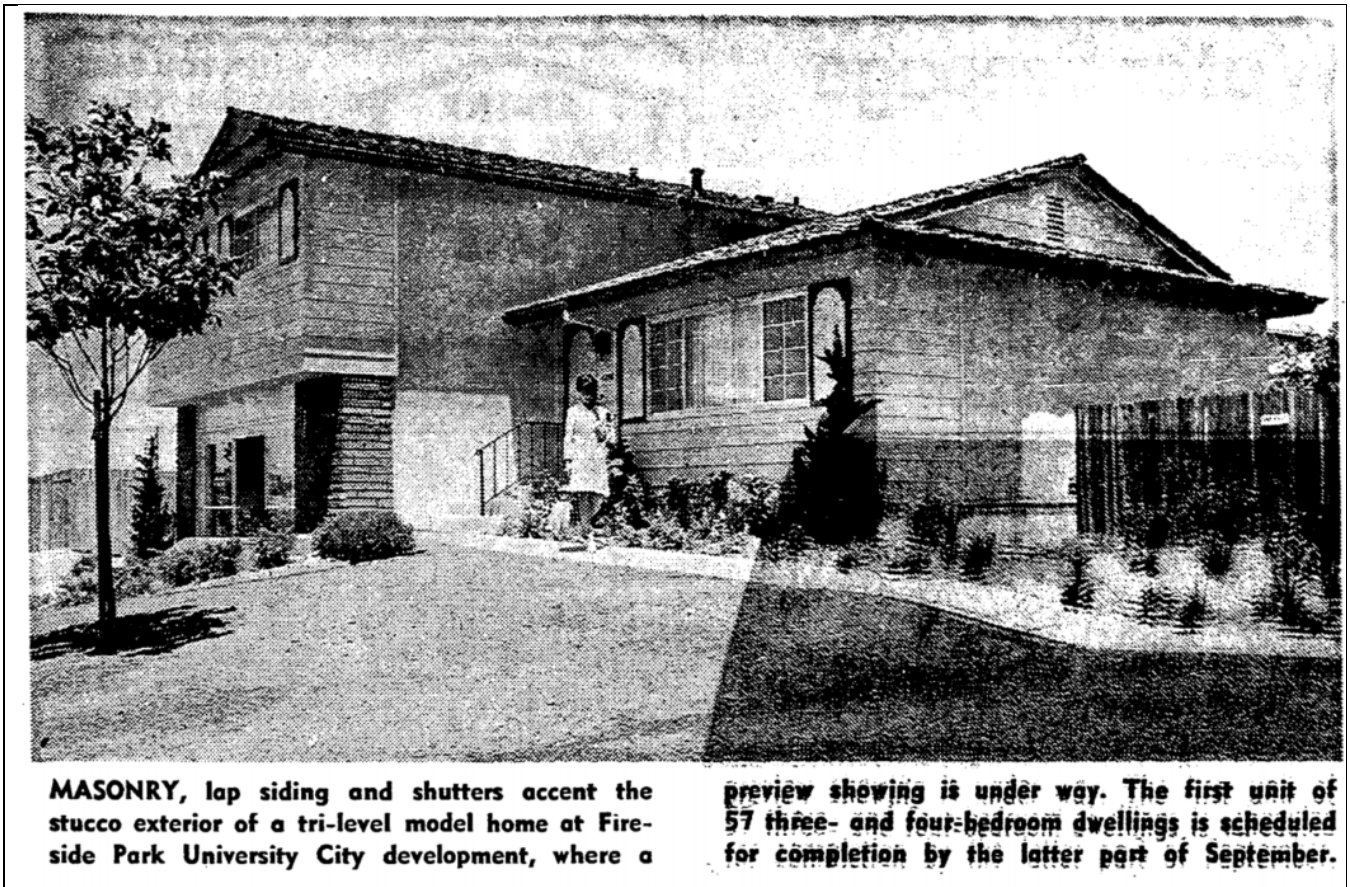
3.4.10.1 Map ID #10: Fireside University City Homes (1967)

Fireside Homes' Fireside University City Homes development (Figure 3, Map ID #10) began and completed construction in 1967. The community's boundaries can loosely be described as Pavlov Avenue to the north, Tamilynn Street to the west, Agee Street to the south, and Cossens Street to the east.

Fireside University City Homes development began in 1967 with the completion of underground utilities and street grading for the complex of 276 residences. The development offered seven floor plans, 16 exterior styles with shake roofs, board and batten, brick, stone, and wrought iron accents in three- and four-bedroom and two- and two-and-a-half baths designs. The residences were single, two-story, and tri-level with styles including Neo-Spanish and Contemporary. The primary selling feature of the Fireside University City was the view sites, situated on a high point in University City all homes overlooked the adjacent San Clemente Park and had views extending north and west to La Jolla. The houses ranged in size from 1,300 to 1,900 square feet. Features included fenced rear yards, large patio slabs, pass-through kitchen windows to patio bars, underground utilities, separate dining rooms, and eating areas, family rooms, double electric ovens, soft water pre-plumbing, entry halls, luminous kitchen ceilings, ceramic tile tub, and shower enclosures.[107] In 1967, the homes were priced from $23,825 to $29,275. Berry Lou Gilmore

[106] Blanca Gonzalez, "Businessman Known for Generosity," *San Diego Union-Tribune* (San Diego, CA), Aug. 20, 2010.
[107] SDU, "Start Set for Fireside Homes," *San Diego Union* (San Diego, CA), June 18, 1967.

of Walburn & Associates decorated the furnished model homes (Figure 29).[108] Archival research did not reveal the architect for the development nor did it reveal the model names.



MASONRY, lap siding and shutters accent the stucco exterior of a tri-level model home at Fireside Park University City development, where a preview showing is under way. The first unit of 57 three- and four-bedroom dwellings is scheduled for completion by the latter part of September.

Figure 29. Article for Fireside University City Homes from 1967 (SDU August 6, 1967)

Residences in the Fireside University City Homes neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, New Traditional with Neo-Spanish Colonial Revival detailing, and Neo-Mansard styles of architecture
- Mass-produced and economic materials
- One and two-story options available
- Uniform setback from the street
- Concrete driveways
- Attached garages
- Simple exterior ornamentation

[108] SDU, "Sales Mark Preview Showing at Fireside," *San Diego Union* (San Diego, CA), Aug. 6, 1967.

- Mixed exterior cladding materials that include stucco, wood siding, board and batten, and brick/stone veneer

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

- Replacement cladding
- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors
- Replacement garage doors
- Replacement driveway materials
- Installation of solar panels

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 19 provides a breakdown of all model types identified through the reconnaissance-level survey of the Fireside University City Homes neighborhood.

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)

Model and Photograph	Model Information	Character-Defining Features
Model A – Fireside University City Homes  Example: 6178 Tamilynn Street (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Cross-gabled roofline with exposed rafter tails • Exterior end chimney • Irregular fenestration across the main elevation with varying window configurations and sizes • Slightly offset entry point with double entry doors • Stucco exterior cladding is the predominate material with brick veneer as an accent material • Attached garage set 90 degrees to the street • Concrete driveway • Minimal exterior ornamentation

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)

Model and Photograph	Model Information	Character-Defining Features
Model B – Fireside University City Homes  Example: 6184 Tamilynn Street (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Complex roof with gable on hipped section and a side-gabled section • Chimney at the rear of the building • Entry point set 90 degrees to the street • Mixed materials used for exterior cladding including stucco and brick/stone veneer with wood detailing • Attached garage • Concrete driveway • Simple exterior ornamentation
Model C – Fireside University City Homes  Example: 5980 Cozzens Street (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Also available with a gable on hip roof design	• Irregular plan • Cross-hipped roofline with an additional hipped roof projection • Irregular fenestration on main elevation with bay window in the projection available on some models • Slightly offset entry point sheltered by the roof overhang • Exterior is typically mixed materials with stucco and brick veneer being popular options • Attached garage • Concrete driveway • Minimal exterior ornamentation

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)

Model and Photograph	Model Information	Character-Defining Features
Model D – Fireside University City Homes  Example: 6076 Cozzens Street (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Gambrel roof on main block of the building • Exterior end chimney • Slightly offset entry point with double entry doors • Irregular fenestration with a mix of window sizes and styles including dormer windows on the second story • Exterior cladding has a mix of materials with popular choices being stucco and brick veneer • Attached garage with front-facing gable • Concrete driveway • Minimal exterior ornamentation
Model E – Fireside University City Homes  Example: 4215 Karensue Avenue (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations are distinguished by exterior cladding and use of bracketed eaves	• Irregular plan • Complex roof with gabled and hipped components • Bracketed eaves seen on some models • Exterior end chimney • Slightly offset entry point that is accessed by a set of stairs • Irregular fenestration with variety of window sizes and styles including an optional bay window • Exterior cladding is a mix of materials that include stucco, brick/stone veneer, board and batten, and wooden siding • Attached garage with second story projecting slightly over the garage on the first story • Concrete driveway • Simple exterior ornamentation

Table 19. Identified Models within Map ID#10: Fireside University City Homes (1967)

Model and Photograph	Model Information	Character-Defining Features
Model F – Fireside University City Homes  Example: 5862 Cozzens Street (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Side gabled roof on the main block of the building • Exterior end chimney • Slightly offset entry point sheltered by shed roof, projecting porch supported by simple posts • Irregular fenestration with variety of window sizes and configurations • Attached garage with a hipped roof • Concrete driveway • Simple exterior ornament
Model G – Fireside University City Homes  Example: 5880 Cozzens Street (Google 2020)	**Builder:** Fireside Homes **Architect:** Unknown **Type:** single-family residence **Variations on Model:** Variations distinguished by exterior cladding	• L-shaped plan • Mansard roof • Exterior end chimney on main elevation • Offset entry point with double-doors that is slightly recessed and sheltered by roof overhang • Stucco exterior cladding is the predominate material with board and batten and/or brick veneer accents • Attached garage • Tilt-up garage door • Concrete driveway • Minimal exterior ornamentation

3.4.11Lion Property Company (1970-1981) Developments

The Lion Property Company was co-founded by Doug Allred and Donald F. Sammis in 1970. The company functioned as a real estate and construction firm specializing in property development. The firm was involved in every step of its developments including planning, financing, and construction. Allred served as the firm's president and chief executive officer for 11 years. The firm built commercial, industrial, and residential projects throughout San Diego with offices in downtown San Diego.[109] The company was dissolved in 1981 when Allred and Sammis formed their own real estate development firms, including the Douglas Allred Company.

[109] SDU, "Lion Property Founders Split Partnership," *San Diego Union* (San Diego, CA), Dec. 24, 1981.

3.4.11.1 Map ID #19 Woodlands North (1974)

Lion Property Company's Woodlands North (Figure 3, Map ID #19) was constructed in 1974. Due to its relatively small size and short development period, no portion of the development is older than another. Woodlands North is located on Villa La Jolla Drive and the community's boundaries can loosely be described as the Cambridge development to the north (Map ID #49), the La Jolla Terrace development to the west (Map ID #45), the Villa Mallorca development to the south (Mao ID #44), and Villa La Jolla Drive to the east.

