

APPENDIX D
Historical Resources Technical Report

HISTORICAL RESOURCE TECHNICAL REPORT FOR CASA DE LOS AMIGOS

**6110 CAMINO DE LA COSTA
LA JOLLA, CALIFORNIA**

Project No. PRJ-1066101

Submitted to:

**City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, California 92101**

Prepared for:

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I. EXECUTIVE SUMMARY

As part of a Site Development Permit, the City of San Diego has required the preparation of a Historical Resource Technical Report for the single-family residence and detached garage at 6110 Camino De La Costa in La Jolla, California (referred to herein as Casa de los Amigos). In order to comply with the City's request, BFSA Environmental Services, a Perennial Company (BFSA) was contracted to complete the historical evaluation of the buildings, which were constructed in 1924, to determine if they constitute historic resources, as defined by City of San Diego Historical Resources Board (HRB) eligibility criteria (Appendix E of the guidelines), National Register of Historic Places (NRHP), and California Register of Historical Resources (CRHR) criteria. The evaluation would also provide a determination as to whether the proposed demolition of the residence (the detached garage and front entry gate would be retained) would have an adverse effect on the built environment.

The project is located at 6110 Camino De La Costa in the La Jolla community of the city of San Diego, San Diego County, California. The buildings are located on Assessor's Parcel Number (APN) 357-141-05 with a legal description that describes the property as:

Lot 10, in Block 1A, in La Jolla Hermosa, in the city of San Diego, county of San Diego, state of California, according to map thereof no. 1810, filed in the Office of the County Recorder of Said San Diego County, November 21, 1924;

Excepting from the above-described property, that portion thereof heretofore or now lying below the mean high tide line of the Pacific Ocean.

BFSA evaluated the architectural and historic significance of the buildings in conformance with San Diego Municipal Code Section 143.0212, the California Environmental Quality Act (CEQA), and City of San Diego HRB eligibility criteria.

Casa de los Amigos is a two-story, asymmetrical, Spanish Revival-style, single-family residence with a detached garage with a maid's quarters above designed by San Diego Master Architect Herbert E. Palmer. The Notice of Completion for the property (see Appendix A) indicates that construction of the buildings was completed on December 31, 1924. Since that time, the residence has undergone alterations primarily on the west façade consisting of the extension and partial enclosure of the rear balcony and construction of a finished basement below between 1934 and 1939 and the replacement of four original windows on the west façade after 1946. Despite these alterations, the building was evaluated as retaining six of the seven aspects of integrity. Due to modifications to the original property and surrounding parcels, Casa de los Amigos does not retain the integrity of the setting.

Casa de los Amigos has been determined eligible for listing on the San Diego Register of Historical Resources (SDRHR) and CRHR under HRB Criterion A and CRHR Criterion 1 as the only residence in La Jolla Hermosa designed by San Diego Master Architect Herbert E. Palmer; HRB Criterion B and CRHR Criterion 2 for its association with Herbert York; HRB Criterion C and CRHR Criterion 3 as a good example of the Spanish Revival architectural style; and HRB Criterion D as a notable example of the work of San Diego Master Architect Herbert E. Palmer. Casa de los Amigos was determined ineligible for nomination to the NRHP due to its loss of original setting. Because Casa de los Amigos has been evaluated as eligible for listing on the SDRHR and the CRHR, the proposed project will constitute a negative impact on the historic resource (demolition). Retention of the detached garage and the preparation of Historic American Buildings Survey (HABS) documentation (including drawings, photos, and written history) would reduce the impacts; however, the impacts would still remain significant and unavoidable. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI's Standards for Historic Properties) (Grimmer 2017) for the retention of the garage will enable the property to appear as it did from the street view.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the potential historic and/or architectural significance of Casa de los Amigos in the community of La Jolla, city of San Diego, California. As part of the environmental review, the City of San Diego has required an evaluation of the existing single-family residence with detached garage to determine if the buildings are potentially significant, and to determine whether or not they are eligible for local designation. Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP are the appropriate measures of significance.

Project Area

Casa de los Amigos is located entirely within the boundaries of APN 357-141-05 at 6110 Camino De La Costa. Maps of the project location are provided in Appendix C. The property is located within a developed, coastal, residential neighborhood along the west side of the 6100 block of Camino De La Costa. The project parcel slopes toward the ocean to the west. The property includes the residence, detached garage with maid's quarter's above, and a fishpond.

Project Personnel

This evaluation was conducted by Brian F. Smith and Jennifer R.K. Stropes (Appendix E). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

The project is located in the La Jolla Hermosa neighborhood of La Jolla. The open coast habitat at this part of the coast is characterized by alternating rocky foreshore and sandy beaches. The biological setting observed in the vicinity of the project currently consists of non-native ornamental trees, shrubs, and grasses.

The natural setting during the prehistoric occupation of the project area offered a rich nutritional resource base. Fresh water was probably obtainable on a year-round basis from the pond and springs at the foot of Ardath Canyon. Historically, the property may have contained species representative of the coastal sage scrub community (Beauchamp 1986). The La Jolla area provided a rich environment capable of supporting a moderately dense prehistoric population of hunter/gatherers, such as the La Jolla Complex cultural horizon and the more recent Kumeyaay (Smith and Moriarty 1983, 1985; Smith and Pierson 1996). Such population densities likely required considerable foraging along the shoreline and in the surrounding drainages and mesas to sustain seasonal occupations. This would have included the area currently under study and the adjacent mesas and shoreline.

Historical Overview

Exploration Period (1530 to 1769)

The historic period around San Diego Bay began with the landing of Juan Rodriguez Cabrillo and his men in 1542 (Chapman 1921). Sixty years after the Cabrillo expeditions (1602 to 1603), an expedition under Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although his voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect upon the nomenclature of the coast. Many of Vizcaíno's place names throughout the region have survived to the present time, whereas nearly every one of Cabrillo's has faded from use. For example, Cabrillo named the first port at which he stopped in the (now) United States "San Miguel"; 60 years later, Vizcaíno changed the port name to "San Diego" (Rolle 1969).

Spanish Colonial Period (1769 to 1821)

The Spanish occupation of the claimed territory of Alta California took place during the reign of King Carlos III of Spain (Engelhardt 1920). Jose de Gálvez, a powerful representative of the king in Mexico, conceived the plan to colonize Alta California and thereby secure the area for the Spanish (Rolle 1969). The effort involved both military and religious components, where the overall intent of establishing forts and missions was to gain control of the land and the native inhabitants through conversion. Actual colonization of the San Diego area began on July 16, 1769

when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived by the overland route to San Diego to secure California for the Spanish (Palou 1926). The natural attraction of the San Diego harbor and the establishment of a military presence solidified its importance to the Spanish colonization of the region and the growth of the civilian population.

Missions were constructed from San Diego to the area as far north as San Francisco. The mission locations were based upon a number of important territorial, military, and religious considerations. Grants of land were made to those who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities within the colony. This route was considered to be the most direct path between the missions (Rolle 1969; Caughey 1970). As increasing numbers of Spanish and Mexican peoples, as well as the later Americans during the Gold Rush, settled in the area, the Native American populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

Mexican Period (1821 to 1846)

On September 16, 1810, Father Miguel Hidalgo y Costilla started a revolt against Spanish rule. He and his untrained Native American followers fought against the Spanish but were unsuccessful and Father Hidalgo was executed. After this setback, Father José Morales led the revolutionaries, but he too failed and was executed. These two men are still symbols of Mexican liberty and patriotism. After the Mexican-born Spanish and the Catholic Church joined the revolution, Spain was finally defeated in 1821. Mexican Independence Day is celebrated on September 16 of each year, signifying the anniversary of the start of Father Hidalgo's revolt. The revolution had repercussions in the northern territories, and by 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister the needs of the Native Americans (Engelhardt 1920). Large tracts of land continued to be granted to those who applied or who had gained favor with the Mexican government. Grants of land were also made to settle government debts and the Mexican government was called upon to reaffirm some older Spanish land grants shortly before the Mexican-American War of 1846 (Moyer 1969).

Anglo-American Period (1846 to Present)

California was invaded by United States troops during the Mexican-American War from 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

The cattle ranchers of the “counties” of southern California prospered during the cattle boom of the early 1850s. They were able to “reap windfall profit ... pay taxes and lawyer’s bills ... and generally live according to custom” (Pitt 1966). However, cattle ranching soon declined, contributing to the expansion of agriculture. With the passage of the “No Fence Act,” San Diego’s economy shifted from raising cattle to farming (Robinson 1948). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced raising cattle in many of the county’s inland valleys (Blick 1976; Elliott 1883 [1965]).

By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County’s climate (*San Diego Union* 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000 acres, to more than 20,000 acres (*San Diego Union* 1872). Of course, droughts continued to hinder the development of agriculture (Crouch 1915; *San Diego Union* 1870; Shipek 1977). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys. The small urban population and poor roads also restricted commercial crop growing. Meanwhile, cattle continued to be grazed in parts of inland San Diego County. In the Otay Mesa area, for example, the “No Fence Act” had little effect upon cattle farmers because ranches were spaced far apart and natural ridges kept the cattle out of nearby growing crops (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County had become similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. In 1919, the United States Navy decided to make the bay the home base for the Pacific Fleet (Pourade 1967), as did the aircraft industry in the 1920s (Heiges 1976). The establishment of these industries led to the growth of the county as a whole; however, most of the civilian population growth occurred in the north county coastal areas, where the population almost tripled between 1920 and 1930. During this time period, the history of inland San Diego County was subsidiary to that of the city of San Diego, which had become a Navy center and an industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized and recreational areas were established in the mountain and desert areas. Just before World War II, urbanization spread to the inland parts of the county.

Project Area and Vicinity

The origin of the name La Jolla, most researchers agree, is a variation of the original “La Hoya,” which literally translated from Spanish means “pit, hole, grave, or valley.” The equivalent American translation is “river basin” (Castillo and Bond 1975). The city surveyor, James Pascoe, spelled it “La Joya” on his map of city land in 1870, which translates as “the jewel.” The location

of La Hoya (or La Joya) was consistently shown as the canyon in which the southern portion of Torrey Pines Road is presently located. The first post office was established on February 28, 1888 and closed on March 31, 1893, but reopened as “Lajolla” (one word) on August 17, 1894. On June 19, 1905, the name of the post office was changed to “La Jolla” (two words) (Salley 1977).

The first purchase of Pueblo Lands in this area occurred on February 27, 1869, when the City of San Diego sold Pueblo Lot 1261 to Samuel Sizer. On the same day, the City sold Pueblo Lot 1259 to Daniel Sizer. Both lots, which sold for \$1.25 per acre, were located south of “La Hoya Valley.” When Sizer’s agricultural development to the south is described in the *San Diego Union* (1869), the canyon is referred to as “La Hoya.” By the 1870s, excursions to the point and cove were offered by the Horton House in their Concord Coach, a stagecoach drawn by four horses (*San Diego Union* 1932).

The boom of the 1880s extended to La Jolla in the form of the construction of a hotel and rental cottages (Randolph 1955). Initially, water supplies were unreliable, consisting of only two sources: a small well in Rose Canyon and a small pipeline connected to the Pacific Beach water supply. Reliable transportation to La Jolla came with the extension of the San Diego, Old Town, and Pacific Beach Railway to La Jolla in 1894. This narrow-gauge railroad was responsible for bringing passengers and prefabricated cottages (on flat cars) to the growing community (Randolph 1955). The railroad was dismantled in 1919, but not before an unsuccessful experiment with a gasoline-powered rail car (known locally as the “Red Devil”) was conducted.

As the number of residences and businesses increased in La Jolla, so did the need for public services. On July 10, 1888, the San Diego City Council passed an ordinance providing for the disposal for garbage, night soil, dead animals, ashes, and rubbish (Document 101817). In 1909, natural gas was brought to La Jolla, and in 1911, electricity was made available to the community (Randolph 1955). An electric railway provided service to La Jolla between 1924 and 1940. In 1918, street paving began, and by 1922, the Girard Street business section was completely paved.