Lion Property Co.'s Woodlands North development was part of a project called The Woodlands, a 125-townhome development with waterways and local trees including eucalyptus, cup of gold, and bougainvillea. The development was designed for small families with one- to three-bedroom townhomes. Plans included a one bedroom one bath, two bedrooms two and a half baths, two bedrooms with a study and two baths, and three bedrooms two and a half baths. Other features included garages with remote door openers, fireplaces, vaulted ceilings, private patios, and balconies. Prices in 1974 ranged from $33,500 to $48,500. Along with the townhomes the development included a clubhouse with a sunken conversation area and fireplace, billiard room, furnished kitchen, and dining accommodations. A separate building housed recreation a facility including a table tennis room, sauna, and dressing facilities. The courtyard area contained a swimming pool, gas barbeque, and a tennis court. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.'s Woodland developments (Figure 30).[110]

THE WOODLANDS in La Jolla is previewing four furnished model condominium townhouses.

Woodlands On Display

Four furnished model homes are now on display for public inspection during the pre-grand opening of The Woodlands, La Jolla. The luxury townhouse condominium development has

UCSD and Interstate 5 off Gilman Drive.

Recreational and social activities will revolve around the clubhouse which is slated for completion by the end of November. It will

Figure 30. Advertisement for The Woodlands from 1974 (SDU September 6, 1974)

[110] SDU, "The Woodlands Condos Planned," S*an Diego Union* (San Diego, CA), July 7, 1974.

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

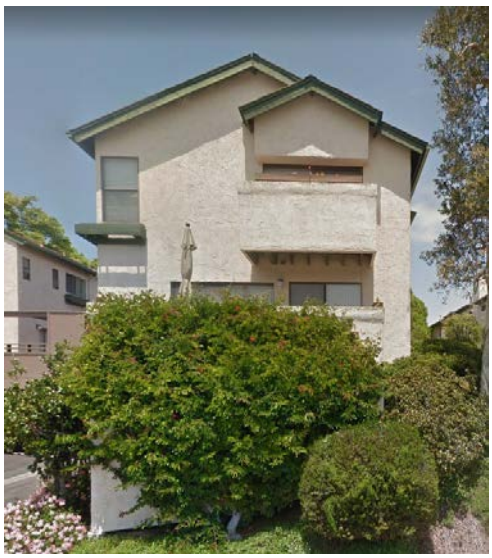
- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete driveways and pedestrian walkways
- Attached elevated balconies
- Attached garages accessed by alley

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

- Roofing replaced since initial construction
- Replacement windows
- Garage door replacement
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 20 provides a breakdown of all model types identified through the reconnaissance-level survey of the Woodlands North neighborhood.

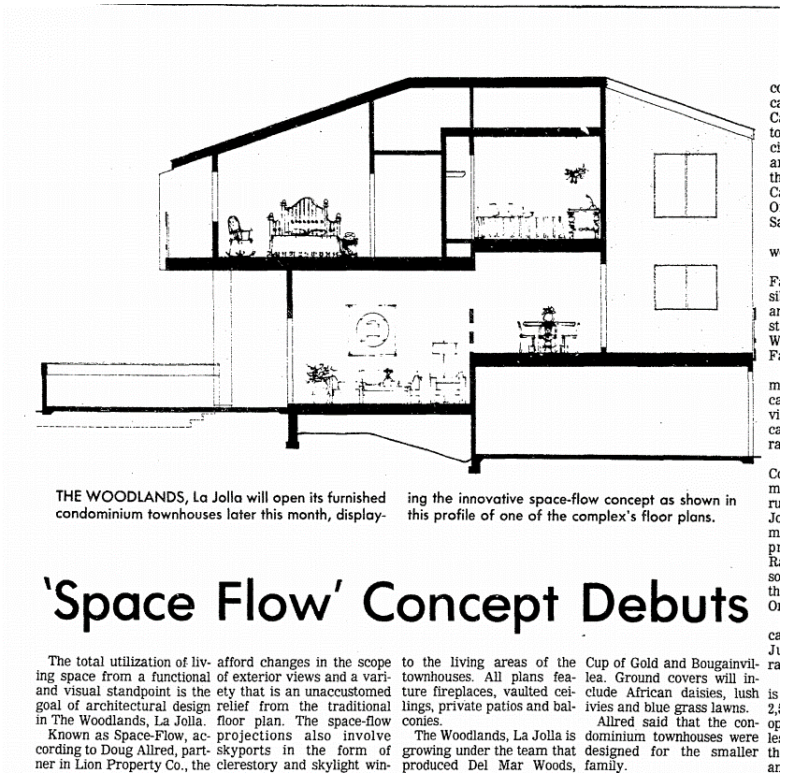
Table 20. Identified Models within Map ID#19: Woodlands North (1974)

Model and Photograph	Model Information	Character-Defining Features
Model A – Woodlands North  Example: 8744 Villa La Jolla Drive (Google 2021)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Optional front chimney	• Rectangular plan • Two-story • Front gable roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration
Model B – Woodlands North  Example: 8746 Villa La Jolla Drive (Google 2021)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Optional side and interior chimneys	• Rectangular plan • Two—story • Front gable roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

3.4.11.2 Map ID #23 Woodlands La Jolla (1975)

Lion Property Company's Woodlands La Jolla (Figure 3, Map ID #23) was constructed in 1975. Due to its relatively small size and short development period, no portion of the development is older than another. Woodlands La Jolla is located on Via Mallorca and the community's boundaries can loosely be described as Eucalyptus Lane to the north, Via Mallorca to the west, Via Alicante to the south, and Eucalyptus Lane to the east.

Lion Property Co.'s Woodlands La Jolla development was part of a project called the Woodlands, a 125-townhome development that began construction in 1974. Woodlands La Jolla included 55 condominium townhouses built in clusters of three, four, six, and seven with a multi-purpose clubhouse. The buildings featured a plan called the Space-Flow with high ceilings and pitched roofs, which allowed for the smaller buildings to appear larger. Additionally, an individual orientation to large private-view patios and balconies allowed for a feeling of openness with clerestory windows, and skylights. Floor plans included one bedroom one bath, two bedrooms two and a half baths, two bedrooms with a study and two baths, and three bedrooms two and a half baths. Other features included garages with remote door openers, fireplaces, vaulted ceilings, private patios, and balconies. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.'s Woodland developments (Figure 31).[111]



THE WOODLANDS, La Jolla will open its furnished condominium townhouses later this month, displaying the innovative space-flow concept as shown in this profile of one of the complex's floor plans.

'Space Flow' Concept Debuts

The total utilization of living space from a functional and visual standpoint is the goal of architectural design in The Woodlands, La Jolla.

Known as Space-Flow, according to Doug Allred, partner in Lion Property Co., the afford changes in the scope of exterior views and a variety that is an unaccustomed relief from the traditional floor plan. The space-flow projections also involve skyports in the form of clerestory and skylight windows to the living areas of the townhouses. All plans feature fireplaces, vaulted ceilings, private patios and balconies.

The Woodlands, La Jolla is growing under the team that produced Del Mar Woods, Cup of Gold and Bougainvillea. Ground covers will include African daisies, lush ivies and blue grass lawns.

Allred said that the condominium townhouses were designed for the smaller family.

Figure 31. Advertisement for Woodlands La Jolla from 1974 (SDU August 4, 1974)

Residences in Woodlands La Jolla neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Shared concrete driveways

[111] SDU, "Space Flow Concept Debuts," *San Diego Union* (San Diego, CA), Aug. 4, 1974.

- Attached garages accessed by driveways
- High ceilings and pitched roofs
- Private view patios and balconies

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

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 21 provides a breakdown of all model types identified through the reconnaissance-level survey of Woodlands La Jolla neighborhood.

Table 21. Identified Models within Map ID#23: Woodlands La Jolla (1975)

Model and Photograph	Model Information	Character-Defining Features
Model A – Woodlands La Jolla  Example: 3218 Via Alicante (DSC02482)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Second story balcony	• Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Second story balcony • Deeply inset entry • Irregularly sized fenestration

Table 21. Identified Models within Map ID#23: Woodlands La Jolla (1975)

Model and Photograph	Model Information	Character-Defining Features
Model B – Woodlands La Jolla  Example: 3440 Via Alicante (DSC02471)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** First story balcony	• Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • First story balcony • Deeply inset entry • Irregularly sized fenestration
Model C – Woodlands La Jolla  Example: 3402 Via Alicante (DSC02481)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** No balcony on second story	• Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Deeply inset entry • Irregularly sized fenestration

Table 21. Identified Models within Map ID#23: Woodlands La Jolla (1975)

Model and Photograph	Model Information	Character-Defining Features
Model D – Woodlands La Jolla  Example: 8541 Via Mallorca (DSC02492)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** First story balcony	• Rectangular plan • Two-story • Side gable and flat roof • Stucco siding • Exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • First story balcony • Deeply inset entry • Vertical design elements • Irregularly sized fenestration

3.4.11.3 Map ID #36 Woodlands South (1974-75)

Lion Property Company's Woodlands South (Figure 3, Map ID #36) was constructed between 1974-1975. Woodlands South is located on Via Sonoma and the community's boundaries can loosely be described as the La Jolla Park Villas development to the north (Map ID #38), Villa La Jolla Park to the west, Via Marin to the south, and Via Sonoma to the east.

Lion Property Co.'s Woodlands South development was part of a project called Woodlands, a 125-townhome development that began construction in 1974. Woodlands South included 60 units south of Woodlands West. The project offered four townhome floor plans including one bedroom one bath, two bedrooms two and a half baths, two bedrooms with a study and two baths, and three bedrooms two and a half baths. In 1978, the townhomes ranged in price from $59,900 to $87,900. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.'s Woodland developments.[112]

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

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Attached elevated balconies

[112] SDU, "Unit Will Open at Bon Vivant," *San Diego Union* (San Diego, CA), Feb. 16, 1975.

- Attached garages accessed by alley

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

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 22 provides a breakdown of all model types identified through the reconnaissance-level survey of the Woodlands South neighborhood.

Table 22. Identified Models within Map ID#36: Woodlands South (1978)

Model and Photograph	Model Information	Character-Defining Features
Model A – Woodlands South  Example: 8314 Via Sonoma (Google 2021)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Optional front chimney	• Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

Table 22. Identified Models within Map ID#36: Woodlands South (1978)

Model and Photograph	Model Information	Character-Defining Features
Model B – Woodlands South  Example: 8316 Via Sonoma (Google 2021)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Optional side and interior chimneys	• Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

3.4.11.4 Map ID #37 Woodlands West I and II (1976-78)

Lion Property Company's Woodlands West I and II (Figure 3, Map ID #37) were constructed in 1976 and 1978. The development's western side, Woodlands West I was constructed two years before the eastern side, Woodlands West II. Woodlands West I and II is located on Via Mallorca and the community's boundaries can loosely be described as Via Alicante to the north, Via Mallorca to the west, the EastBluff community to the south (Map ID #29), and Via Sonoma to the east.

Lion Property Co.'s Woodlands West I and II development consisted of 112 townhomes. The two-story townhouses were built in two phases with 64 units in the first phase. The development offered six floor plans in one- and two-bedroom designs ranging in price from $39,500 to $59,500. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.'s Woodland developments.[113]

Residences in the Woodlands West I and II neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Attached elevated balconies
- Attached garages accessed by alley

[113] SDU, "New Townhouse Project Started," *San Diego Union* (San Diego, CA), Feb. 20, 1977.

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

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 23 provides a breakdown of all model types identified through the reconnaissance-level survey of the Woodlands West I and II neighborhood.

Table 23. Identified Models within Map ID#37: Woodlands West I and II (1976-78)

Model and Photograph	Model Information	Character-Defining Features
Model A – Woodlands West I and II  Example: 8203 Via Mallorca (Google 2021)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Optional front chimney	• Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

Table 23. Identified Models within Map ID#37: Woodlands West I and II (1976-78)

Model and Photograph	Model Information	Character-Defining Features
Model B – Woodlands West I and II  Example: 8453 Via Mallorca (Google 2021)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Optional side and interior chimneys	• Rectangular plan • Two-story • Flat roof • Stucco siding • Interior and exterior stucco-clad chimneys • Attached single-car width garage accessed from alley • Attached shared elevated balconies • Irregularly sized fenestration

3.4.11.5 Map ID #47 Boardwalk (1981)

Lion Property Company's Boardwalk (Figure 3, Map ID #47) was constructed in 1981. Due to its relatively small size and short development period, no portion of the development is older than another. Boardwalk is located on Villa La Jolla Drive and the community's boundaries can loosely be described as Villa Norte to the north, Gilman Drive and Evening Way to the west, Morning Way to the south, and Villa La Jolla Drive to the east.

Lion Property Co.'s Boardwalk development was a 216-unit condominium project constructed in two phases. The development offered one-, two-, and three-bedroom units in townhomes and single level floor plans. In 1981, the units ranged in price from $130,000 to $185,000.[114] Features offered included large closets, private sundecks, wood-burning fireplaces, and etched glass on the solid oak entry doors. Shared amenities included tennis courts, a pool and sauna, spa, and clubhouse. The project cost $25 million to build in 1980 and included wooden walkways and boardwalks. A selling point for the development was the electronic security system which included a private elevator from the underground parking garage to each level of Boardwalk. The development was designed by architect Dale Naegle of Dale Naegle & Associates and the landscaping was designed by Frank Kawasaki of Kawasaki, Theilacker, & Associates who also worked together for Lion Property Co.'s Woodland developments (Figure 29).[115]

[114] SDU, "Luxury Units' Grand Opening," *San Diego Union* (San Diego, CA), March 15, 1981.
[115] SDU, "Boardwalk/La Jolla Phase II. The Success Story Continues," *San Diego Union* (San Diego, CA), June 27, 1982.

Figure 32. Advertisement for Boardwalk from 1982 (SDU June 27, 1981)

Residences in the Boardwalk development share the following general character-defining features:

- Contemporary style of architecture
- Mixed exterior materials including stucco and wood shingles
- Projecting and inset balconies
- Below-ground garages accessed by shared driveway
- Pergolas
- Wooden walkways and boardwalks
- Etched glass on the solid oak entry doors

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

- Roofing replaced since initial construction
- Replacement windows

- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 24 provides a breakdown of all model types identified through the reconnaissance-level survey of the Boardwalk neighborhood.

Table 24. Identified Models within Map ID#47: Boardwalk (1981)

Model and Photograph	Model Information	Character-Defining Features
Model A – Boardwalk  Example: 8870 Villa La Jolla Drive (DSC02437)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Side or front facing balcony	• Rectangular plan • Three-story • Flat roof • Siding options include: stucco and wood shingle • Projecting roof overhang with pergolas • Bellow ground garages accessed by shared driveway • Projecting balconies • Irregularly sized fenestration
Model B – Boardwalk  Example: 8860 Villa La Jolla Drive (DSC02448)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Wood shingle or stucco-clad balconies	• Irregular in plan • Three-story • Low pitched side gable roof • Siding options include: stucco and wood shingle • Bellow ground garages accessed by shared driveway • Projecting balconies • Irregularly sized fenestration

Table 24. Identified Models within Map ID#47: Boardwalk (1981)

Model and Photograph	Model Information	Character-Defining Features
Model C – Boardwalk  Example: 8860 Villa La Jolla Drive (DSC02450)	**Builder:** Lion Property Company **Architect:** Dale Naegle **Type:** Multi-family residence **Variations on Model:** Side or front facing balcony	• Irregular in plan • Three-story • Low pitched side gable roof • Siding options include: stucco and wood shingle • Bellow ground garages accessed by shared driveway • Projecting and inset balconies • Irregularly sized fenestration

3.4.12 The Douglas Allred Company (1981-Present) Developments

Douglas Allred started the Douglas Allred Company in 1981 as a real estate development, investment, and asset management company. The firm developed over 6,300 multi-family and single-family residential units in San Diego County as well as more than 5,500,000 square feet of commercial, industrial, and retail space. Allred was credited with being among the first developers to build fitness centers and sports facilities as part of planned residential communities. The company remains in operation as a full-service real estate firm with projects in the commercial, industrial, retail, and residential sectors. The Douglas Allred Company is based in coastal, north San Diego County and has expanded its developments and property management services into Phoenix and Chandler, Arizona as well as North Carolina and Florida.[116]

3.4.12.1 Map ID # 54 University Towne Square (1983-87)

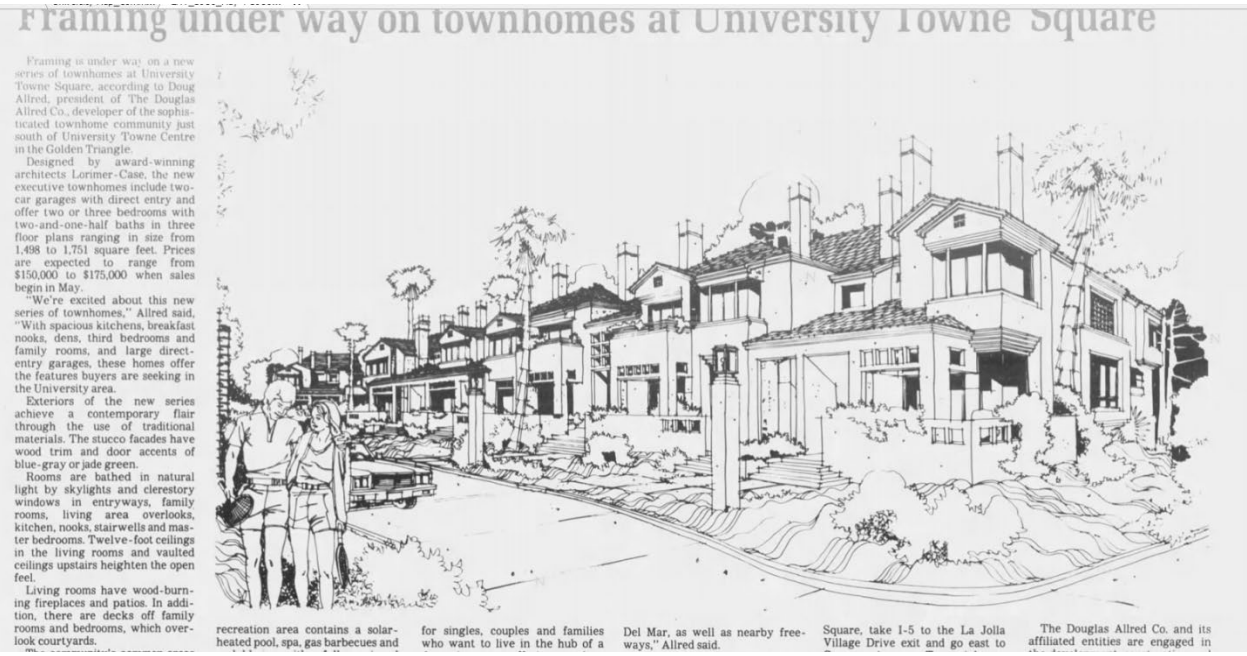
The Douglas Allred Company's University Towne Square (Figure 3, Map ID #54) began development in 1983 and was completed in 1987. Phase I, the eastern side of the development was constructed before Phase II, the western side of the development. The community's boundaries can loosely be described as Nobel Drive to the north, Genesee Avenue to the west, La Jolla City Club development to the south, and Nobel Drive and Via Andar to the east.

The Douglas Allred Company's University Towne Square developed as a $25 million townhome community at the corner of Nobel Drive and Genesee Avenue. The development was planned to be constructed in two phases. The first phase totaled 240 units with 700 to 1,100 square feet averaging under $100,000 per unit in 1983.[117] There were three floor plans offered each with a two-car garage. Plan I was 1,498 square feet, two bedroom, two and a half bath with a large kitchen and breakfast nook. Plan II was 1,596 square feet, two bedroom, two and a half bath

[116] Boys & Girls Clubs of San Dieguito, "Douglas Allred: Douglas Allred Company," accessed Apr. 9, 2021, https://bgcsandieguito.org/douglasallred/.

[117] Connie A. Salamy, "Building Begins at $25 Million Planned Community," *San Diego Union* (San Diego, CA), Dec. 18, 1983.

with a den, formal dining room, and breakfast nook. Plan III was 1,751 square feet, a master bedroom suite and two bedrooms, two and a half baths, a family room, and a large kitchen. The development's second phase of construction complimented in scale and massing the earlier buildings and offered larger two- and three-bedroom homes that included large, attached garages. Design elements included corner windows, trellised areas over private drives, skylights, fireplaces, and private decks. The development included a recreation center, which contained a solar-heated swimming pool, therapy spa, gas barbeques, and a clubhouse with a fireplace, conversation lounge, and kitchen. Both phases were designed by the architecture firm Lorimer-Case (Figure 33).[118]



Framing under way on townhomes at University Towne Square

Framing is under way on a new series of townhomes at University Towne Square, according to Doug Allred, president of The Douglas Allred Co., developer of the sophisticated townhome community just south of University Towne Centre in the Golden Triangle.

Designed by award-winning architects Lorimer-Case, the new executive townhomes include two-car garages with direct entry and offer two or three bedrooms with two-and-one-half baths in three floor plans ranging in size from 1,498 to 1,751 square feet. Prices are expected to range from $150,000 to $175,000 when sales begin in May.

"We're excited about this new series of townhomes," Allred said. "With spacious kitchens, breakfast nooks, dens, third bedrooms and family rooms, and large direct-entry garages, these homes offer the features buyers are seeking in the University area.

Exteriors of the new series achieve a contemporary flair through the use of traditional materials. The stucco facades have wood trim and door accents of blue-gray or jade green.

Rooms are bathed in natural light by skylights and clerestory windows in entryways, family rooms, living area overlooks, kitchen, nooks, stairwells and master bedrooms. Twelve-foot ceilings in the living rooms and vaulted ceilings upstairs heighten the open feel.