Visitors to La Jolla enjoyed the park at Alligator Head from the earliest days of stagecoach excursions. Trees and shrubs were planted around the park, but a months-long failure of the water supply in 1890 caused many of the plants to die. During the 1890s, the park was the focus of construction for guest cottages and hotels, such as the La Jolla Beach House, which indicates that developmental impacts to prehistoric archaeological resources, as well as impacts from increased visitation, occurred during this early period. Randolph (1955) wrote about a Native American settlement at La Jolla (probably archaeological Site SDI-39/W-1), which was supported by Native American informants and the recovery of several artifacts, including metates, stone utensils, and other relics from La Jolla Cove. As the development of La Jolla continued, other subdivisions and plots were converted from farming and/or grazing to residential use. A photograph showing La Jolla Cove in 1894 is provided in Plate 1.



Plate 1: La Jolla Cove in 1894.
(Photograph courtesy of the San Diego Historical Society)

The earliest notable development in this area was the construction of the Spindrift Inn in 1916. Roy Clarke Rose built the inn as a bathhouse and restaurant using lumber salvaged from the ruins of the Congregational Church (Plate 2). Rose and the original renters, a Mr. and Mrs.

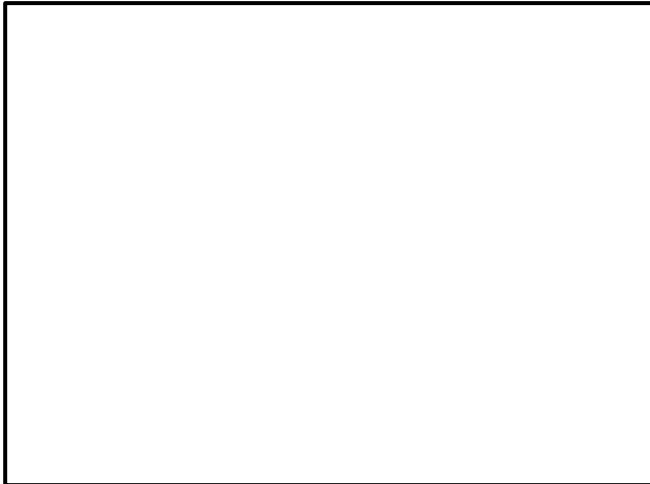


Plate 2: The Spindrift Inn prior to completion in 1916.
(Photograph courtesy of Hannay n.d.)

Wilder, decided to name the inn “Spindrift” for “the wind driven foam from the breast of the waves” (Hannay n.d.).

Peter and Margaret Hannay purchased the inn in 1922. According to Margaret Hannay, “at that time Spindrift was at the end of nowhere”; only a trail ran down to the inn, which was widened when homes began to be built in the area (Hannay n.d.).

The Pelican Club (a social club) was established around the same time as the inn, where club members would meet approximately once a month before gathering afterward at different members’ residences for cocktails. The club was

originally organized by W.L. Maloon, Dr. Truman A. Parker, W.L. Peete, and Ivan Rice. The

original members included W.C. Crandall, John R.E. Sumner, William Trump, and Billy Woods. Later members included Laurence Burdick, H.G. Lazelle, William McDonald, Remsen McGinnis, J. Lewis Morse, William E. Pate, Thomas A. Rothwell, F.P. Sherwood, A.B. Smith, E.C. Stimpson, H.U. Sverdup, Keith Trask, Dr. T. Wayland Vaughn, Morris T. Weeks, and William C. Zimmerman (Randolph 1955). The last meeting of the Pelican Club was held in 1937 and the Hannays sold the inn shortly thereafter (Hannay n.d.).

In 1926, the initial development of the La Jolla Beach and Yacht Club (Plate 3) took place immediately adjacent to the Spindrifft Inn. The board

of governors, who helped sponsor the \$1,000,000 project, included Charles H. Bencini, A.J. Bickerstaff, Arthur H. Braly, T.A. Davis, Arthur D. Dodworth, George Harbaugh, William Kettner, J.D. Marsden, Sherman A. Paddock, Robert B. Stacy-



Plate 3: La Jolla Beach and Yacht Club in 1927.
(*Photograph courtesy of the San Diego Historical Society*)

Judd, and Will J. Thayer (*San Diego Union* 1926). Designed by Hollywood architect Robert B. Stacy-Judd as a “unique architectural adaptation of [an] ancient Mayan building method,” the La Jolla Beach and Yacht Club facility was opened in 1927 (*San Diego Union* 1927). The La Jolla Beach and Yacht Club and the Spindrifft Inn gained in popularity in the 1920s and 1930s and were successful in spite of the Depression that gripped the country between the stock market crash of 1929 and the opening of World War II.

In 1935, Frederick William Kellogg purchased the La Jolla Beach and Yacht Club and transferred ownership to himself and his wife, Florence Scripps Kellogg, niece of Ellen Browning Scripps. After taking ownership, Kellogg renamed the facility the La Jolla Beach and Tennis Club and built four tennis courts, an Olympic-sized swimming pool, and 42 apartments (Randolph 1955). Once the apartments were complete, Kellogg began a remodel of the Spindrifft Inn to convert it into a restaurant. Kellogg “knocked a hole through the wall” of the Spindrifft Inn and built the Marine Room dining room immediately adjacent to the inn (Daly-Lipe and Dawson 2002). However, Kellogg passed away in 1940 before the project was complete. His son, William J. Kellogg, ultimately finished the remodel and the new Marine Room restaurant opened in 1941 (Daly-Lipe and Dawson 2002). A year later, the windows were smashed in by rising surf caused by a winter storm. Each time that the windows would be replaced after a storm, they were smashed in again by the surf (Plate 4). In 1948, the Spindrifft Lounge was constructed and the plate glass was replaced with Herculite three-fourth-inch glass (Olten et al. 2011).



Plate 4: The Marine Room during a storm in 1944.
(Photograph courtesy of the Marine Room)

During World War II, two military training camps came to La Jolla (Camp Callan and Camp Elliot) and two emplacements on Mount Soledad and one on the beach in La Jolla were established (Pierson 2001). Although these military installations were replaced after the Korean War with the University of California at San Diego campus and the expansion of the Scripps Institution of Oceanography, La Jolla's economic base gained a substantial business element.

This trend continues with ever-present tourism playing a significant part in the local economy. The residential population has historically included permanent and seasonal residents, many of whom have achieved a significant degree of financial and historical notoriety and success.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this project were sought to fulfill the requirements of Appendix E of the City of San Diego HRB guidelines, as well as to identify any associated historic persons and events or architectural significance. Records research was conducted at the BFA research library, the San Diego History Center, La Jolla Historical Society, and the offices of the San Diego Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were accessed at the San Diego Public Library; however, the parcel is outside of the coverage area. Title records for the property were also obtained, including documentation obtained from California Lot Book, Inc. Appendix C contains maps of the property, including a City of San Diego 800' Scale Engineering Map, historic USGS maps from 1904, 1943, 1953, and 1967, a current USGS project location map, the original subdivision map, the current Assessor's parcel map (Figures 1 to 8). No original plans could be located and are not on file at the La Jolla Historical Society.

Historic Context: La Jolla Hermosa

The 6110 Camino De La Costa property was developed within the La Jolla Hermosa neighborhood in 1924. According to Jamison (1985):

On May 21, 1923 La Jolla Properties, Inc. filed Articles of Incorporation with the State of California. The company owned \$220,000 in capital stock. Eleven local businessmen and developers became members of the Board of Directors. Each

director purchased one share of stock at \$100, totaling \$1100, and proceeded to buy, develop, and sell real estate in La Jolla, California.

On June 17, 1923 La Jolla Properties, Inc. announced the opening of a new subdivision named La Jolla Hermosa. The Balfour Company³ became the exclusive sales firm for the tract, and the owners designated Frank Turnbull⁴ President and Tract Manager.

In October, 1923 Tract Engineer, Clarence P. Day, filed a map which outlined the locations of the lots for La Jolla Hermosa. The back of the map listed eight restrictions placed upon the buyer of a Hermosa lot.

In the six months following incorporation, La Jolla Properties, Inc. had already begun to develop and improve land purchased along the shoreline bordered by Bird Rock at the south, Via Del Norte to the north, and La Jolla Boulevard to the east. Land development throughout San Diego maintained a rapid pace. Encouraged by the success of the 1923 Mission Beach development plan of John D. Spreckels, and the resurgence of real estate sales, business interests throughout San Diego wanted a share of the profits. The eleven owners of La Jolla Hermosa harbored similar notions.

La Jolla Hermosa lots ranged from 75 to 80 front feet, extending some 150 feet in depth. The ocean-front lots sold for approximately \$2,000. All lot prices included public utility access, paved streets, curbs, sidewalks, and alleys.

Hermosa lot owners had to comply with building restrictions. There would be only one house per lot. The residence could not cost less than \$8,000 to construct. The building had to face the street. The property could not contain fowl, goats, cows, or other farm animals. All occupants other than servants or employees had to be Caucasian. The restrictions prohibited walls, fences, or hedges exceeding five feet. Construction would be done using only new materials, and the dwelling had to remain unoccupied until completion. All plans had to be approved by the tract architect.

Many responsibilities lay ahead for Tract Architect, Edgar V. Ullrich in 1924. The critical success of the Casa de Manana resort hotel advanced his reputation as an architect among those who lived in or visited the San Diego area. The hotel became a prototype for Ullrich designs. Ullrich designed the first homes built in Hermosa and landscaped much of the tract development.

As the tract architect for the La Jolla Hermosa subdivision, Ullrich:

... continued the regional interest, encouraged by the 1915-16 Panama-California Exposition in Balboa Park to preserve San Diego's Spanish influenced history. Most designs followed the Spanish revival architectural style, introducing American craftsman influences. Ullrich would oversee the team of Herbert Mann and Thomas Shepherd, the talented Herbert Palmer and in the 1930s Cliff May. Lilian Rice and Florence Palmer turned to Tudor styles for inspiration, and Rice introduced the Bay Area Craftsman element with its use of rock, native redwoods, and sensitivity to site. (McArthur 2016)

As Jamison (1985) explains:

Frank Turnbull had duties of his own. As Tract Manager, Turnbull oversaw the improvement installation plan. In April, 1924 a contract for 416,000 square feet of 4-inch concrete made headlines as the largest paving contract of one job in San Diego history. As a final touch, Turnbull planted palm trees along the newly paved streets of Hermosa. Tract improvements reached completion in November, 1924 and totaled \$250,000.

La Jolla Hermosa hosted many visitors on October 4, 1924. One of several open houses sponsored by Balfour Company took place on this day. Visitors received color prints of the subdivision, suitable for framing. Public curiosity and knowledge of Hermosa heightened. Local newspapers reported the \$25,000 purchase of 275 front feet of ocean-front property by a man from Long Beach, the largest individual sale of seaside property in the history of San Diego.

According to the *Evening Tribune* (1924):

“The finest sub-division in southern California” is the open claim of La Jolla-Hermosa, the new 850-acre residential district between Bird Rock and La Jolla being developed by La Jolla Properties, Inc., and marketed by the Balfour company of La Jolla ...

La Jolla-Hermosa, meaning “beautiful La Jolla,” is approximately three-quarters of a mile long and embraces a highly scenic area of ocean front with both ledge and beach formation, and a direct view to see unobstructed in every direction. Clarence Day of Pasadena, nationally noted as a civil and landscape engineer, landscaped the new tract. Day laid out Oak Knolls at Pasadena and other widely noted projects,

including work for C. P. Huntington and Frank Wells, the Los Angeles developer, but he says that La Jolla-Hermosa is his masterpiece ...

Already sidewalks and curbs are being installed, paved concrete streets and alleys will follow soon and then such other improvements as bordering the boulevard and streets with trees, shrubs and ornamental street lamps and probably a system of arches and pergolas. A bridle bath is planned as well as a private park for the use of residents and their guests. The boulevard is now being widened for greater beauty and a feature of the tract will be an elaborate terraced walk descending by a series of steps at short intervals to the ocean ...