Living rooms have wood-burning fireplaces and patios. In addition, there are decks off family rooms and bedrooms, which overlook courtyards.

recreation area contains a solar-heated pool, spa, gas barbecues and

for singles, couples and families who want to live in the hub of a

Del Mar, as well as nearby freeways," Allred said.

Square, take I-5 to the La Jolla Village Drive exit and go east to

The Douglas Allred Co. and its affiliated entities are engaged in

Figure 33. Advertisement for University Towne Square from 1986 (LAT May 4, 1986)

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

- Contemporary style of architecture
- Mass-produced and economic materials
- Uniform setback from the street
- Below ground and attached garages
- Corner windows and skylights
- Trellised areas over private drives and private decks
- Communal recreation center

[118] LAT, "Architects Named to Design University Towne Square Development," *Los Angeles Times* (Los Angeles, CA), Sep. 29, 1985.

In addition to shared character-defining features, most buildings within the neighborhood have been somewhat altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood. Recent construction adjacent to and within University Towne Square has further diminished the overall architectural cohesion and original setting of the neighborhood. Examples of consistently observed alterations throughout University Towne Square include the following:

- Roofing replaced since initial construction
- Replacement windows
- Replacement entry doors

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 25 provides a breakdown of all model types identified through the reconnaissance-level survey of the University Towne Square neighborhood.

Table 25. Identified Models within Map ID#54: University Towne Square (1983-87)

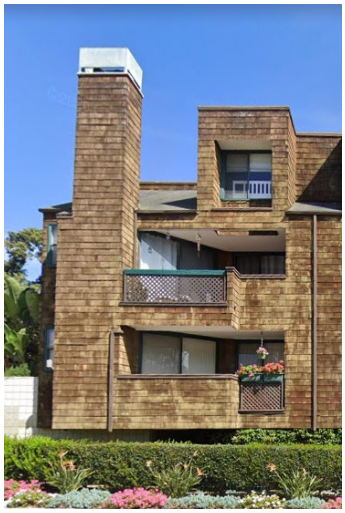
Model and Photograph	Model Information	Character-Defining Features
Model A – University Towne Square  Example: 4435 Nobel Drive (Google 2021)	**Builder:** The Douglas Allred Company **Architect:** Lorimer-Case **Type:** Multi-family residence **Variations on Model:** Parking garage below units	• Rectangular in plan • Two and a half stories • Flat roof with side gable sections • Siding options include wood shingle • Entry doors from interior courtyard • Prominent chimneys on front elevations • Parking garages bellow units • Vertical and boxy massing • Buildings are approached on foot and do not feature drive-up access

Table 25. Identified Models within Map ID#54: University Towne Square (1983-87)

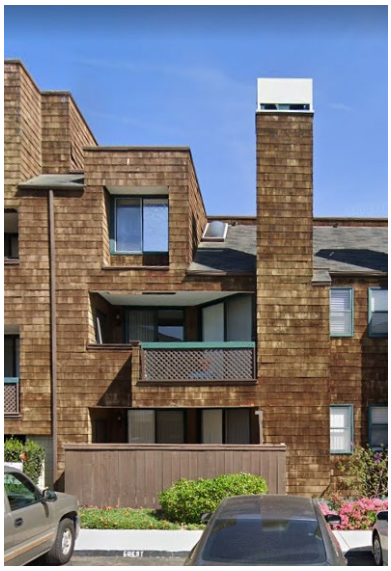
Model and Photograph	Model Information	Character-Defining Features
Model B – University Towne Square  Example: 4435 Nobel Drive (Google 2021)	**Builder:** The Douglas Allred Company **Architect:** Lorimer-Case **Type:** Multi-family residence **Variations on Model:** Vertical wood boards around first story unit	• Rectangular in plan • Two and a half stories • Flat roof with side gable sections • Siding options include wood shingle • Entry doors from interior courtyard • Prominent chimneys on front elevations • Vertical and boxy massing • First story covered balcony • Buildings are approached on foot and do not feature drive-up access
Model C – University Towne Square  Example: 4351 Nobel Drive (Google 2021)	**Builder:** The Douglas Allred Company **Architect:** Lorimer-Case **Type:** Multi-family residence **Variations on Model:** Front facing pediment and corner windows	• Rectangular in plan • Two stories • Hipped roof • Siding options include stucco • Deeply inset entry doors • Offset interior chimneys • Vertical and boxy massing • Attached garages • accessed by shared alleys • Residence buildings are • approached on foot and do not feature drive-up access • Open square elements above balconies

Table 25. Identified Models within Map ID#54: University Towne Square (1983-87)

Model and Photograph	Model Information	Character-Defining Features
Model D – University Towne Square  Example: 4351 Nobel Drive (Google 2021)	**Builder:** The Douglas Allred Company **Architect:** Lorimer-Case **Type:** Multi-family residence **Variations on Model:** No decorative open square elements	• Rectangular in plan • Two stories • Hipped roof • Siding options include stucco • Deeply inset entry doors • Offset interior chimneys • Vertical and boxy massing • Attached garages accessed by shared alleys • Residence buildings are approached on foot and do not feature drive-up access
Model E – University Towne Square  Example: 4341 Nobel Drive (Google 2021)	**Builder:** The Douglas Allred Company **Architect:** Lorimer-Case **Type:** Multi-family residence **Variations on Model:** Front facing gable with decorative open square elements	• Rectangular in plan • Two stories • Hipped roof • Siding options include stucco • Deeply inset entry doors • Offset interior chimneys • Vertical and boxy massing • Attached garages accessed by shared alleys • Residence buildings are approached on foot and do not feature drive-up access • Open square elements above balconies and entries

Notable Residential Architects

Research was conducted to identify architects for every master-planned community and housing development in the University CPA. Archival research, including review of historic newspapers, architecture magazines, and publications, was conducted for each architect. Architects were only researched when identified through archival research of the developers, master-planned communities, and the University CPA. After conducting an initial review of primary and secondary sources including newspaper articles and advertisements, AIA online resources, architecture publications, and local, state, and national architectural awards, architects could not be identified for every master-planned community. The architects found to have worked in the University CPA between the years 1960 and 1990 all frequently designed tract housing developments in the Southern California area. Awards won by architects working in the University CPA include the Gold Nugget Award and SAM Awards (Sales & Marketing Awards). William Krisel was identified as being a "Master Architect" in the City of San Diego in 2018 with the designation of the Del Prado Condominiums, 666 Upas Street, San Diego (HRB 18-034).[119] Dale Naegle was also established as a "Master Architect" in the City of San Diego in 2005 with the designation of the Mansfield and Katherine Mills House, 7105 Country Club Dr, La Jolla (HRB-05-007).[120] The communities in each of the architects' select list of known works located within the University CPA are identified with an asterisk.

3.4.13 Dan Saxon Palmer (1920-2007) & William Krisel (1924-2017)

William Krisel was born in 1924 in Shanghai, China to American parents. Krisel and his parents, State Department employees, returned to the United States in 1937. Krisel enrolled in the University of Southern California (USC) in 1941 but enlisted in the U.S. Army later the same year. He graduated from USC in 1949, studying architecture and landscape design. Krisel briefly worked for Victor Gruen. Krisel became a licensed landscape architect in 1954.[121] Palmer was born July 5, 1920, in Budapest, Hungry, and moved to New York with his parents at the age of two. In 1942, he earned a bachelor's degree in architecture from New York University and served in the Army Corps of Engineers during World War II as a mapmaker, draftsman, and photographer. After the war, he went to work for architect Morris Lapidus in New York and Victor Gruen in Los Angles. Palmer and Krisel met in Gruen's office and soon formed their own Los Angeles-based partnership in 1950.[122]

As Palmer & Krisel, they first branched out into tract home design designing single-family homes for Alexander Construction Company in the San Fernando Valley and later the Coachella Valley. They brought modernist and Googie designs such as elegant butterfly and M-roofs to the mass-produced housing market.[123] Palmer & Krisel continued to design for the Alexander Construction Company into the 1960s, but this was cut short when the entire Alexander Construction Company family was killed in a plane crash in 1965. Around the same time, Palmer & Krisel dissolved their partnership and Krisel focused his efforts further south in the San Diego area. Next, Krisel worked

[119] California Historical Resource Inventory Database, "Local Designation: Del Prado/ William Krisel Condominiums," accessed April 13, 2021, https://sandiego.cfwebtools.com/search.cfm?local=true&res_id=17980&local_id=1&display=resource&key_id=3339.

[120] California Historical Resource Inventory Database, "Local Designation: Mansfield and Katherine Mills House," accessed April 14, 2021, https://sandiego.cfwebtools.com/search.cfm?local=true&res_id=15159&local_id=1&display=resource&key_id=731.

[121] Modern San Diego, "William Krisel: 1924-2017," Modern San Diego Website. Accessed May 21, 2020. https://www.modernsandiego.com/people/william-krisel.

[122] Claire Noland, "Dan Saxon Palmer, 86; architect of 1950s Modernist tract homes," *The Los Angeles Times* (Los Angeles, CA), Jan. 29, 2007.

[123] Heritage Architectural and Planning, *San Diego Modernism: Historic Context Statement*. Prepared for the City of San Diego. (San Diego, CA), Oct. 17, 2007. https://www.sandiego.gov/sites/default/files/modernism_2007.pdf.

as William Krisel, AIA (1966-1969) followed by Krisel/Shapiro & Associates (1969-1980).[124] In 1980, he returned to the firm name William Krisel, AIA Krisel typically designed homes for suburban Southern California and specialized in post-and-beam "Desert Modernist" construction, with designs that often featured butterfly roofs, exterior cladding including sections of concrete shadow block, concrete screen block privacy walls, use of clerestory, extensive use of glass, and open floor plans.[125][126] In 2018, Krisel was established by the City of San Diego Historical Resource Board as a Master Architect with the designation of the Del Prado/ William Krisel Condominiums (HRB 18-034).

Combined list of Dan Saxton Palmer and William Krisel's known work is included below:

- Corbin Palms subdivision, Woodland Hills, 1953-1955
- Ocotillo Lodge, Palm Springs,1956
- Twin Palms tract, Palm Springs, 1956
- Coffee Dan's Coffee Shop, Los Angeles, 1958
- Racquet Club Road Estates, Palm Springs, 1958-1962
- Living Conditioned Homes tract, Northridge, 1959
- University City tract, University City, 1960-1962*
- Loma Lodge, Point Loma, 1960
- Pacifica tract, Pacific Beach, San Diego, 1960
- Drogin Homes tract, San Diego, 1960
- La Jolla Crest tract, La Jolla, 1961
- Paradise Palms tract, Las Vegas, 1962
- Chamber Building, San Diego, 1962
- Bankers Hill Apartments, San Diego, 1962
- House of Tomorrow, Palm Springs, 1962
- Point Loma Estates, Point Loma, 1962
- Point Loma Tower Apartments, Point Loma, 1964
- Shorepoint Apartments, La Jolla, 1967
- Coronado Shores Condominiums, Coronado, 1970-1977
- Del Prado Condominiums, Marston Hills,1972

3.4.14 Daniel Nick Salerno (1960s -1990s)

Daniel Nick Salerno was born in Los Angeles in 1930 and received a degree in architecture from USC in 1957 after retiring from the U.S. Navy in 1951. Salerno held several jobs before working as "City Architect" for the City of San Diego. His previous jobs included the following: project architect for Edward H. Fickett, AIA, job captain for Daniel, Mann, Johnson & Mendenhall, and draftsman for the Cunneen Company. In 1965, Salerno designed a residence for himself and his family in Del Mar. The typography and shape of the lot presented unique challenges for Salerno's design. The residence was published in *LA Time Home Magazine* after construction ended.[127] The home's basement

[124] LAT, "Modernist Architect to the Masses," *The Los Angeles Times* (Los Angeles, CA), June 9, 2017.

[125] John Mares. "William Krisel's University City Development," Website: University City Community Association (UCCA). May 2016. Accessed May 21, 2020. https://www.universitycitynews.org/william-krisels-university-city-development/.

[126] Despite both being made of concrete, Krisel's concrete shadow blocks and screen block walls had two different design functions. The concrete shadow blocks were intended to use light and shadow to create patterns on the residence's exterior walls. The concrete screen blocks were intended to be used as privacy walls and obscure sections of the residence from the street.

[127] Modern San Diego, "Daniel Nick Salerno," accessed June 25, 2020, https://www.modernsandiego.com/people/daniel-salerno.

doubled as an office and a bomb shelter and in 1967 won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition that incorporated fallout shelters into homes.[128] In 1970, Salerno designed another home for him and his family in La Jolla. By 1970, Salerno had established his own practice under the name Daniel Nick Salerno & Associates, located at 1355 Front Street San Diego, and no longer worked for the City of San Diego.[129] Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project.[130] The concept of cluster planning became popular in the 1960s, which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. In 1973, Daniel Nick Salerno & Associates won the award for "distinction" from the National Association of Builders and the Pacific Coast Builders Conference for his design of the Camello Vista residential development in the "cluster or innovative housing project" category.[131] By 1981, he practiced under the firm name Salerno, Livingston & Partners, and in 1983, was installed as president of the San Diego chapter of Associated Builders and Contractors.[132] In the mid-1990s Salerno retired and moved to Incline Village, Nevada.[133]

Select list of known works:

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

3.4.15 Hai C. Tan, AIA (1963-1990s)

Hai C. Tan was born in Guangdong, China and came to the United States in 1945. After graduating from the University of Oregon, in 1963 he founded his own architectural firm Hai C. Tan, Architect & Associates based out of Fullerton, California. In 1964, he began working on large residential development projects in Oxnard and Aptos. He continued designing residential tract housing throughout Southern California and Florida advertising as specializing

128 SDU, ""Del Mar Architect Wins National Award," *San Diego Union* (San Diego, CA), Jan. 8, 1967.
129 American Architects Directory, "1970 American Architects Directory: Daniel Nick Salerno,
AIA," *R.R. Bowker LLC.* Third edition, 1970, http://content.aia.org/sites/default/files/2018-09/Bowker_1970_S.pdf.
130 LAT, "Grand Awards," *Los Angeles Times* (Los Angeles, CA), June 4, 1972.
131 Arizona Republic, "Award for Distinction goes to Camello Vista," *Arizona Republic* (Phoenix, AX), June 10, 1973.
132 LAT, "Salerno Installed as Head of Associated Builders Unit," *Los Angeles Times* (Los Angeles, CA), March 6, 1983.
133 Modern San Diego, "Daniel Nick Salerno," accessed June 25, 2020, https://www.modernsandiego.com/people/daniel-salerno.

in "cluster housing programs."[134] In 1965, Tan won the first place Gold Nugget Award for his design of Lakeside Sunny Hills in Fullerton in the cluster development category form the Pacific Coast Builders Conference.[135] In 1969, Tan received the commission to design the home of Jack C. Lee, the owner of Yee Sing Chong Company, a popular Chinatown market in Los Angeles. In 1972, he designed Chinatown's Mandarin Plaza located at 970 North Broadway in Los Angeles which was also owned by Lee. The plaza was the first of Chinatown's major commercial plazas built since the 1950s.[136] Tan continued to design residential communities primarily in Southern California until the 1990s.

Select list of known works:

- Peacock Hills, Tustin, 1963
- The Cluster, Pomona, 1964
- Midwood Manor, Long Beach, 1964
- Lakeside Sunny Hills, Fullerton, 1965
- Hill'ndale Townhomes, Whittier, 1967
- Jack C. Lee Residence, 1933 Redcliff Street, Los Angeles, 1969
- San Clemente Park Estates, University City, 1970*
- Stonehenge, Orlando, FL, 1971
- Mandarin Plaza, 970 North Broadway, Los Angeles, 1972
- Whittier Monterey Townhomes, Whittier, 1976
- Courtside, Orange, 1976
- Bahia Vista, Avalon Catalina Island, 1977
- Far East National Bank, 300 W. Sunset Blvd., 1978
- Laguna Terrace, Fullerton, 1979

3.4.16 Leonard R. Brunswick & Associates, AIA (1963-1973)

Brunswick was born in Buffalo, New York on July 24, 1918. He received his degree in architecture from the University of Southern California in 1956. Prior to opening his architectural firm in 1963 Brunswick worked for the Roseglen Construction Company, Paul R. Williams, and Alfred March. He began designing under the firm name Leonard R. Brunswick & Associates and in 1964 became a member of the AIA. Brunswick primarily designed single-family and multiple-family residential communities in Southern California and worked with development companies such as the Richard Cavanaugh Development company and the Ray Hommes Company. Brunswick died on April 22, 1973, in his home in South Laguna and designed developments up until that time.[137] Archival research failed to indicate any architectural awards associated with the architects or firm.

Select list of known works:

- University Hills, University City, 1962-1971*
- Larkwood Hills, Whittier, 1963
- Palm Villa, Los Angeles, 1964

[134] LAT, "Designers," *Los Angeles Times* (Los Angeles, CA), May 5, 1963.
[135] LAT, "Lakeside Sunny Hills Preview Set Today," *Los Angeles Times* (Los Angeles, CA), July 11, 1965.
[136] Eric Brightwell, "Pan-Asian Metropolis — Pioneering Asian-American Architects in Los Angeles," Oct. 5, 2016. Accessed June 26, 2020. https://ericbrightwell.com/2016/05/10/early-asian-angeleno-architects/.
[137] AIA, "Leonard R. Brunswick (1918-1973): Membership File," last updated March 27, 2020. accessed June 26, 2020. https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36771043/ahd1005626.

- Glenmeade, San Bernardino, 1964
- Whispering Palms, Rancho Santa Fe, 1965
- Bristol Woods, Van Nuys, 1973

3.4.17 L.C. Major & Associates (1945-2000)

LeRoy Cluff "L.C." Major was born in Arizona in 1913 and began his career in 1933 as a real estate appraiser working for the Federal Housing Administration, the Veterans Administration, and a bank. After World War II, Major began drafting and designing, establishing his architectural firm, L.C. Major & Associates in 1945. He started with designing two-bedroom, one-bathroom bungalows and offered developers and builders not only designs but master plans, market research, cost analysis, architectural renderings, color coordination, model home furnishing, landscaping, merchandising promotions, and financial council. Throughout the 1950s and 1960s, he designed the master plans of thousands of residential housing tracts, adapting easily to the changing tastes of perspective home buyers. From single-family developments, he evolved into luxury custom homes, condominium complexes, retirement housing, and institutional buildings such as convalescent homes. Major also sold building plans through trade magazines and to individual builders. Throughout his career, he earned several Gold Nugget awards from the Pacific Coast Builders Conference. Time magazine gave Major the title of America's "tractioneer" for his creation of over a million tract homes throughout the United States. Major died in 2000 at the age of 85 and his company was still developing and designing homes up until 2001.[138]

Select list of known works:

- College Park Estates, Ventura, 1955
- Raven Homes, North Hollywood, 1956
- Ponty Capistrano, Los Angeles, 1958
- Country Club Village, Palm Desert, 1959
- Eastgate, Long Beach, 1959
- Westwood Ranchos, Pomona, 1960
- Country Club Estates, Ventura, 1961
- Private Club Estates, Ventura, 1962
- Panorama Park, University City, 1962*
- Hillside Haven, Ventura, 1963
- Whispering Hills, Northridge, 1964
- Greentree Townhomes, Carmichael, 1970
- Shadow Palms, Palm Springs, 1966
- Oakhill Terrace, Escondido, 1968
- Villa del Oro Townhomes, Las Vegas, NV, 1972
- Sunset Oaks, Thousand Oaks, 1980

3.4.18 Dale Naegle, FAIA (1928-2011)

Dale Naegle was born in Los Angeles in 1928 and later moved to Santa Barbra with his family. After pursuing a career as a musician, Naegle began attending classes at the University of Southern California (USC) for architecture under faculty such as A. Quincy Jones, an architect known for his innovative modernist buildings. In 1954, Naegle

[138] Myrna Oliver, "Obituaries: LeRoy Cluff Major; Tract Housing King," *Los Angeles Times* (Los Angeles, CA), July 1, 2000.

received a bachelor's in architecture from USC. He decided to leave Los Angeles because of the high number of big-name architects in the area and move to San Diego where he was particularly drawn to La Jolla. Naegle began partnering with developers and designing houses that could easily be marketed to a wide audience. In 1964, he formed Naegle and Malone with Ed Malone who had worked for architects such as Clarence Joseph Paderewski and Carl Tavares, that partnership ended in 1966 and he soon formed Dale Naegle & Associates in 1966. Dale Naegle & Associates practiced in San Diego until 1991 when Naegle formed Naegle Architects and continued to work within San Diego.[139]

Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to low-income affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. In 1990, Naegle approximated that he had designed up to 100,000 homes in San Diego and a San Diego Magazine article stated he "has probably designed more housing for the masses than any other San Diego architect."[140] While the majority of his works were residential, Naegle also designed retail, office buildings, education facilities, and land use planning projects. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.[141] Naegle became a member of the AIA in 1958 and was named a fellow of the AIA in 1982. Naegle died in 2011 at the age of 83. In 2005, Naegle was established by the City of San Diego Historical Resource Board as a Master Architect with the designation of the Mansfield and Katherine Mills House (HRB 05-007).