According to the Notice of Completion, the 6110 Camino De La Costa residence and detached garage were designed by architect Herbert E. Palmer, who is described as:

The most travelled and cosmopolitan of Hermosa architects ... trained in architecture at Buckingham Palace and [having] lived in India, New York, and Maryland. Palmer worked with Frank Lloyd Wright for a time yet found the “innovative concepts” wanting. His La Jolla residential and commercial buildings followed the Mediterranean style. From 1926 to 1930 Palmer designed the Arcade Building at 7908 Girard. He also designed the “Pink House,” “House of Legends,” the Janis home, the Bulgar home, and the Murphy home, all located in La Jolla. The Casa de los Amigos represents the only Hermosa home designed by Palmer. (Jamison 1985)

Timekeeper, the La Jolla Historical Society Magazine, notes:

The 1920s were one of the most prosperous and progressive decades in the history of La Jolla as wealthy denizens – many from the silver mining fortunes of Colorado – descended on new developments along the shorelines and hillsides to build fancy residences and resort-like hotels design by architects specializing in Spanish Revival/Mediterranean, Tudor and Cape Cod-inspired architecture. Real estate boomed. The first electric railroad car zipped between La Jolla and downtown San Diego, running conveniently through the new La Jolla Hermosa tract. (Olten 2016)

As more lots were developed:

La Jolla Hermosa managed to remain solvent and profitable because the tract followed, and perhaps set, the rules governing subdivision success. James W. Muir spoke of an architectural pattern which defined the La Jolla community.

“There is little display and people usually keep the magnificence of their homes inside. Many a wonderful inner court is there in La Jolla concealed by straight-sided exterior walls. A stroll past the Hermosa designs of Ullrich, Shepherd, May, and Palmer left little doubt of such a pattern. Restraint struck a common chord among real estate analysts. The *San Diego Union* attributed the success of the “comprehensive development and home building program” of La Jolla Properties, Inc. to the restrictions established in 1923. Muir said that limitation establishes property value. Frank Turnbull maintained in February, 1928 that financial and architectural restrictions guaranteed high investment value. In June, 1928 a large number of La Jolla residents appeared in social registers; the community boasted the highest “notability rate” per capita of any place in the nation. From the outset Hermosa advertisements focused on this sector of the public.

These tenets, established by the founders of La Jolla Hermosa, remained intact as the subdivision moved into the 1930s and beyond. Initiated by the triumph of the original Hermosa and the certainty of a profitable Unit Two, La Jolla Properties had valid reason in its attempt to enhance the stately reputation of Hermosa with a business and community center. The project never materialized beyond the Administration and Fine Arts Building for lack of funding. In October, 1929 the financial hardships wrought by the Depression greatly affected real estate in San Diego and La Jolla Hermosa.

La Jolla Hermosa generated profits for La Jolla Properties, Inc. The tract was and remains a textbook example of business acumen and understanding. Rapidly developed in 1923, Hermosa established an early lead in the competitive subdivision battles to follow. From the beginning, La Jolla Hermosa proved viable. The extensive improvement program, the building restrictions, the availability of the finest architects provided for a sound and feasible investment. La Jolla Properties targeted its audience. The advertisements appealed to a distinct class of people and higher lot prices virtually guaranteed purchase by upper income families. And finally, the development furnished only first class amenities. The seaside location, the 4-inch concrete paved roads and alleys, the carefully planted palm trees contributed to the excellent reputation acquired by the tract. La Jolla Hermosa proved to those in its wake the ability of a subdivision to establish community identity and reap financial rewards in the process. (Jamison 1985)

History of the Property: Ownership and Development

The chain of title for the property indicates that Robert E. Pilcher purchased the parcel from La Jolla Properties, Inc. in 1924. According to the Notice of Completion, Pilcher had the 6110

Camino De La Costa single-family residence and detached garage constructed the same year. The Notice of Completion lists the architect as Herbert E. Palmer and a 1924 newspaper article featured Palmer's original drawing of the residence (Plate 5).

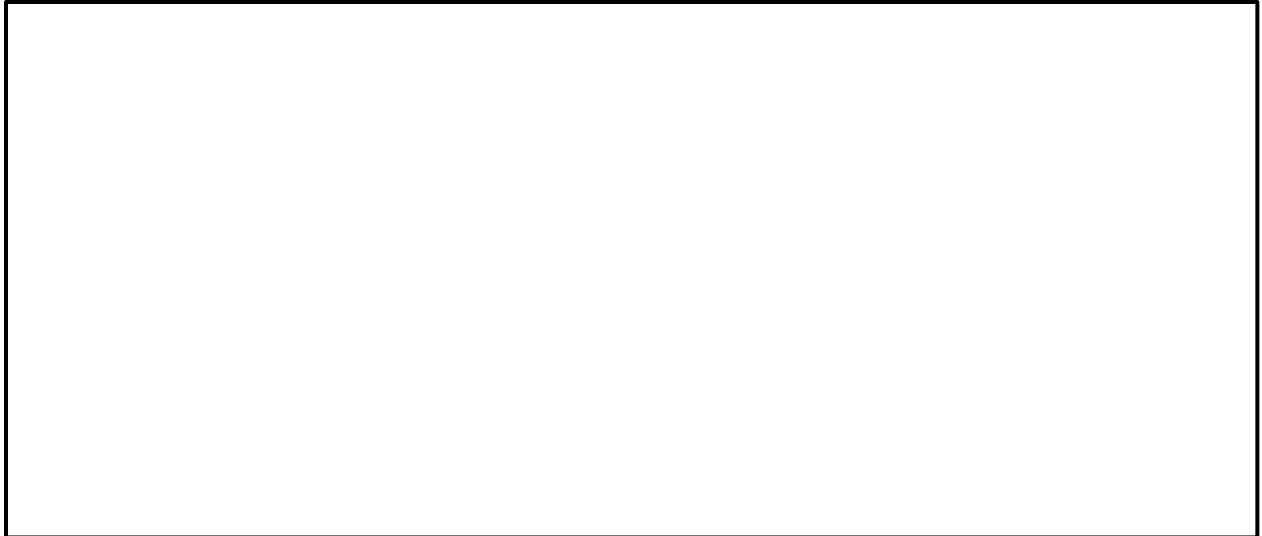


Plate 5: Original drawing of the west façade of Casa de los Amigos in 1924.
(Drawing courtesy of the Evening Tribune 1924)

Pilcher and his wife Lena lived at the property until 1934 (with Florence Eichler in 1932, who worked as their maid), when they sold the property to Elizabeth H. Fisher. “R.E. Pilcher manufactured pipe organs in St. Louis, Missouri. The Casa de los Amigos provided a summer home for his family. Pilcher installed four pipe organs in La Jolla and San Diego churches. St. James-By-The Sea Church at 743 Prospect housed one of these organs” (Jamison 1985).

The 1934 additions on the Residential Building Record could have been constructed while the property was owned by the Pilchers or Fisher. However, it is most likely that they were done by Fisher, who had two plumbing fixtures installed in March 1934 (*San Diego Union* 1934a) and May 1934, taking “possession of her newly remodeled summer home on Camino de la Costa avenue for the season” (*San Diego Union* 1934b).

Fisher was married to Walter Harrison Fisher and the year she purchased the home she was “on the jury of awards for the Los Angeles Art association all-California art exhibition” that opened at the Biltmore salon in Los Angeles that May (*San Diego Union* 1934b). She lived at the property until 1941. After her husband Walter died, she lived at the home with caretakers in 1935 and with William A. Selbert (married to Mattie L.) in 1938.

Arno S. and Edith S. Winther bought the property in 1941; however, according to directory listings, they are only listed as living at the property from 1944 until 1950. In 1942, the property was rented out to Mrs. Harold Bottomly of Merchantville, New Jersey. “Her daughter, Cally; son, Fred, and daughter-in-law, Mrs. Harold Bottomly jr.” also stayed at the home along with her granddaughter, Barbara (*San Diego Union* 1942a). Bottomly's son, Harold Bottomly, Jr. came to

stay with the family in October 1942 while on leave from the Navy where he “was at the controls of a carrier-based dive bomber” (*San Diego Union* 1942b). Harold Bottomly, Jr. had “been in the navy since his graduation from the naval academy in 1937” (*San Diego Union* 1942b). In 1942 and 1943, while owned by the Winthers, H.S. and Grace E. Bottomley and M. John, who worked in insurance on Fay Avenue and Prospect Street lived at the property. In 1944, gardener Charles Reaves and his wife Ella M. rented from the Winthers.

According to the *Arizona Republic* (1949):

Winther was born in Fergus Falls Minn., in 1882. He received a mining engineer degree at the University of Minnesota in the class of 1903.

Winther had been an engineer for the Bingham and Tintic Mining Company of Utah; chief engineer of Cerro de Pasco Mining Company, Peru; superintendent of the Utah Consolidated Mining Company, Utah; manager united Comstock Mines Company, Nevada; general manager California Zinc Company; general manager Rawling Mines, Inc., Colorado; general manager Anna Beaver Mines Okla.; general manager Rhokaua Corporation, Rhodesia, Africa; and manager Bwana Mkubura, Rhodesia, Africa.

In 1946 he became general manager of the Miami Copper Company. From 1942 to 1943 he was instrumental in bringing Castle Dome Copper into production.

Winther is listed in the 1949 city directory as a consulting mining engineer. By 1950, Edith Winther was living at the property alone following Arno’s death in 1949.

In 1951, Edith Winther remarried. Her new husband was retired Major General Arch Howard of the United States Marine Corps (*San Diego Union* 1951). A year later, her mother, Mary Bennett, passed away at Casa de los Amigos; however, it is not clear if she resided there or was just visiting. Bennett had come to La Jolla from West Point, New York in 1941 (*San Diego Union* 1952). In 1957 and 1961, Jessie Sangster lived with the Howards.

Upon Edith Winther Howard’s death in 1963 (*San Diego Union* 1963a), Herbert F. and Sybil D. York purchased the property “from the First National Bank, executor of the will of the late Edith S. Howard” in 1964 (*San Diego Union* 1964). Herbert York was a nuclear physicist:

... born on November 24, 1921, in Rochester, New York. He received his B.S. and M.S. from the University of Rochester in 1943, and his Ph.D. from the University of California in 1949. Upon leaving Rochester, he joined the Manhattan Project as a physicist at Ernest Lawrence’s Radiation Laboratory at Berkeley and at the Oak Ridge, Tennessee’s Y-12 plant, where he worked on the electromagnetic separation of uranium 235.

After World War II ended, York completed his doctoral studies at Berkeley and co-discovered the neutral pi meson. (AJ Software & Multimedia 2020)

In 1947, York married Sybil Marie Dunford of Berkeley, California. Dunford was the daughter of Mr. and Mrs. Phillips A. Dunford and a former student at the University of California (*Democrat and Chronicle* 1947). Following their marriage, Herbert York:

... became an assistant professor of physics [at Berkeley] in 1950 and oversaw the expansion of the California Radiation Laboratory to become the Lawrence Livermore Laboratory, of which in 1952 he became the first director. In addition, he has held numerous positions in government, including Chief Scientist of the Advanced Research Projects Agency, Director of Defense Department Research and Engineering. (AJ Software & Multimedia 2020)

“From 1958 to 1961 he was director of research and engineering for the Defense Department” (*San Diego Union* 1965a). A 1959 article in the *Ventura County Star-Free Press* describes the position as the “supervisor over programs that run about seven billion dollars a year,” which represent “most of this country’s total investment in dreaming up and developing weapons of the future.” York was described as “responsible to the secretary of defense, who must rely largely on York’s recommendations in making policy decisions” (*Ventura County Star-Free Press* 1959).