Select list of known works:

- Bell's Pavilion and Tramway "Mushroom House," La Jolla, 1955-65
- Mansfield and Katherine Mills House, 7105 Country Club Drive, La Jolla, 1957
- Walker Residence, 2451 Ellentown Ave, La Jolla, 1958
- Naegle Residence #1, 8310 El Paseo Grande, La Jolla, 1960
- Monte Vista Lodge, 2211 Massachusetts Avenue, Lemon Grove, 1965
- Colony Hill, Via Avola, La Jolla, 1967
- Tioga and Tenaya Hall, UC San Diego, John Muir College Campus, 1969
- Naegle Residence #2, 29754 Caminito Bello, San Diego, 1970
- Mercado Shopping Center, Rancho Bernardo, 1970s
- Windemere planned community, Mount Soledad, late 1970s
- Woodlands North, La Jolla Village, 1974*
- Woodlands La Jolla, La Jolla Village, 1975*
- Woodlands West I and II, La Jolla Village, 1976-78*
- Woodlands South, La Jolla Village, 1978*
- Naegle Residence #3, La Jolla, 1980
- Coast Walk, La Jolla, 1980s
- Prospect Point, La Jolla, 1980s
- Boardwalk, La Jolla Village, 1981*
- Shopkeeper Homes, 2210 Avenida de la Playa, La Jolla, 1994

[139] Modern San Diego, "Dale William Naegle," accessed April 14, 2021, https://www.modernsandiego.com/people/dale-naegle.
[140] David Ogul, "Dale Naegle, 83, Master Architect of Multi-Unit Dwellings," *San Diego Union* (San Diego, CA), Nov. 30, 2011.
[141] Jennifer Feeley, Tricia Olsen, Ricki Siegal, and Ginger Weatherford. *Biographies of Established Masters*. Historical Resources Board (HRB), 2011.

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

The San Diego-based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. Lorimer moved to San Diego in 1966 after receiving his architectural degree from the University of Arizona. For several years he worked as a designer for multiple local firms before establishing his architectural firm with Larry L. Case in 1974, known as Lorimer-Case.[142] The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single-family and multiple-family residential developments for San Diego developers including the Douglas Allred Company, Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget Award of Merit for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the Pacific Coast Builders Conference and Builder Magazine to Pardee Home Builders.[143] In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM Awards. The awards were hosted by the Sales and Marketing Council and the Building Industry Association.[144] The firm continued to receive accolades including in 1991 the Attached Home of the Year honors, three Grand Awards, and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show. This award show included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.[145] Archival research did not reveal the final date of Lorimer and Case's partnership but by the mid-1990s their commissions were no longer advertised in newspapers.

Select list of known works:

- Mesa Woods, Mira Mesa, 1977
- Parkdale, Mira Mesa, 1981-1993
- Concord Square, Mira Mesa, 1981-1983
- Kentfield, Rancho Peñasquitos, 1982
- Charter Point, Bonita Vista, 1982
- Mission Pacific, San Carlos, 1982
- Fox Run, Clairemont, 1982
- University Towne Square, University City, 1983-87*
- The Villas, Mira Mesa, 1983
- Summer Ridge, Chula Vista, 1984
- Pointe Del Mar, Del Mar, 1985
- Classic Homes, Spring Valley, 1985
- Castillos San Marcos, San Marcos, 1985
- Restoration of the Bottlery Building, San Diego, 1986
- Concord Villas, Mira Mesa, 1987-1988
- Los Altos, Vista, 1991
- Uptown District, San Diego, 1991
- Valencia Homes, Rancho Del Oro, 1991
- The Villas of Ivanhoe, La Jolla Village, 1992

[142] SDU, "Obituary: David Lorimer," *San Diego Union* (San Diego, CA), May 26, 2013.
[143] SDU, "Concord Square," *San Diego Union* (San Diego, CA), August 3, 1980.
[144] LAT, "Fieldstone-Encinitas ties for Coveted Grand Award at SAM Awards," *Los Angeles Times* (Los Angeles, CA), Nov. 4, 1984.
[145] LAT, "Architects Lorimer-Chase Wins Gold Nugget Award in Attached-Home Category, 10 other Awards," *Los Angeles Times* (Los Angeles, CA), July 21, 1991.

- Stratford Estates, Olivenhain, 1994
- Valencia, Oceanside, 1994
- The Reserve, Orange Park Acres, 1995

4 Survey Results

The following presents master-planned communities that appear eligible as a result of the reconnaissance-level survey and research conducted from April to May 2020 as well as a pedestrian survey conducted on April 15, 2021. This section includes information obtained through archival research, as well as a reconnaissance-level survey of master-planned communities within the University CPA that were constructed between 1969 and 1990. The communities are organized by architectural firms responsible for their design.

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

Application of Criteria for Evaluation

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

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

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

All residential communities constructed between 1960 and 1990 within the CPA were extensively researched as districts to determine if they rose to the level of significance required for associations with broad patterns of development under NRHP/CRHR Criteria A/1 and City of San Diego Criterion A. The communities surveyed and researched in the CPA are representative of common tract-style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate these communities as a whole were extraordinary or representative of larger patterns of development on the local, State, or National level. While it was noted that some of the communities within the plan area were given awards throughout the years, the reasons for those awards are for architectural, planning, and construction reasons, not for their representation of significant associations with broader patterns of development. Therefore, all of the communities surveyed within the CPA are recommended not eligible under NRHP/CRHR Criteria A/1 and under City of San Diego Criterion A.

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

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

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

> All residential communities constructed between 1960 and 1990 within the CPA were extensively researched as districts to determine if they rose to the level of significance required for associations with important people at the local, State, or National level. No evidence was found to suggest that there are any significant associations under NRHP/CRHR Criteria B/2 and City of San Diego Criterion B.[146]

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

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

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

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

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

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

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

> This survey addresses the history of the built environment. An archaeological survey was not conducted for this project. At this time, there is no indication that the master-planned communities within the University CPA have the potential to yield information important to state or local history. Therefore, all of the surveyed communities are recommended not eligible under NRHP/CRHR Criteria D/4.

[146] Please refer to Section 2 Methods for a description of the distinction between districts and individual properties. Individual properties within the master-planned communities may rise to the level of significance required for associations with important people at the local, State or National level following property-specific research of an individual, single-family home.

Additional City of San Diego Criteria:

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

Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value, or which represent one or more architectural periods or styles in the history and development of the City.

Integrity Assessment

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

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

4.1 Master-Planned Communities Evaluated for Eligibility

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

University Hyde Park (1967-1968) Map ID #9

Daniel Nick Salerno & Associates was known for master-planned communities designed in cluster housing-type configurations. Due to extensive alterations, Lear Land Corporation's University Hyde Park (1967-1968) does not appear eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for embodying distinctive characteristics of the architect Daniel Nick Salerno & Associates' cluster housing design.

Daniel Nick Salerno was born in Los Angeles in 1930 and received a degree in architecture from the University of Southern California in 1957. Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In 1967, Salerno won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition that incorporated fallout shelters into homes for his residence designs in Del Mar. Salerno's design of Mesa Village located in Mira Mesa won the 1972 Grand Award at the Gold Nugget Awards for a notable project in the "cluster or innovative housing project" category. In 1973, Daniel Nick Salerno & Associates won the award

for distinction from the National Association of Builders and the Pacific Coast Builders Conference for their design of the Camillo Vista residential development in the "cluster or innovative housing project" category.

Individually, Salerno's best representative work is his Salerno Residence #1, Del Mar, 1965, which won an Award of Merit from the Department of Defense in 1967. Despite this residence being notable, it does not represent Daniel Nick Salerno & Associates as a firm and their body of work. The firm frequently designed cluster housing, which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. The firm won two notable awards for his designs of Mesa Village and Camillo Vista, although no known award was won for his designs of University Hyde Park. In addition to the lack of accolades for the project's design and planning, the wide variety of styles offered from Contemporary to Traditional has resulted in a lack of overall neighborhood architectural continuity. Over time alterations to the neighborhood including replacement cladding, roofing replaced since initial construction, replacement windows, doors, and garage doors, and additions have made it more difficult to identify this neighborhood as a 1960s Daniel Nick Salerno & Associates design. In comparison to the other neighborhoods designed by Salerno between 1960 and 1979 University Hyde Park does not rise to the level of being notable and does not represent the cluster housing planning concept, which Salerno was known for.

Therefore, University Hyde Park **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for embodying distinctive characteristics of the architect Daniel Nick Salerno & Associates.

4.1.2 Hai C. Tan, AIA (1963-1990s)

San Clemente Park Estates (1970) Map ID #14

Peñasquitos Inc.'s San Clemente Park Estates (1970) does not embody the distinctive characteristics of the designs of architect Hai C. Tan, AIA. and appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C. In 1963, Tan founded his eponymous architectural firm Hai C. Tan, Architect & Associates in Fullerton, California. In 1964, he began working on large residential development projects in Oxnard and Aptos, California. He primarily designed residential tract housing throughout Southern California and Florida and advertised the firm as specializing in "cluster housing programs." Tan's cluster housing designs followed typical patterns, with a portion of green space set aside and densely grouped surrounding housing on the remaining land. In 1965, Tan won the first place Gold Nugget Award at the Pacific Coast Builders Conference in the cluster housing category for his design of Lakeside Sunny Hills in Fullerton. Tan was a member of the Chinese-American community in Los Angeles. In 1969, Jack C. Lee, the owner of Yee Sing Chong Company, a popular Chinatown market in Los Angeles commissioned Tan to design his residence. In 1972, Lee commissioned Tan to design Mandarin Plaza in Los Angeles' Chinatown. While these commissions were notable, the work of Hai C. Tan, AIA as a firm was primarily cluster planned tract housing developments.

The firm does not appear to have won awards for the design or planning of San Clemente Park Estates, nor does this development appear to represent an important example of the firm's cluster housing planning. Over time, San Clemente Park Estates' substantial exterior alterations including the replacement of original cladding, roofing replaced since initial construction, replacement of original windows, doors, and garage doors, and additions, have diminished the integrity of Hai C. Tan's 1970 design. In comparison to the other neighborhoods designed by Tan within the same period of the 1960s and 1970s, San Clemente Park Estates is not a notable representation of the cluster housing planning concept, for which Tan was known. Additionally, the San Clemente Park Estates developments utilize designs found in other neighborhoods designed by Tan, such as Laguna Terrace in Fullerton, and the designs are not unique to the University CPA.

Therefore, San Clemente Park Estates does not embody the distinctive characteristics of the designs of architect Hai C. Tan, AIA., and **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C.

4.1.3 Leonard R. Brunswick & Associates, AIA (1963-1973)

University Hills (1962-1970) Map ID #4

Ray Hommes Company's University Hills (1962-1970) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm Leonard R. Brunswick & Associates, AIA. The firm Leonard R. Brunswick & Associates was established in 1964. The firm primarily designed single-family and multiple-family residential communities in Southern California and worked with development companies such as the Richard Cavanaugh Development company and the Ray Hommes Company.

Archival research failed to identify any awards associated with any of the developments designed by Leonard R. Brunswick & Associates between 1963 and 1973. The University Hills neighborhood offered 25 exterior designs ranging from Early American to "Oriental" and Contemporary. This resulted in a neighborhood that lacked visual cohesion or architectural continuity and did not display a strong sense of planning methodology. Additionally, the neighborhood had a long period of construction (eight years) and is spread across four separate locations throughout the University CPA. It does not convey a clear sense of design or planning. Additionally, alterations to the neighborhood including replacement cladding, roofing replaced since initial construction, replacement windows, doors, and garage doors, and additions have made it more difficult to identify this neighborhood as a Leonard R. Brunswick & Associates design from the 1960s and 1970s. University Hills does not appear to be a notable design of the firm Leonard R. Brunswick & Associates. It did not receive accolades.