In August 1960, “while he was director of defense research and engineering in Washington, D.C.” he suffered a heart attack (*Los Angeles Times* 1963). “During his convalescence he was offered the chancellorship [at the University of California at San Diego {UCSD}] and decided that prospects for continued improvement of his health would permit him to accept the post” (*Los Angeles Times* 1963). He accepted the position and served as the first Chancellor of UCSD from 1961 to 1964 while he resided at the first chancellor’s house at 7510 Pepita Way. In 1963, however, he resigned, stating “My health has not improved in the manner I had anticipated. There is a gap between the demands of the chancellorship and my ability to meet them, and this gap will increase as time goes on” (*Los Angeles Times* 1963). “Dr. York said that at the request of Dr. Clark Kerr, president of the University of California, he would “remain on the job until his successor” was “named, a process expected to require several months” (*Los Angeles Times* 1963). Upon his resignation he “expressed hope” that he would be able to “remain with the university devoting part of his time to administrative work and the remainder to an academic role” (*Los Angeles Times* 1963). In addition to his time as chancellor:

In the 1960s he was an adviser to the Arms Control and Disarmament Agency. During the Carter administration he was a delegate at the strategic arms talks with

the Soviet Union in Geneva and chief United States negotiator in unsuccessful talks with the Soviet Union to impose a comprehensive nuclear test ban. (Grimes 2009)

At the end of 1964, York was replaced by Dr. John Galbraith as chancellor of the university. Due to stepping down from the role of chancellor, the Yorks were required to move from “University House, his UC-owned residence at 7510 Pepita Way in La Jolla” (*San Diego Union* 1963b). The couple then purchased Casa de los Amigos at 6110 Camino De La Costa. Following his resignation, York still worked for the university as a physics professor (*San Diego Union* 1965b). In 1965, he was head of a 12-member United States delegation in “Santiago, Chile for a United Nations conference on the application of science and technology to Latin America’s economic progress” (*San Diego Union* 1965c).

In 1967, Casa de los Amigos was included in the University Family Architectural Tour (Plate 6) hosted by the “People-to-People interest group of Oceanids” (*San Diego Union* 1967). The group that hosted the tour was “interested in bringing about cultural, scientific and material exchanges between the UCSD campus and similar institutions in other countries” (*San Diego Union* 1967).



**Plate 6: View of the east façade of Casa de los Amigos and the courtyard fountain in 1967.
(Photograph courtesy of the San Diego Union 1967)**

In 1969, while serving as chair of the UCSD physics department (*San Diego Union* 1969a), York testified before the Senate Armed Services Committee/Senate Foreign Relations subcommittee regarding the Safeguard ABM (antiballistic missile system) (Plate 7). “Nitze, the

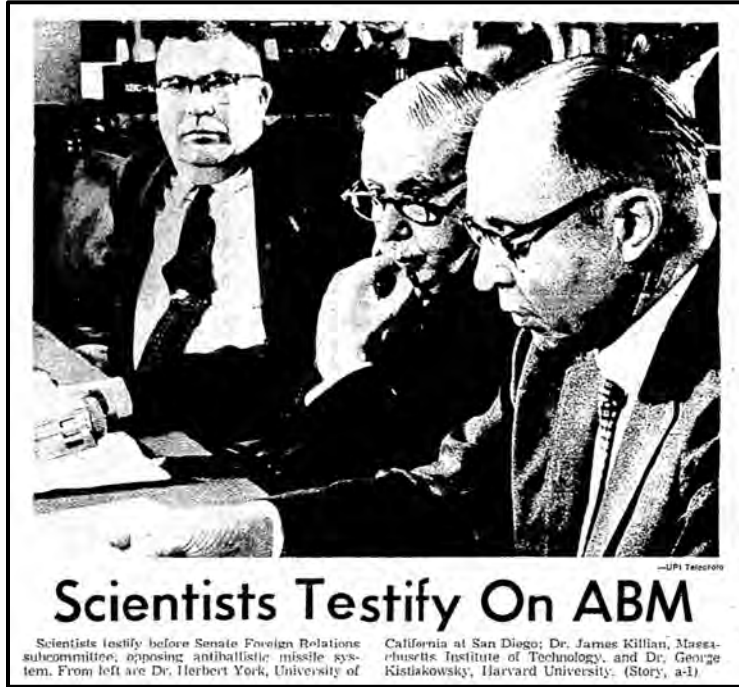


Plate 7: Herbert York (left) testifying at the Senate Foreign Relations subcommittee in 1969.
(*Photograph courtesy of the San Diego Union 1969b*)

No. 2 Pentagon chief in the final days of the Johnson Administration, said if the Soviets” developed “an ABM and the United States” did “not, it could well result in an unstable situation with consequent grave dangers not only to the United States, but to the rest of the world. But he said approval of Nixon’s proposed Sentinel ABM system meant to protect U.S. offensive missile sites, would enhance effective arms control agreement with Russia” (*Press-Telegram* 1969).

“Nitze was one of four witnesses testifying before the Senate Armed Services Committee,” which was responsible for approving or disapproving the “\$6.6-billion ABM proposal” (*Press-Telegram* 1969).

“Two nuclear physicists, Dr. Herbert York and Dr. Wolfgang Panofsky, urged rejection of the Sentinel on grounds it was technically unworkable” (*Press-Telegram* 1969).

In June 1969, York spoke “on “The ABM and the Arms Race” before the World Affairs Council of San Diego” at El Cortez Hotel (*San Diego Union* 1969c). He also joined 13 Nobel Prize winners and acted as co-chairman with former White House science advisor Donald Hornig “in a new scientific group opposed to President Nixon’s proposed deployment of the Safeguard anti-ballistic missile (ABM) system. They said they doubted Safeguard would work as planned and would probably lessen rather than increase American security” (*San Diego Union* 1969d):

“At the present time,” York said, “we face the most promising opportunity that we have had in years to bring the strategic arms race to a halt by mutual agreement with the Soviet Union.

“That opportunity will not last, particularly if ABM and other new strategic systems are deployed ...

“Further, we believe there is no need for an ABM deployment at this time, that the one planned is poorly designed for the purposes it is to serve and that we could have little confidence in it.” (*San Diego Union* 1969d)

Despite York’s urgings to abandon the system, the program was approved and construction began on two ABM facilities. However:

The SALT I ABM treaty signed in Moscow on 26 May 1972 was of immense consequence for Safeguard, and its effects were felt immediately. The treaty permitted only one ABM site located within American Minuteman fields, but the United States was building two. On 27 May 1972 the Secretary of Defense directed a suspension of all Safeguard construction at Malmstrom and all future work at other sites except Grand Forks. But a permanent termination of contracts, dismantling or destruction of extraneous sites, and reorientation of the program could not take place until the Senate ratified the treaty, and this took four months. (Novak 2021)

Following the Senate hearing, York became vice chancellor of UCSD (*San Diego Union* 1970a). On April 30, 1970, York spoke at a rally at UCSD “billed as a dialogue between professors, administrators and students on the topic of ‘war research’ on campus” (*San Diego Union* 1970a). York admitted that classified research was done off campus by university professors, mainly at facilities on Point Loma. “York said that it was difficult to determine what research was used for military purposes and what was purely scientific. ‘The only way to be sure is to eliminate all Department of Defense-funded projects and all classified research,’ he said” (*San Diego Union* 1970a).

Following the rally, “about 50 student militants occupied the Institute for Pure and Applied Physics at UCSD” (*San Diego Union* 1970a). “The militants, including several non-students, took over the building at Muir College after marching from [the] rally on the nearby Reville campus” (*San Diego Union* 1970a). The students were “demanding an end to all classified research at the university ... [and] Dr. Herbert York ... promised the militants he would provide such a list” (*San Diego Union* 1970a).

In July 1970, York was appointed acting chancellor of UCSD when Dr. William J. McGill, UCSD’s third chancellor, accepted the presidency of Columbia University in New York (*San Diego Union* 1970b). “York served as Chancellor of the University of California, San Diego ... from 1970 to 1972” (AJ Software & Multimedia 2020).

While serving as chancellor for the second time, the Yorks resided at University House rather than Casa de los Amigos (Jackson 1970). Although no city directory could be located for 1970, Lucy Dunford lived at Casa de los Amigos in 1971. In 1972, when Herbert York’s chancellorship was complete, directories indicate that the Yorks moved back into Casa de los

Amigos. In 1972, York was a member of President Carter’s blue ribbon commission studying military pay “to study ways of ‘curbing the rising and almost uncontrollable costs’ of military manpower” (*San Diego Union* 1977). Other members of the commission included:

... retired Army Gen. William E. DePuy; retired Air Force Lt. Gen. Benjamin O. Davis, Jr.; Walter H. Page, president of Morgan Guaranty Trust Co.; Jane C. Pfeiffer, a vice president of International Business Machines Corp., and Thomas Ehrlich, former dean of Stanford Law School.

Also John H. Filer, chief executive officer for Aetna Life and Casualty Co., and Philip A. Odeen, vice president of Wilson Sporting Goods of Illinois.

The commission is headed by Charles J. Zwick, a banker and former director of the Bureau of the Budget. (*San Diego Union* 1977)

In 1978, York was named as one of several “famous scientists” who worked in San Diego (*San Diego Union* 1978). “After a long career in Washington as national security adviser for six American presidents, York suddenly, in 1979, found himself in a more active role – eyeball-to-eyeball with Soviet negotiators” (*San Diego Union* 1981).

“Under the Carter administration, he was the United States ambassador to the Comprehensive Test Ban Treaty talks in Geneva, where he led an attempt to establish a comprehensive nuclear test ban with the USSR” (IGCC 2022). During this time, York lived in Switzerland. In 1983, after returning to his teaching position at UCSD (*San Diego Union* 1981), York “founded the Institute on Global Conflict and Cooperation, an organization, based at the university, that organized research and seminars on conflict resolution and promoted international efforts to avoid war” (Grimes 2009). From this point on, Herbert York resided at Casa de los Amigos (Plate 8) until his death in 2009.

He also served as “chairman of the Scientific and Academic Advisory Committee, which oversees activities at both Livermore and Los Alamos National Laboratories” (AJ Software & Multimedia 2020). According to the *New York Times*:

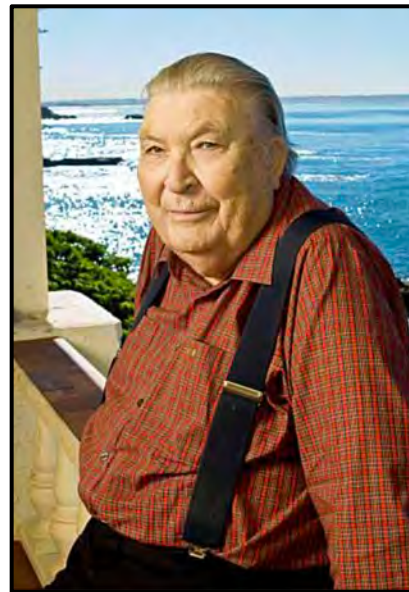


Plate 8: Herbert York on the west façade balcony of Casa de los Amigos. (Photograph courtesy of Kuruvila 2009)

In 1990, with Sanford Lakoff, he published “A Shield in Space?: Technology,

Politics and the Strategic Defense Initiative,” a highly regarded analysis of President Ronald Reagan’s proposed Star Wars missile defense system. In 1995 he published “Arms and the Physicist.” (Grimes 2009)

In 2001, York was diagnosed with leukemia and passed away in 2009 (Kuruvila 2009). After his death, Harold Brown, secretary of defense under President Carter, stated “Herb York’s life was an unsurpassed record of achievement in science, education, and national security” (Kuruvila 2009). York was survived by Sybil and his children Rachel York, Cynthia York, and David Winters. Ownership of the property remained in Herbert York’s name until it passed to Rachel D. York as the sole successor trustee in 2021. The full ownership records for the property are provided in Table 1.

Table 1
Title Records for 6110 Camino De La Costa (APN 357-141-05)

Seller	Buyer	Year
La Jolla Properties, Inc.	R.E. Pilcher	1924
R.E. Pilcher and Lena W. Pilcher	Gilbert E. Love	1932
Gilbert E. Love	R.E. Pilcher and Lena W. Pilcher	1932
R.E. Pilcher and Lena W. Pilcher	Elizabeth H. Fisher	1934
Elizabeth H. Fisher	Arno S. Winther and Edith S. Winther	1941
Arno S. Winther	Edith S. Winther	1950
First National Bank of San Diego, as executor of the will of Edith S. Howard, aka Edith S. Winther	Herbert F. York and Sybil D. York	1964
Herbert F. York and Sybil D. York	Herbert F. York and Sybil D. York, Trustee	1989
Herbert Frank York	Rachel D. York, Sole Successor Trustee	2021

Herbert E. Palmer

“Herbert ‘Herbie’ E. Palmer was born in Sandringham, England, in 1879. His mother was a lady-in-waiting at the court of Queen Victoria. His father was rumored to be the Prince of Wales, who became known as King Edward VII” (Feeley et al. 2020). Palmer served “as a British Army intelligence officer during the Boer War” (Williams et al. n.d.) and immigrated to the United States

in 1912, working first as an engineer in Maryland then an architect in New York (Feeley et al. 2020). According to the *San Diego Reader*:

Palmer ... came to California in 1923 after travels to South Africa and India. He had hoped to build a much larger school of architecture in the same style, over which he would have presided, but The Great Depression dashed Palmer's plans and his chosen school site was instead built out as the La Jolla Beach and Tennis Club. He remained in the area and became known for Mediterranean Revival designs that received acclaim throughout La Jolla. (Rice 2020)

"In 1923, he married Florence Buchanan and the two moved to La Jolla, where they established their professional practice as 'Palmer and Palmer, architects and builders'" (Feeley et al. 2020). The couple divorced in 1926 and formed separate practices (Feeley et al. 2020). "Palmer became known for emphasizing outdoor activity areas such as garden courtyards and terraces, as well as for adding artistic elements" (Rice 2020). "From 1926 to 1930 Palmer designed the Arcade Building at 7908 Girard. He also designed the "Pink House," "House of Legends," the Janis home, the Bulgar home, and the Murphy home, all located in La Jolla. The Casa de los Amigos represents the only Hermosa home designed by Palmer" (Jamison 1985).

Palmer is recognized by the City of San Diego as a master architect. Notable buildings designed by Palmer include (Feeley et al. 2020):

- McClintock Storage Warehouse/Bekins Building built in 1925 at 1202-1210 Kettner Boulevard (HRB #145)
- Darlington House at 7441 Olivetas Avenue in 1925 (HRB #327)
- Ella Strong Denison House at 373 San Geronio Street in 1927 (HRB #400)
- H.R. and Olga McClintock/Herbert Palmer & Milton Sessions House at 7755 Sierra Mar Drive. In 1927 (HRB #866)
- Casa De Las Joyas (personal residence) at 7902 Roseland Drive in 1932 (HRB #1067)

"Palmer's 'legacy is more extensive than initially thought. His most elaborate remaining home besides the Taj [Casa de las Joyas] is the Casa de los Amigos, a rambling, oceanfront Spanish style residence on Camino de la Costa, the home of UCSD chancellor Herbert York'" (Williams et al. n.d.).

Field Survey

BFSA conducted a photographic documentation survey on February 25, 2022 (Plates 9 to 31). Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

According to the Residential Building Record and Notice of Completion, the Casa de los Amigos single-family residence and detached garage/maid's quarters at 6110 Camino De La Costa were constructed in 1924. No original plans could be located and are not on file at the La Jolla Historical Society. The residence was originally built using standard frame construction on a concrete foundation with a stucco exterior. The residence was designed in a "U" shape around a central courtyard. Windows were originally wood-framed casements with screens, many of which featured an arched, fixed-pane window above the casement portion and a majority have been retained. The front door on the east façade (Plate 9), between the north and south wings, and the two doors leading to the balcony on the west façade are original and are arched at the top (Plate 10).

The roof of the residence is cut up with parapeted flat, shed, gabled, and hipped sections. The flat roof sections are covered in composite roofing while the shed, hipped, and gabled sections feature clay tile shingles. The flat-roofed portions of the building feature flat-topped pillars at the corners. Square, decorative clay attic vents are located near the roofline of the flat-roofed portions and in the corner pillars. The north and south wings feature the flat roof sections with shed roofs located just below the parapet. The gabled roof sections are located on the two-story detached garage/maid's quarters, on the covered, arcaded walkway connecting the south wing to the maid's quarters, and on the central wing. The only hipped roof section is located on the two-story tower at the northwest corner of the residence (Plate 11). This section features decorative rafter tails that resemble Italianate-style brackets.

Originally on the west façade of the residence was an open balcony with classical-style balusters set between three larger stucco supports. Three large planters were located on top of each of stucco support. Also on the west façade, the second-floor tower windows featured wrought iron balconies and all windows on the west façade exhibited fabric awnings (Plate 12). The front door on the east façade (see Plate 11) and the windows on the south façade of the residence also featured fabric awnings (Plate 13).

When developed in 1924, the property also featured a tiled fishpond in the interior courtyard (see Plates 6, 14, and 15), a gazebo at the southwest corner, and a stucco privacy wall along the eastern edge that included a double wood gate for vehicles and a smaller pedestrian gate with a side-gabled roof above. On either side of the driveway gate were planters that resemble those on the balcony (see Plate 11). The planters and pedestrian gate are still extant. The current driveway gate is not original and was replaced sometime after 1927 (Plates 16 and 17). The gazebo was removed when the lot to south of the subject property was developed in the 1990s.



Plate 9

**Close-Up of the Original Front Door on the
East Façade of the Residence, Facing Southwest**

6110 Camino De La Costa

(Photograph courtesy of Zillow)





Plate 10

**West Facade of the Residence Showing the Original
Arched Doors and Windows, Facing Northeast**

6110 Camino De La Costa





Plate 11

1927 View of the East Façade of the Residence, Facing Southwest

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)





Plate 12

1924 to 1934 View of the West Façade of the Residence, Facing East

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)





Plate 13

1927 View of the South Façade of the Residence, Facing Northwest

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)





Plate 14
Aerial Overview of Casa de los Amigos, Facing South
6110 Camino De La Costa



Plate 15
Close-Up View of the Tiled Fishpond in the Central Courtyard
6110 Camino De La Costa



Plate 16
East Façade of Casa de los Amigos, Facing Southwest
6110 Camino De La Costa





Plate 17
View of the Non-Original Driveway Gate, Facing North
6110 Camino De La Costa



The building record indicates that additions to the residence were built between 1934 and 1939 and consist of extension of the rear balcony to the north; partial enclosure of the balcony extension; construction of a shed roof over the new and original portions of the balcony; and enclosure of the previously open space below the balcony into a finished basement. As part of the 1934 to 1939 work, the original balcony was extended approximately 11 feet to the north, covering a portion of the tower. The partial balcony enclosure included the construction of a shed roof that covers the southernmost windows on the west façade of the tower and the additional enclosure of the northernmost portion of the balcony using fixed-pane glass. The planters originally located on top of the railing were replaced with simple support posts for the roof. A circa 1938 photograph indicates that the balcony modifications were completed by 1939 (Plate 18). A photograph taken prior to the modifications indicates that the area below the balcony was originally open, but by 1946, contained several multi-pane windows (see Plates 12 and 19). At that time, the first-floor window on the balcony was infilled and the second-floor window appears to have remained intact, albeit partially covered by the balcony roof (Plates 20 and 21).

Sometime after 1946, the original first-floor, wood-framed, multi-pane casement windows on the west façade of the tower (Plates 22 and 23), the first floor south of the balcony (Plate 24), and the 1934 to 1946 windows on the west façade of the finished basement were replaced with fixed-pane windows in the same openings (see Plates 9 and 25).

According to the *San Diego Union* (1965d):

The York residence, known as Casa de los Amigos, is of the old Spanish type, as the name indicates, and is the oldest home on the tour.

Fitting with the Spanish, or Early California tradition, is a covered arcade or breezeway with arches, linking the garage to the house.

A wide walk leading to the front entrance encircles a tile fountain and is surrounded by roses on the sides. Trees, shrubs and paths to the rough oceans surfside create a beautiful natural setting at the rear of this home, accessible from an extended side terrace.

There is also a beautiful view from the rear balcony. Because of the slope of the lot, this is a two-level home which appears to be a single-story from the street front.

Although the description indicates that the building is a “two-level home,” the finished basement is only located below the balcony and, as such, the residence is primarily a single story. The only true two-story portion of the building is the tower at the northwest corner (see Plate 9).



Plate 18

**Circa 1938 Aerial Overview of Casa de los Amigos Showing
the West Façade Balcony Modifications, Facing Southeast**

6110 Camino De La Costa





Plate 19

1946 View of the West Facade of the Residence (Right), Facing Northeast

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)



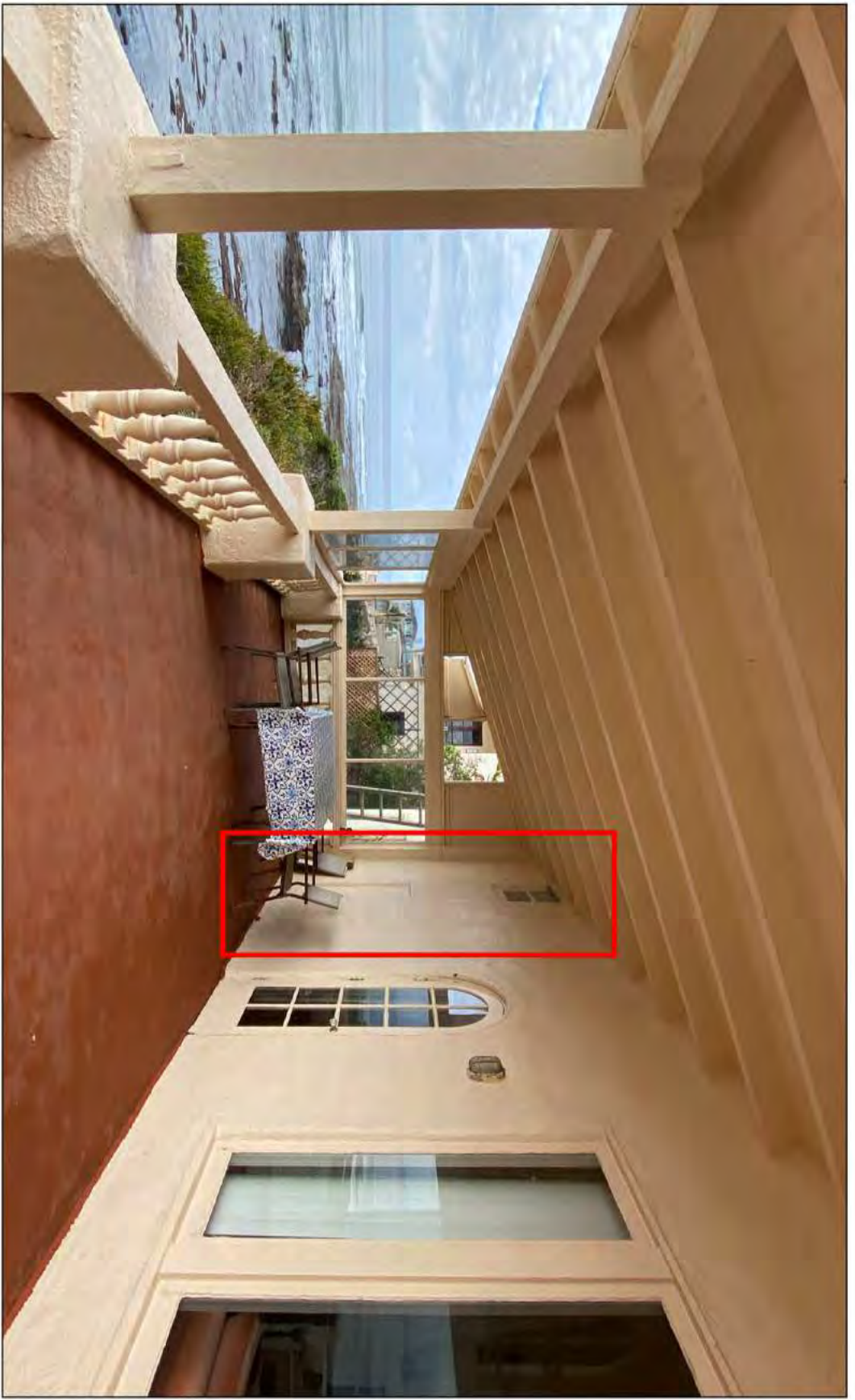


Plate 20

**View of the Infilled (Bottom) and Partially Covered (Top)
Windows on the West Façade of the Residence, Facing Northwest**