Therefore, University Hills does not embody the distinctive characteristics of the designs of architectural firm Leonard R. Brunswick & Associates, AIA, and **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C.

4.1.4 L.C. Major & Associates (1945-2000)

Panorama Park (1962) Map ID #5

Ray Hommes Company's Panorama Park (1962) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm L.C. Major & Associates. L.C. Major & Associates was established in 1945 by LeRoy Cluff "L.C." Major. Major was not trained as an architect and was not a member of the AIA. He started with designing two-bedroom, one-bathroom bungalows and offered developers and builders not only designs but master plans, market research, cost analysis, architectural renderings, color coordination, model home furnishing, landscaping, merchandising, promotions, and financial counsel. Throughout the 1950s and 1960s, he designed the master plans of thousands of residential housing tracts, adapting easily to the changing tastes of prospective home buyers. Throughout his career, he earned several Gold Nugget awards from the Pacific Coast Builders Conference. Time magazine gave Major the title of America's "tractioneer" for his creation of over a million tract homes throughout the United States.

Archival research failed to identify any awards won for the design and planning of Panorama Park by L.C. Major & Associates. Throughout the 1950s and 1,960s the firm is known to have designed thousands of residential housing tracts, primarily in Southern California. Archival research failed to identify Panorama Park as unique among these

thousands of developments. Additionally, alterations to the neighborhood, including replacement cladding, roofing replaced since initial construction, replacement windows, doors, and garage doors, and additions have affected the development's visual cohesion and integrity. Panorama Park is not distinguished from the thousands of developments attributed to Major and is neither the first nor the last of L.C. Major & Associates' residential tracts, nor does it display a new or innovative idea within this housing type.

Therefore, Panorama Park **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm L.C. Major & Associates.

4.1.5 Dale Naegle, FAIA (1928-2011)

Woodlands North (1974) Map ID #19

Lion Property Company's Woodlands North (1974) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Woodlands North. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands North as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands North fits within this context is neither the first nor the last of Naegle's multi-family developments and does not display a new or innovative idea within this housing type.

Therefore, Woodlands North **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Woodlands La Jolla (1975) Map ID #23

Lion Property Company's Woodlands La Jolla (1975) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment

communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Woodlands La Jolla. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands La Jolla as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands La Jolla fits within this context and is neither the first nor the last of Naegle's townhome developments and does not display a new or innovative idea within this housing type.

Therefore, Woodlands La Jolla **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Woodlands South (1974-75) Map ID #36

Lion Property Company's Woodlands South (1974-75) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Woodlands South. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands South as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands South fits within this context is neither the first nor the last of Naegle's townhome developments and does not display a new or innovative idea within this housing type.

Therefore, Woodlands South **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Woodlands West I and II (1976-78) Map ID #37

Lion Property Company's Woodlands West I and II (1976-78) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Woodlands West I and II. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Woodlands West I and II as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for the masses than any other San Diego architect. Woodlands West I and II fits within this context and are neither the first nor the last of Naegle's townhome developments and do not display a new or innovative idea within this housing type.

Therefore, Woodlands West I and II **appear ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

Boardwalk (1981) Map ID #47

Lion Property Company's Boardwalk (1981) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle, an established master architect in the City of San Diego. Naegle came to San Diego in 1954. He had previously practiced in Los Angeles but left because of the competition from a high number of big-name architects in the area. Naegle began partnering with developers in San Diego, designing houses that could easily be marketed to a wide audience. Naegle specialized in multi-family and single-family residential architecture ranging in price from luxury to affordable housing. His multi-family commissions included condominiums, townhomes, and apartment communities. Notable commissions included the award-winning UCSD John Muir College building, the Coast Walk and Prospect Point retail complexes, the "Shopkeeper Homes" in La Jolla Shores, the Bell's Pavilion and Tramway, and the Windemere planned community on Mount Soledad. He was credited with influencing the designs of downtown La Jolla and identified by the AIA as a contributor to the San Diego Modernist Historic District.

Archival research failed to identify any awards won for Dale Naegle's design and planning of Boardwalk. By 1990, Naegle estimated that he had designed up to 100,000 homes in San Diego and archival research failed to identify Boardwalk as being unique within these thousands of developments. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. By 1990, Naegle was thought to have designed more housing for

the masses than any other San Diego architect. Boardwalk fits within this context is neither the first nor the last of Naegle's townhome developments and does not display a new or innovative idea within this housing type.

Therefore, Boardwalk **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architect Dale Naegle.

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

University Towne Square (1983-87) Map ID #54

The Douglas Allred Company's University Towne Square (1983-87) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm Lorimer-Case. The firm was established in 1974 as a partnership of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as rehabilitation of historic buildings. The majority of their work comprised single-family and multi-family residential developments for San Diego developers, including the Douglas Allred Company, Corky McMillins Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. Notable works of Lorimer-Case included Pardee's Concord Square development, Pointe Del Mar project, and Pacific Scene's Summer Ridge. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

Archival research failed to identify any awards won for Lorimer-Case's design and planning of University Towne Square. Additionally, over time alterations to the neighborhood including roofing replaced since initial construction, replacement windows, and doors have affected the development's visual cohesion and integrity. Though the firm won awards for multiple developments in the San Diego area, University Towne Square was never recognized as a notable development by the firm and was neither the first nor the last of Lorimer-Case's multi-family communities.

Therefore, University Towne Square **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C as it does not embody the distinctive characteristics of the designs of architectural firm L Lorimer-Case.

5 Recommendations and Findings

A total of 78 residential communities in the University CPA were subject to a reconnaissance-level survey and cursory background research as part of this survey report. Of the 78 communities surveyed, 14 were found to be Tier 1, 23 were found to be Tier 2, and 42 were found to be Tier 3. A discussion of findings and a detailed analysis is provided below with summary tables showing the community Map ID# from Figure 3, master-planned community name, eligibility recommendation, and reason for eligibility recommendation.

As a result of the survey, the 14 Tier 1 communities were found to merit future intensive-level survey and evaluation for potential historical significance: La Jolla Colony (Figure 3, Map ID#s 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65), University Hyde Park (Figure 3, Map ID #9), San Clemente Park Estates (Figure 3, Map ID #14), University City West A (Figure 3, Map ID #1A), and University City West B (Figure 3, Map ID #1B).

As previously discussed in Section 2, master-planned communities within the University CPA were largely developed between 1960 and 1990. Most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood development. Therefore, the communities were addressed from the perspective of a district as the property type rather than the individual, single-family residence, because in almost all cases tract style homes do not have the potential to rise to a level of individual significance under most designation criteria. The following sections adsssss the potential eligibility of the districts under the NRHP/CRHR/City of San Diego criteria.

A note on terminology

Notable: Research revealed the master-planned communities created by these developers and architects were noted by peers and industry leaders for achievements and innovation.

Ubiquitous: Research revealed the master-planned communities created by these developers and architects may reflect the high productivity of these firms; however, their work was not noted for innovation or distinction. Their work appears to be standard and unremarkable in the field of master-planned communities.

5.1 Tier 1 Communities

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

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

As a result of the survey, 14 communities were found to merit future intensive-level survey and evaluation for potential historical significance: La Jolla Colony (Figure 3, Map ID #s 56, 57, 58, 59, 60, 61, 62, 63, 64, and 65), University Hyde Park (Figure 3, Map ID #9), San Clemente Park Estates (Figure 3, Map ID #14), University City West A (Figure 3, Map ID #1A), and University City West B (Figure 3, Map ID #1B).

Table 29 lists master-planned communities recommended for additional study as possible districts.

Table 29. Tier 1 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Future Study
56, 57, 58, 59, 60, 61, 62, 63, 64, and 65	La Jolla Colony	Master-planned community with varied housing typologies, incorporation of greenspaces, installation of pedestrian pathways, and recreational features such as community swimming pools
9	University Hyde Park	Palmer & Krisel-designed single-family homes within one tract
14	San Clemente Park Estates	Palmer & Krisel-designed single-family homes within one tract
1A	University City West A	Palmer & Krisel-designed single-family homes within one tract
1B	University City West B	Palmer & Krisel-designed single-family homes within one tract

5.1.1 Tier 1 Communities Significance Findings

5.1.1.1 La Jolla Colony

The Bren Company's La Jolla Colony (1985-1987) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for representing a master-planned community constructed in the late 1980s. The La Jolla Colony meets the definition of a district, as a distinguishable entity whose components lack individual distinction. La Jolla

Colony was developed in four major stages beginning in 1985 and finishing in 1987. The project was intended to house more than 10,000 people in 3,600 units on 222 acres in a combination of apartments, townhomes, multi-level condominiums, and single-family homes. La Jolla Colony, due to its size and master planning, displays a large footprint in the University CPA and houses more than 10,000 people in a range of residential types.

La Jolla Colony incorporates several aspects of the New Urbanism design movement, which gained popularity in the United States in the early 1980s. The community features a range of housing types, allowing for multiple price points and the option to own or rent, creating daily interactions for people of diverse ages, races, and incomes into daily interaction. La Jolla Colony's original occupants included families with children, married couples without children, college students, and single people who worked in the University CPA. The community's housing prices ranged based on the type, with single-family residences at the top of the cost scale and the i-level condominiums at the bottom of the cost scale. La Jolla Colony's individual neighborhoods lack distinction and do not represent the work of a master or possess high artistic value. Rather La Jolla Colony is a distinguishable entity when looked at as a district, which possesses a significant concentration of buildings linked as a master-planned community developed by the Bren Company. La Jolla Colony is an intact representation of the New Urbanism design movement in the University CPA, combining multiple housing types with communal recreation facilities and walkable retail space. Therefore, La Jolla Colony **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/C for representing a master-planned community constructed in the late 1980s, and as a distinguishable entity whose components lack individual distinction. Dan Saxon Palmer (1920-2007) and William Krisel (1924-2017)

Architects Dan Saxton Palmer (1920-2007) and William Krisel (1925-2017) worked with Peñasquitos Inc. in the early residential development period of University City. Palmer and Krisel are notable architects of affordable, Post-War tract developments throughout Southern California. Krisel is also recognized as a master architect in the City of San Diego. Throughout the course of the survey, it was discovered that the bulk of the buildings attributed to Palmer & Krisel was located in the University City West Neighborhood's Section A (Figure 3, Map ID#1A), Section B (Figure 3, Map ID#1B), San Clemente Park Estates (Figure 3, Map ID#14), and in the University Hyde Park neighborhood (Figure 3, Map ID#9). The survey also indicated that Palmer & Krisel's single-family home designs were distinguished by their Contemporary style of architecture, whereas the remaining homes in the neighborhoods followed Contemporary and Tract Ranch styles of architectural design. Therefore, it is recommended that any buildings known to be designed by Palmer & Krisel within these neighborhoods or any buildings designed in the Contemporary style of architecture within these two neighborhoods be studied further for potential architectural significance under NRHP/CRHR/City of San Diego HRB Criteria C/3/C.