6110 Camino De La Costa





Plate 21

**Close-Up View of the Infilled and Partially Covered
Windows on the West Façade of the Residence**

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Plate 22

**View of the Non-Original, First-Floor Window
on the West Façade of the Tower, Facing North**

6110 Camino De La Costa





Plate 23

**Close-Up View of a Non-Original, First-Floor
Window on the West Façade of the Tower**

6110 Camino De La Costa





Plate 24

**Two Non-Original, First-Floor Windows on the
West Façade of the Residence, Facing Southeast**

6110 Camino De La Costa





Plate 25

**View of Non-Original Windows on the West
Facade of the Residence, Facing Northeast**

6110 Camino De La Costa



The detached garage and maid's quarters is located at the southeast corner of the property at the end of the arcaded south wing walkway. The building is two stories high and features a side-gabled roof. The garage door is located on the north façade and access to the second-floor maid's quarters is located on the west façade via a staircase with a wrought iron railing (Plate 26). The west façade of the building features a shed-roofed, single-story bumpout over which the staircase leads to the second floor. The second floor exhibits two arched openings at the southwest corner of the west façade and another at the same corner on the south façade.

Other modifications made to the property since its construction include replacement of the door to the garage located beneath the arcaded walkway with a wood-framed, full-lite, jalousie-windowed door (Plate 27); addition of wrought iron grilles on the arcaded south façade of the north wing of the residence (Plate 28); insertion of half windows on the arcaded walkway of the south wing of the residence (Plates 29 and 30); and replacement of the original garage door (Plate 31). While the date of the door replacements is unknown, Rachel York indicated that the grilles were added to the arches by the Yorks when she was a teenager (personal communication, 2022). As such, the grilles were likely added in the 1970s. The glass inserts were added prior to 1965, as they are visible in a 1965 photograph published in the *San Diego Union* (see Plate 29).

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.



Plate 26

West Façade of the Detached Garage and Maid's Quarters, Facing Northeast

6110 Camino De La Costa





Plate 27

**View of the Non-Original Door Leading to the Garage
From the South Wing of the Residence, Facing Northeast**

6110 Camino De La Costa





Plate 28
South Façade of the North Wing of the Residence, Facing Northwest

6110 Camino De La Costa



ARCHED ARCADES accent the old Spanish style of design at Dr. and Mrs. Herbert F. York's home, 6110 Camino de la Costa, to be shown on tour.

Plate 29

1965 View of the Arcaded Walkways on the Residence, Facing Northwest. Note the Half Window in the Arch to the Left.

6110 Camino De La Costa

(Photograph courtesy of the San Diego Union 1965d)



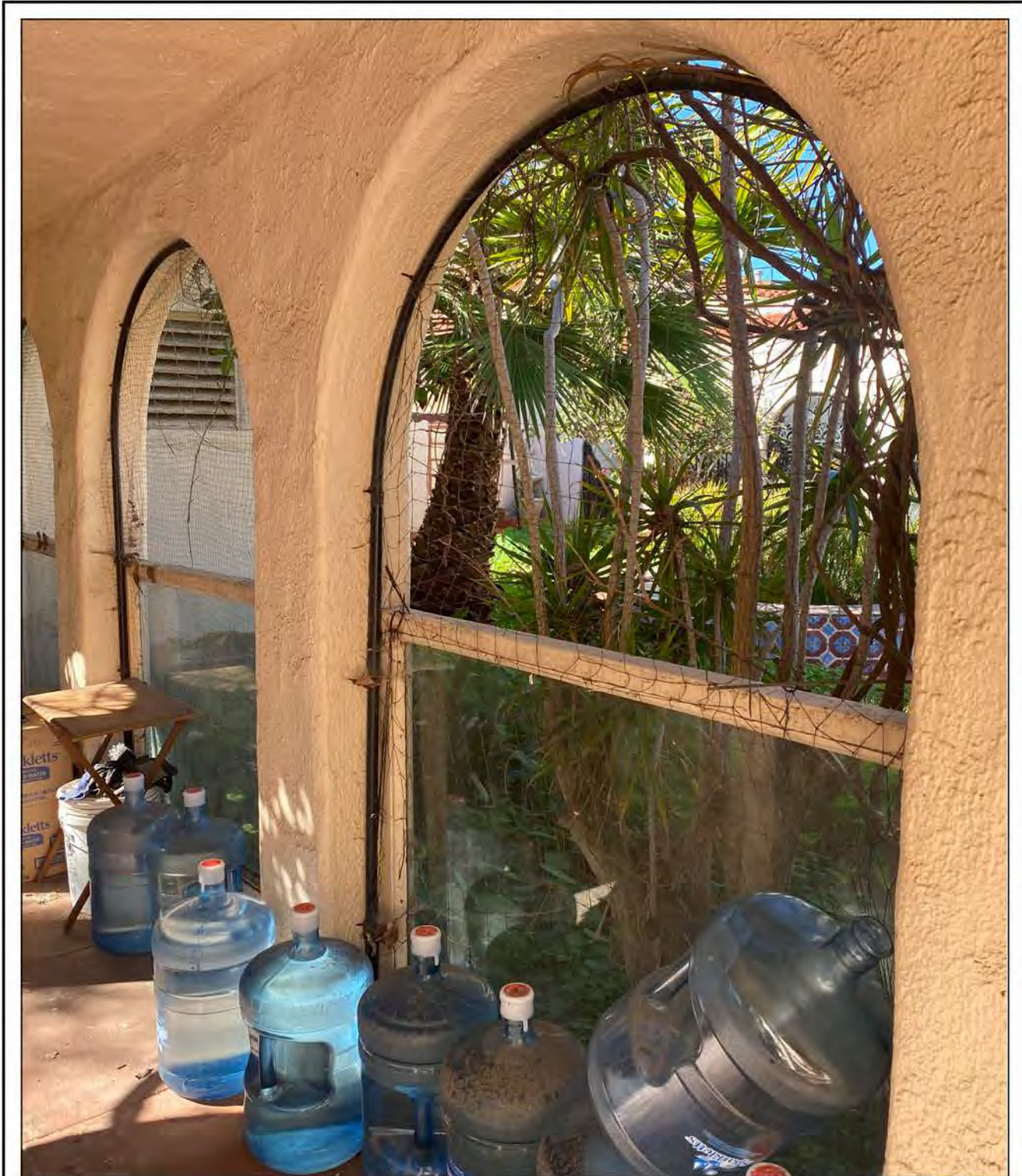


Plate 30

**View of the Half Windows on the South
Wing of the Residence, Facing Northwest**

6110 Camino De La Costa





Plate 31

**North Façade of the Detached Garage
and Maid's Quarters, Facing Southeast**

6110 Camino De La Costa



5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating Casa de los Amigos, the following steps were taken, as required in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009, and in accordance with the recommendations presented in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of location** is the place where a resource was constructed or where an event occurred (City of San Diego 2009a). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. According to the Notice of Completion and Residential Building Record, the Casa de los Amigos residence and detached garage/maid's quarters were constructed in 1924 in their current locations. Historic aerial photographs indicate that the buildings have not been moved or their locations otherwise impacted in any way. Therefore, the buildings retain integrity of location.
2. **Integrity of design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property (City of San Diego 2009a). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any unique architectural features present. The Casa de los Amigos buildings were originally designed in the Spanish Revival architectural style in 1924. Since their construction, modifications made include: extension of and partial enclosure of the rear balcony on the west façade of the residence; replacement of four original casement windows on the west façade of the residence; replacement of the pedestrian door leading from the south wing of the residence to the detached garage/maid's quarters; replacement of the garage door; insertion of wrought iron security grilles in the arches on the south façade of the north wing of the residence; insertion of glass panes in the arches of the south

wing on the residence; and alteration of the landscaping. Although these modifications introduced new materials, they did not alter the overall form, plan, space, structure, or style of the buildings. Therefore, the buildings retain integrity of design.

3. ***Integrity of setting*** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area (City of San Diego 2009a). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. Casa de los Amigos is located in the La Jolla Hermosa neighborhood of La Jolla, which was platted in 1924. When the residence and detached garage/maid's quarters were completed in 1924, only a handful of lots in La Jolla Hermosa had been developed, including the property immediately northwest and the property two parcels to the southeast. Those two residences were also designed in the Spanish Revival style. In addition, the parcel immediately southeast of Casa de los Amigos was vacant and part of the original property until 1993, when it was developed with a large residence. Between 1946 (see Plate 19) and 1953, the parcels immediately east began to be developed. By 1964, all surrounding parcels were developed except the one immediately southeast of Casa de los Amigos. At an unknown date after 1946, the residence to the immediate northwest was modified to be two stories. Due to the alteration of the northwest residence into a much larger, taller structure, and the development of the previously vacant parcel to the southeast with a large, modern residence, the setting of Casa de los Amigos was negatively impacted (see Plate 14). In addition, the original landscaping in the central courtyard is no longer present as it has died or become overgrown. Currently, only the Pacific Ocean to the west remains the same. Therefore, the buildings do not retain integrity of setting.
4. ***Integrity of materials*** comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property (City of San Diego 2009a). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the buildings. The Casa de los Amigos buildings were originally designed in the Spanish Revival architectural style in 1924. Since their construction, modifications made include: extension of and partial enclosure of the rear balcony on the west façade of the residence; replacement of four original casement windows on the west façade of the residence; replacement of the pedestrian door leading from the south wing of the residence to the detached garage/maid's quarters; replacement of the garage door; insertion of wrought iron security grilles in the arches

on the south façade of the north wing of the residence; insertion of glass panes in the arches of the south wing on the residence; and alteration of the landscaping. Although these modifications introduced new materials, the pattern and configuration of the property remained the same and most original doors, most original windows, and the outward appearance of the buildings have been retained. Most modifications made to the buildings are reversible and did not negatively impact character-defining features of the Spanish Revival style. Therefore, the buildings retain integrity of materials.

5. **Integrity of workmanship** *consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles* (City of San Diego 2009a). Integrity of workmanship was assessed by evaluating the quality of the architectural features present. Casa de los Amigos was designed by San Diego Master Architect Herbert Palmer and exhibits evidence of his high style of design, including: the arrangement of the residence around the central courtyard with the tiled fishpond at the center; arches on the south façade of the north wing and the arcaded walkway of the south wing of the residence; arched doors and windows in the central wing of the residence; decorative ceiling vents; balusters on the rear balcony of the residence; a wing wall off the northwest corner of the residence; and the decorative privacy wall at the east end of the property with the covered pedestrian gate and planters on either side of the driveway gate. Although some other original elements were removed, such as the decorative iron balconies at the windows on the west façade of the tower, enough original elements remain that the buildings still retain integrity of workmanship.

6. **Integrity of feeling** *relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place* (City of San Diego 2009a). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, convey an aesthetic sense of the property in 1924 when the buildings were constructed. Although Casa de los Amigos no longer retains integrity of setting due to the loss of the vacant parcel to the south and the construction of large residences on all sides, the modifications made to the residence are primarily located on the west façade. Since it is rare that the building would be experienced from the ocean side rather than the street and land side, these modifications are not experienced by the individual when visiting the property. The visual appearance of the residence and detached garage/maid's quarters from the street and courtyard, as well as the interior of the residence, conveys an aesthetic and historic sense of the 1920s. Therefore, the buildings retain integrity of feeling.

7. **Integrity of association** *directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to*

convey the property's historic character (City of San Diego 2009a). Integrity of association was assessed by evaluating whether the buildings were ever directly associated with important events or individuals. Casa de los Amigos was one of the first residences built in the La Jolla Hermosa neighborhood and one of the few that has remained relatively unchanged since its completion in 1924, except for the rear balcony modifications. Unlike many other residences in the neighborhood, the balcony modifications did not substantially alter the building's integrity of design, materials, workmanship, and feeling, and, as such, the property retains integrity of association.

Casa de los Amigos was also the home of nuclear physicist Dr. Herbert York. Although many of York's achievements were accomplished prior to living at the property, during the time that he lived at Casa de los Amigos he was a physics professor at UCSD; was nominated for and served a second term as UCSD chancellor; testified before the Senate Armed Services Committee as a specialist in nuclear physics in regards to the ABM proposal; served as ambassador to the Comprehensive Test Ban Treaty talks in Geneva; founded the Institute on Global Conflict and Cooperation; served as chairman of the Scientific and Academic Advisory Committee; and published two books, "A Shield in Space?: Technology, Politics and the Strategic Defense Initiative" and "Arms and the Physicist." For his scientific contributions to the field of nuclear physics and his active role in attempting to curtail the use of nuclear weapons, primarily while living at Casa de los Amigos, York is considered a significant individual. Since the residence appears as it did when York lived there between 1965 and 2009, except for possibly landscaping changes, Casa de los Amigos retains integrity of association.

Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP were used to measure the significance of the resources.

City of San Diego HRB Eligibility Evaluation

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria in order to be eligible for designation on the SDRHR:

- **City of San Diego HRB Criterion A:**

It 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.

The key distinction provided by the City in HRB Criterion A is that in order for structures or built candidates to be considered historically significant they must be

characterized as exemplifying or reflecting “special elements” of development. The *Guidelines for the Application of Historical Resources Board Designation Criteria* state:

Special elements of development refer to a resource that is distinct among others of its kind or that *surpass the usual in significance* [italics added]. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.

Consideration for designation, therefore, is established based upon whether or not the buildings exemplify or reflect special elements of the types of development listed under Criterion A.

Casa de los Amigos was constructed in 1924 in the Spanish Revival architectural style. For the evaluation of the buildings under City of San Diego HRB Criterion A, the following aspects of development were considered:

- **Historical Development:** *Historical development shall exemplify or reflect a special or unique aspect of the city’s general historical development; or shall exemplify or reflect a unique aspect of the city’s history* (City of San Diego 2009a). Casa de los Amigos was constructed in 1924 in the La Jolla Hermosa neighborhood, which was platted that same year. Moomjian (2017) and Pekarek and Lowe (2016) discuss the La Jolla Hermosa neighborhood in regard to the Charlotte Gary Barnum House at 5805 Camino De La Costa (HRB #1257), located south of Casa de los Amigos. The La Jolla Hermosa neighborhood was “the largest subdivision not only in La Jolla, but by 1927, in all of San Diego” (Moomjian 2017). “La Jolla Hermosa was La Jolla’s first planned residential community and was uniquely intended for year-round residency” (Pekarek and Lowe 2016). In addition, “In contrast to the small vacation cottages built in the Barber Tract, or in the La Jolla Village, La Jolla Hermosa was oriented toward year-round residents” (Moomjian 2017). “[T]he *La Jolla Light* reported in April 1925 that by this time, two homes and a sales office had been completed in La Jolla Hermosa” (Moomjian 2017). Casa de los Amigos was one of the two homes first completed in the neighborhood December 1924. When it was constructed, “all designs had to be approved by the Tract Architect, Edgar Ullrich” (Moomjian 2017). As such, although the residence was designed by Herbert Palmer rather than tract architect Edgar Ullrich, Ullrich was responsible for approving Palmer’s design for the home. However, while Casa de los Amigos was one of the first residences built in La

Jolla Hermosa, it did not serve as a precedent for any of the other residences since the requirement that the building design be reviewed by Ullrich was instituted prior to its design and construction. Casa de los Amigos is representative of the design aesthetic of La Jolla Hermosa and its development, but so too are the other residences built in the neighborhood in the 1920s and 1930s. Therefore, Casa de los Amigos is not significant under HRB Criterion A with respect to historical development.

- **Archaeological Development:** *Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features (City of San Diego 2009a).* Casa de los Amigos is not associated with any known archaeological sites and is therefore not significant with any respect to archaeological development.

- **Cultural/Social Development:** *Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. Social development shall exemplify or reflect development that is associated with relations and interactions with others (City of San Diego 2009a).* Historical research conducted for Casa de los Amigos did not reveal any persons or events associated with cultural or social development within the local area or the region. Historical research did reveal, however, that the residence and detached garage/maid's quarters are associated Dr. Herbert York, nuclear physicist and advocate for the cessation of nuclear weapon use. Although the property is clearly associated with Dr. York, Casa de los Amigos is not the site of any significant achievements in nuclear physics, since his most important work conducted while he lived in the home was at UCSD, in Geneva, Switzerland, in Washington, D.C., or at other locations where he gave lectures on his position regarding the use of nuclear arms. Therefore, Casa de los Amigos is not significant with respect to any form of cultural or social development.

- **Economic Development:** *Economic development shall exemplify or reflect development associated with the local, regional, state, or national economy or*

economics, including manufacturing, labor and agriculture, maritime, and transportation industries (City of San Diego 2009a). Casa de los Amigos is not associated with any patterns of economic development reflecting local or regional economic patterns or industries, and therefore, is not significant with respect to any form of economic development.

- **Political Development:** *Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations, and the civil rights movement associated with ethnic and gay/lesbian issues* (City of San Diego 2009a). Casa de los Amigos is not associated with any political movements or individuals associated with politics and is therefore not significant with respect to any form of political development.
- **Aesthetic Development:** *Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice* (City of San Diego 2009a). Casa de los Amigos is not associated with any aesthetic pattern or arrangement that reflects any noteworthy design elements and is therefore not significant with respect to any form of aesthetic development.
- **Engineering Development:** *Engineering development shall exemplify or reflect development associated with engineering* (City of San Diego 2009a). The engineering design of Casa de los Amigos is not associated with any unusual or unique engineering design or development and is therefore not significant with respect to any form of engineering development.
- **Landscape Development:** *Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines* (City of San Diego 2009a). Casa de los Amigos was originally designed with a landscaped central courtyard that included a lawn, a tiled fishpond, and ornamental hedges, a side yard consisting of a lawn with a gazebo, and ornamental hedges along the southern perimeter. Over time the courtyard became overgrown, and the ornamental hedges are no longer extant. Currently, the property includes various shrubs and trees that were planted in the 1940s and later and the side yard is now developed with a large residence. As none of the original landscaping remains except for the tiled fishpond at the center of the courtyard and the rock-lined walkway along the western side of the residence, the property

is not significant with respect to any form of landscape development.

- **Architectural Development:** *Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry* (City of San Diego 2009a). As stated previously, Casa de los Amigos was constructed in 1924 in the La Jolla Hermosa neighborhood, which was platted that same year. Moomjian (2017) and Pekarek and Lowe (2016) discuss the La Jolla Hermosa neighborhood in regard to the Charlotte Gary Barnum House at 5805 Camino De La Costa (HRB #1257), located south of Casa de los Amigos. The La Jolla Hermosa neighborhood was “the largest subdivision not only in La Jolla, but by 1927, in all of San Diego” (Moomjian 2017). “La Jolla Hermosa was La Jolla’s first planned residential community and was uniquely intended for year-round residency” (Pekarek and Lowe 2016). In addition, “In contrast to the small vacation cottages built in the Barber Tract, or in the La Jolla Village, La Jolla Hermosa was oriented toward year-round residents” (Moomjian 2017). “[T]he *La Jolla Light* reported in April 1925 that by this time, two homes and a sales office had been completed in La Jolla Hermosa” (Moomjian 2017). Casa de los Amigos was one of the two homes first completed in the neighborhood in December 1924. When it was constructed, “all designs had to be approved by the Tract Architect, Edgar Ullrich” (Moomjian 2017) and, as a result, the residence was designed by Herbert Palmer and approved by tract architect Edgar Ullrich. “The Casa de los Amigos represents the only Hermosa home designed by Palmer” (Jamison 1985), making it unique among the other buildings, which were designed by Ullrich, Herbert Mann, Thomas Shepherd, Cliff May, Lillian Rice, and Florence Palmer. As the only Herbert E. Palmer residence located within La Jolla Hermosa, Casa de los Amigos is significant under HRB Criterion A with respect to architectural development.

Since Casa de los Amigos is the only residence in La Jolla Hermosa designed by San Diego Master Architect Herbert Palmer, it is eligible for designation under City of San Diego HRB Criterion A with respect to architectural development.

- **City of San Diego HRB Criterion B:**
It is identified with persons or events significant in local, state, or national history.

Historical research revealed that Casa de los Amigos is not associated with any specific

historic events in local, state, or national history. However, the property is associated with Dr. Herbert York, nuclear physicist and advocate for the elimination of nuclear arms. As stated previously, although many of York's achievements were accomplished while living in New York and Berkeley, and while working on the Manhattan Project, during the time he lived at Casa de los Amigos, he was a physics professor at UCSD; was nominated for and served a second term as UCSD chancellor; testified before the Senate Armed Services Committee as a specialist in nuclear physics in regards to the ABM proposal; served as ambassador to the Comprehensive Test Ban Treaty talks in Geneva; founded the Institute on Global Conflict and Cooperation; served as chairman of the Scientific and Academic Advisory Committee; and published two books, "A Shield in Space?: Technology, Politics and the Strategic Defense Initiative" and "Arms and the Physicist." While most of his scientific contributions to the field of nuclear physics occurred prior to moving to San Diego, his active role in attempting to curtail the use of nuclear weapons occurred while he was living at Casa de los Amigos. Since most of his advocacy work was not directly associated with his professorship or chancellorship at UCSD, his home at Casa de los Amigos, rather than his UCSD office or the first chancellor's residence at 7510 Pepita Way, is best associated with his achievements while living in San Diego. Therefore, Casa de los Amigos is eligible for designation under City of San Diego HRB Criterion B.

- **City of San Diego HRB Criterion C:**

It 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.

According to the City of San Diego HRB designation guidelines, this criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction.

In order to qualify under this criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly

work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource must embody the distinctive characteristics of a style, type, period, or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction, as supported by established sources, do not qualify.

According to McAlester (2015), the Spanish Revival style was a result of borrowing from the entire history of Spanish architecture, including the Moorish, Byzantine, Gothic, and Renaissance styles. Prior to the 1915 Panama-California Exposition, which was held in San Diego, Spanish styles generally consisted of free adaptations of the Mission style. Bertram Grosvenor Goodhue, the designer of the exhibit, previously authored a detailed study of Spanish Colonial architecture and was interested in emphasizing the richness of Spanish precedents found across Latin America. Many architects went directly to Spain for their inspiration and the style evolved even further into the Spanish Colonial Revival style. McAlester (2015) notes that there are five principal subtypes of the Spanish Revival style: side-gabled roof, cross-gabled roof, combined hipped-and-gabled roofs, hipped roof, and flat roof. Casa de los Amigos is best defined as both the combined hipped-and-gabled roof and flat roof subtypes. McAlester (2015) states:

... some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.

McAlester (2015) also notes that “about 10 percent of Spanish Revival houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows.”