5.2 Tier 2 Communities

The communities that are assigned a Tier 2 status for the purposes of this study are those that exceeded the requirements under Tier 3, but failed to rise to the level of significance required for additional study and intensive survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were oftentimes associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and was therefore found to be ineligible. Given the fact that these communities rose to the level of significance required under Tier 2, a detailed analysis is provided below to support the recommendations of ineligibility for these communities. A summary of these communities and the reason(s) for their assignment to Tier 2 can be found in Table 28 below. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

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

Table 28. Tier 2 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Exclusion from Future Study
2	Pennant Village	Lacks visual cohesion, unknown architect
8	University City Village	Ubiquitous multi- and single-family tract, unknown architect
3	University Village	Heavily altered, unknown architect, lacks visual cohesion
20	Genesee Highlands	Ubiquitous multi-family housing tract, unknown architect, lacks visual cohesion
21	SouthPointe	Ubiquitous multi-family housing tract, unknown architect
29	EastBluff	Ubiquitous multi-family housing tract, unknown architect
32	Vista La Jolla	Ubiquitous single-family tract, unknown architect
40	Vista La Jolla Townhomes	Ubiquitous multi-family housing tract, unknown architect
46	Canyon Ridge	Unknown architect, ubiquitous single-family housing tract
6	Flair	Ubiquitous single-family tract, unknown architect, heavily altered
12	The Bluffs	Ubiquitous single-family tract, unknown architect, heavily altered
13	University Park North	Lacks visual cohesion, ubiquitous single-family housing tract, unknown architect
66	Villas at University Park	Ubiquitous multi-family housing tract, unknown architect
35	Topeka Vale	Unknown architect, lacks visual cohesion
10	Fireside University City Homes	Unknown architect, lacks visual cohesion

Table 28. Tier 2 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Exclusion from Future Study
4	University Hills	Lacks visual cohesion, heavily altered, no awards or accolades
5	Panorama Park	No awards or accolades, no architectural merit, heavily altered
19	Woodlands North	Ubiquitous multi-family housing tract, no awards or accolades
23	Woodlands La Jolla	Ubiquitous multi-family housing tract, no awards or accolades
36	Woodlands South	Ubiquitous multi-family housing tract, no awards or accolades
37	Woodlands West I and II	Ubiquitous multi-family housing tract, no awards or accolades
47	Boardwalk	Ubiquitous multi-family housing tract, no awards or accolades
54	University Towne Square	Ubiquitous multi-family development

5.3 Tier 3 Communities

The communities that are assigned a Tier 3 status for the purposes of this study are those that failed to rise to the level of significance as a district required for additional study and intensive survey under Tiers 1 or 2. Archival research revealed minimal information and in some cases no information about builders, architects, or developers associated with the communities under this Tier. A reconnaissance-level survey was also conducted of all of these communities to determine the potential for architectural significance, but the communities under this Tier were found to be at least one of the following: altered, ubiquitous, or lacking architectural merit. It is also notable that most of the communities assigned to Tier 3 had multiple reasons for a recommendation of ineligibility. A summary of these communities and the reason(s) for their assignment to Tier 3 can be found in Table 27 below. The following is a comprehensive list of reasons why communities were assigned to Tier 3:

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

Table 27. Tier 3 Master-Planned Communities

Map ID#	Community	Reason(s) for Exclusion from Survey
11	Diamond Manor	Heavily altered tract housing with no notable developer
27	West Hills Homes	Heavily altered tract housing with no notable developer
49	Cambridge	Ubiquitous multi-family development and no notable developer
24	La Jolla Village Tennis Club	Ubiquitous multi-family development and no notable developer
78	Park Place	Ubiquitous multi-family development and no notable developer
38	La Jolla Park Villas	Ubiquitous multi-family development and no notable developer
42	La Jolla Village Park	Ubiquitous multi-family development and no notable developer
51	Villa Europa	Ubiquitous multi-family development and no notable developer
44	Villa Mallorca	Ubiquitous multi-family development and no notable developer
17	Genesee Vista	Ubiquitous multi-family development and no notable developer
30	Playmor Terrace West	Ubiquitous multi-family development and no notable developer
7	University City Manor	Heavily altered tract housing with no notable developer
45	La Jolla Terrace	Ubiquitous multi-family development and no notable developer
53	Regency Villas	Ubiquitous multi-family development
43	The Pines	Ubiquitous multi-family development and no notable developer
50	La Jolla City Club	Ubiquitous multi-family development and no notable developer
34	Playmor Terrace	Ubiquitous multi-family development and no notable developer

Table 27. Tier 3 Master-Planned Communities

Map ID#	Community	Reason(s) for Exclusion from Survey
52	La Jolla International Gardens	Ubiquitous multi-family development and no notable developer
68	La Jolla del Sol	Ubiquitous multi-family development and no notable developer
18	La Jolla Mesa	Ubiquitous multi-family development and no notable developer
15	La Jolla Vista	Ubiquitous multi-family development and no notable developer
31	Canyon Park Apartments	Ubiquitous multi-family development and unknown developer
25	Eastgate Village	Ubiquitous multi-family development and no notable developer
76	Devonshire Woods	Ubiquitous multi-family development and unknown developer
16	La Jolla Village Apartments	Ubiquitous multi-family development and unknown developer
22	Villa Tuscana	Ubiquitous multi-family development and unknown developer
69	Villa Vicenza	Ubiquitous multi-family development and unknown developer
48	La Jolla Gardens	Ubiquitous multi-family development and unknown developer
77	Pacific Regents	Single tower not a master plan and unknown developer
67	The Venetian	Ubiquitous multi-family development and unknown developer
26	La Jolla Terrace	Ubiquitous multi-family development and unknown developer
41	Dieguenos	Ubiquitous multi-family development and unknown developer
28	Pacific Gardens Apartments	Ubiquitous multi-family development and unknown developer
70	Cambridge Terrace	Ubiquitous multi-family development and unknown developer
33	Torrey Pines Village Apartments	Ubiquitous multi-family development and unknown developer
71	La Florentine	Ubiquitous multi-family development and minimal visibility
72	Avanti	Ubiquitous multi-family development and minimal visibility
73	Capri	Ubiquitous multi-family development and minimal visibility
74	Casabella	Ubiquitous multi-family development and minimal visibility
75	Lucera	Ubiquitous multi-family development and minimal visibility
39	The Park	Ubiquitous multi-family development and unknown developer
55	Star Village	Heavily altered tract housing with unknown developer

5.4 Additional Study Recommendations

The following are recommendations for the ongoing identification and evaluation of potential historic resources within the University CPA. The University CPA is a relatively new community within the City of Diego; its oldest development dates to the 1960s. Due to the relatively recent construction and the average age of buildings, the majority of built environment resources within the University CPA have not warranted evaluations as potential historic resources. Until these built environment resources reach a historic age, there are limited measures in place to assess the potential for adverse effects to potential historic resources in the University CPA. In an effort to minimize the potential loss of University's historic built environment, it is essential to identify and evaluate potentially eligible historic resources prior to changes that would cause a substantial loss of integrity.

The following recommendations are outlined in the order of priority:

Recommendation 1:

Continued research and observation of study list properties. These properties were identified during the course of research as potentially significant within the context of the history of the University CPA. As such, consideration should be made during planning decisions pertaining to properties identified on the study list throughout each of the established significance periods and themes in Section 3.

Recommendation 2:

Additional study and intensive level survey are recommended for properties that were designed by the master architectural firm Palmer & Krisel. Based on a visual inspection of the buildings within the University City West and University Hyde Park neighborhoods, it appears that 27 buildings can be attributed to the firm. Thirty other buildings were likely designed by the firm but cannot be fully confirmed without additional research. It is further recommended that any building designed by Palmer & Krisel be given special consideration during the planning process to avoid the loss of potentially significant resources.

Recommendation 3:

Additional study and research should be conducted to identify architects and builders within the University CPA. Further information should be gathered on each previously identified architect's body of work and how the buildings they designed within the CPA fit within that body of work. Additional research should be conducted during the planning process to determine if a building was designed by an architect and if that architect may be considered a master. During the planning process, buildings within the CPA identified as being architect-designed should be given further consideration during the planning process. For instance, the most significant residential architectural firm found through the course of archival research is Palmer & Krisel (as mentioned in Recommendation 2), but there is potential for other significant architects and builders to be identified during the course of additional property-specific research.

Recommendation 4:

Research conducted for the Historic Context Statement did not reveal that Asian and Pacific Islander community's presence and influence in University is a historically important theme to the development of the community. This was due to an insufficient passage of time that would provide an appropriate level of perspective. However, this should be re-evaluated, and it is recommended that a focused Historic Context Statement and Reconnaissance

Survey regarding the Asian and Pacific Islander community presence and influence in University be prepared in the future. These documents will aid in the determination of whether or not this is a significant theme in the development of the University CPA or the City of San Diego as a whole, and whether any potential resources may be eligible for designation as individual sites and/or contributors to a Historic District for an association with the Asian and Pacific Islander community.

Recommendation 5:

Additional study and research should be conducted for the master-planned community of Renaissance-La Jolla. Renaissance-La Jolla was not surveyed as part of this study because of its age: multiple portions of the development had a completion date after 1990. Portions of this neighborhood constructed post-1990 include the retail space Renaissance Towne Centre (1991), the Villas Apartment Homes (1993), Valentina (1994), Casabella (1995), Andria (1996), and Toscana (1997). For a master-planned community to be evaluated, it should be looked at as a whole, not in smaller portions. Renaissance-La Jolla was one of the United States' largest master-planned communities consisting solely of multi-family housing and, as such, has the potential to embody distinctive characteristics of a master-planned community containing residences, retail, and green space from the 1990s. Therefore, it is recommended that the Renaissance-La Jolla master-planned community be surveyed and evaluated in a future study.

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7 Appendix

A Residential Study List

Master-Planned Community	Map ID #	Developer	Architect	Date of Construction	Associated Theme
University City West A	1A	Peñasquitos Inc. (Irvin J. Kahn)	Palmer & Krisel	1960	Residential Development (1960-1971)
University City West B	1B	Peñasquitos Inc. (Irvin J. Kahn)	Palmer & Krisel	1960	Residential Development (1960-1971)
University Hyde Park	9	Lear Land Corporation	Daniel Nick Salerno & Associates	1967	Residential Development (1960-1971)
San Clemente Park Estates	14	Peñasquitos Inc. (Irvin J. Kahn)	Hai C. Tan, AIA	1970	Residential Development (1960-1971)
La Jolla Colony	56, 57, 58, 59, 60, 61, 62, 63, 64, and 65	Bren Company	Unknown	1985-1987	Residential Development (1972-1990)

Address	Assessor's Parcel Number	Developer	Architect	Date of Construction	Style
5540 Sandburg Avenue	670-252-03-00	Peñasquitos Inc. (Irvin J. Kahn)	Palmer & Krisel	1963	Contemporary