In addition to the five subtypes, McAlester (2015) also identifies five characteristics primarily associated with Spanish Revival-style buildings. The following characteristics of the Spanish Revival style, noted in McAlester (2015), have been specifically applied to Casa de los Amigos:

1. *Low-pitched roof, usually with little or no eave overhang*

Casa de los Amigos possesses four different roof forms: flat, gabled, hipped, and shed. The gabled, hipped, and shed roofs are covered in clay tiles and exhibit very little eave overhang. The hipped roof portion features decorative rafter tails reminiscent of Italianate brackets. Therefore, Casa de los Amigos does possess this character-defining feature.

2. *Red tile roof covering*

Casa de los Amigos possesses a red tile roof covering on the hipped and gabled portions of the roof and, therefore, does possess this character-defining feature.

3. *One or more prominent arches placed above door or principal window*

Casa de los Amigos features several arched doors and windows, primarily on the central, western wing of the residence. Casa de los Amigos, therefore, does possess this character-defining feature.

4. *Wall surface usually stucco*

Casa de los Amigos features a stucco exterior and, therefore, does possess this character-defining feature.

5. *Façade normally asymmetrical*

Although the residence is “U”-shaped, Casa de los Amigos features an asymmetrical façade due to the tower at the northwest corner and, therefore, does possess this character-defining feature.

Casa de los Amigos possesses all five character-defining features of Spanish Revival construction.

Casa de los Amigos also features “doors leading to exterior gardens, patios, and balconies” that are “paired and glazed with multiple panes of rectangular glass” and the “large focal window” on the west façade of the residence. The residence also features

“other typical details” including “tile-roofed (and otherwise decorated chimney tops); brick or tile vents; fountains; arcaded walkways” and a “square tower” (McAlester 2015). Although the original cantilevered iron balconies on the tower were removed, the rear balcony was modified, and windows on the west façade were replaced, these elements only account for a small number of the character-defining features of Casa de los Amigos and it still retains enough integrity to convey the architectural style. Therefore, Casa de los Amigos is eligible for designation under City of San Diego HRB Criterion C.

- **City of San Diego HRB Criterion D:**

It is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

Casa de los Amigos was designed by San Diego Master Architect Herbert Palmer. It is the only Palmer-designed residence in the La Jolla Hermosa community and has been described as “[h]is most elaborate remaining home besides the Taj [Casa de las Joyas] ... a rambling, oceanfront Spanish style residence on Camino de la Costa” (Williams et al. n.d.). Although the rear balcony was extended and partially enclosed and four original windows on the west façade of the residence have been replaced, all modifications conform with the Secretary of the Interior’s (SOI) Standards for the Treatment of Historic Properties and could be reversed without damaging character-defining features and original stylistic elements. As such, Casa de los Amigos is still considered a notable work of San Diego Master Architect Herbert Palmer and is eligible for designation under HRB Criterion D.

- **City of San Diego HRB Criterion E:**

It is listed on or has been determined eligible by the National Park Service for listing on the NRHP, or is listed or has been determined eligible by the State Historic Preservation Office for listing on the State [California] Register of Historical Resources.

Casa de los Amigos is not listed on the NRHP or the CRHR, nor has the property been formally determined eligible for either register. Therefore, the building is not eligible for designation under City of San Diego HRB Criterion E.

- **City of San Diego HRB Criterion F:**

It 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 period(s) or style(s) in the history and development of the city.

No historic district presently exists for the La Jolla Hermosa subdivision or the La Jolla community in general. In addition, many of the residences surrounding Casa de los Amigos no longer portray their association with the historic La Jolla Hermosa subdivision, which originally illustrated progressive changes in real estate development, planning practices, and cultural taste. Therefore, Casa de los Amigos is not eligible for designation under City of San Diego HRB Criterion F.

CRHR/NRHP Evaluation

In order for a historic resource to be considered eligible for listing on the CRHR or the NRHP, it must be determined significant at the local, state, or national level, under one or more of the below criteria. Resources significant under any of these criteria must also possess integrity of location, design, setting, materials, workmanship, feeling, and association to be considered eligible for listing on the NRHP.

- **CRHR Criterion 1/NRHP Criterion A:**

It is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage.

As stated previously in the evaluation under City of San Diego HRB Criterion A, Casa de los Amigos was constructed in 1924 in the La Jolla Hermosa neighborhood, which was platted that same year. Moomjian (2017) and Pekarek and Lowe (2016) discuss the La Jolla Hermosa neighborhood in regard to the Charlotte Gary Barnum House at 5805 Camino De La Costa (HRB #1257), located south of Casa de los Amigos. The La Jolla Hermosa neighborhood was “the largest subdivision not only in La Jolla, but by 1927, in all of San Diego” (Moomjian 2017). “La Jolla Hermosa was La Jolla’s first planned residential community and was uniquely intended for year-round residency” (Pekarek and Lowe 2016). In addition, “In contrast to the small vacation cottages built in the Barber Tract, or in the La Jolla Village, La Jolla Hermosa was oriented toward year-round residents” (Moomjian 2017). “[T]he *La Jolla Light* reported in April 1925 that by this time, two homes and a sales office had been completed in La Jolla Hermosa” (Moomjian 2017). Casa de los Amigos was one of the two homes first completed in the neighborhood December 1924. When it was constructed, “all designs had to be approved by the Tract Architect, Edgar Ullrich” (Moomjian 2017) and, as a result, the residence was designed by Herbert Palmer and approved by tract architect Edgar Ullrich. “The Casa de los Amigos represents the only Hermosa home designed by Palmer” (Jamison 1985), making it unique among the other

buildings, which were designed by Ullrich, Herbert Mann, Thomas Shepherd, Cliff May, Lillian Rice, and Florence Palmer. As the only Herbert E. Palmer residence located within La Jolla Hermosa, Casa de los Amigos is significant at the local level and eligible for designation on the CRHR under Criterion 1. Because Casa de los Amigos no longer retains integrity of setting, it is not eligible for nomination to the NRHP under Criterion A.

- **CRHR Criterion 2/NRHP Criterion B:**

It is associated with the lives of persons important in our past.

As stated previously in the evaluation under City of San Diego HRB Criterion B, Casa de los Amigos is associated with Dr. Herbert York, nuclear physicist and advocate for the elimination of nuclear arms. Although many of York's achievements were accomplished while living in New York and Berkeley, and while working on the Manhattan Project, during the time York lived at Casa de los Amigos he was a physics professor at UCSD; was nominated for and served a second term as UCSD chancellor; testified before the Senate Armed Services Committee as a specialist in nuclear physics in regards to the ABM proposal; served as ambassador to the Comprehensive Test Ban Treaty talks in Geneva; founded the Institute on Global Conflict and Cooperation; served as chairman of the Scientific and Academic Advisory Committee; and published two books, "A Shield in Space?: Technology, Politics and the Strategic Defense Initiative" and "Arms and the Physicist." While most of his scientific contributions to the field of nuclear physics occurred prior to moving to San Diego, his active role in attempting to curtail the use of nuclear weapons occurred while he was living at Casa de los Amigos. Since most of his advocacy work was not directly associated with his professorship or chancellorship at UCSD, his home at Casa de los Amigos, rather than his UCSD office or the first chancellor's residence at 7510 Pepita Way, is best associated with his achievements while living in San Diego. Therefore, Casa de los Amigos is eligible for designation on the CRHR under Criterion 2. However, because the building no longer retains integrity of setting, it is not eligible for nomination to the NRHP under Criterion B.

- **CRHR Criterion 3/NRHP Criterion C:**

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

In order to evaluate Casa de los Amigos under CRHR Criterion 3/NRHP Criterion C,

BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of the integrity of the building followed by the assessment of distinctive characteristics. Casa de los Amigos was determined to retain six of the seven aspects of integrity when evaluating historic resources. It was determined to not retain integrity of setting. However, Casa de los Amigos is representative of the work of San Diego Master Architect Herbert Palmer and the modifications since its initial construction have not negatively impacted the original design. Therefore, the buildings still embody the distinctive characteristics of the original Spanish Revival-style design and construction and are eligible for designation on the CRHR under Criterion 3. However, because Casa de los Amigos does not possess integrity of setting, it is not eligible for nomination to the NRHP under Criterion 3.

- **CRHR Criterion 4/NRHP Criterion D:**

It has yielded, or may be likely to yield, information important in prehistory or history.

It is unlikely that Casa de los Amigos, as it presently exists, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state, or would be of any scientific value. Although Casa de los Amigos is associated with Dr. Herbert York, further research would not provide any additional information pertinent to the history of the city of San Diego or the state of California. Therefore, Casa de los Amigos is not eligible for designation on the CRHR under Criterion 4 or the NRHP under Criterion D.

VI. FINDINGS AND CONCLUSIONS

Casa de los Amigos was designed by San Diego Master Architect Herbert Palmer as a Spanish Revival-style residence and detached garage/maid's quarters. Since their construction in 1924, modifications made include: extension of and partial enclosure of the rear balcony on the west façade of the residence; replacement of four original casement windows on the west façade of the residence; replacement of the pedestrian door leading from the south wing of the residence to the detached garage/maid's quarters; replacement of the garage door; insertion of wrought iron security grilles in the arches on the south façade of the north wing of the residence; insertion of glass panes in the arches of the south wing on the residence; and alteration of the landscaping. These modifications, however, conform with the SOI's Standards for the Treatment of Historic Properties and have not negatively affected the historic integrity of the buildings, which still retain six out of seven original aspects of integrity. As such, Casa de los Amigos has been determined eligible for listing on the SDRHR under Criterion A (architectural development), Criterion B

(significant person), Criterion C (architecture), and Criterion D (master architect), and the CRHR under Criterion 1 (significant events), Criterion 2 (significant person), and Criterion 3 (architecture). However, to be considered eligible for listing on the NRHP, resources significant under any criteria must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Casa de los Amigos does not possess integrity of setting and, as such, it is not eligible for designation on the NRHP.

Impacts Discussion

In order to determine whether the planned demolition of the residence would pose a negative adverse impact to the historic resource, the proposed design has been evaluated under *The Secretary of the Interior's Standards for Rehabilitation* (SOI's Standards for Rehabilitation).

CEQA Impacts

In determining potential impacts to historic resources under CEQA §15064.5, a “project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have significant effect on the environment.” A “substantial adverse change” means “demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired” (Public Resources Code § 5020.1[q]). Generally, a project that follows the SOI's Standards for Historic Properties shall be considered to have mitigated impacts to a historic resource to a level less than significant.

Direct or indirect effects can occur to eligible historic resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements that would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

As the project would demolish part of the locally designated and CRHR-eligible historical resource, impacts would be mitigated to the extent feasible through the implementation of mitigation measures HR-1, HR-2, and HR-4; however, impacts associated with the demolition of the residence would remain significant and unavoidable. Impacts associated with rehabilitating the detached garage and front entry would be reduced to less than significant with mitigation measure HR-3

City of San Diego Significance Thresholds

The City of San Diego's CEQA Significance Determination Thresholds identifies various activities that will cause damage or have an adverse effect upon resources (City of San Diego 2011).

1. Direct Impacts

- a. **Demolition:** The proposed project includes the demolition of the residence. However, the detached garage and entry gate surrounding the property will be retained.

2. Indirect Impacts

- a. Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting. The project is not expected to have a significant indirect or cumulative impact to historic resources due to the built-up nature of the area, new or recent development surrounding the property, lack of sensitive resources (including historic districts), and limited viewsheds.

The Secretary of the Interior's Standards for Rehabilitation

The SOI's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment, as well as attached, adjacent, or related new construction. The SOI's Standards for Rehabilitation are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Casa de los Amigos was designed as a Spanish Revival-style residence and detached garage/maid's quarters in 1924 and the property has been used as such since its construction. The project proposes replacement of the residence and retention of the the detached garage and entry gate.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The detached garage and front entry gate to the property, both visible from the street, will be retained.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed work is limited to minor but necessary modifications to the existing garage by removing the second floor and moving the garage doors to be street-facing. The northernmost portion of the Camino de la Costa site wall will be removed to

comply with Coastal Overlay Zone view corridor side yard setback requirements, and if possible, the column motif will be preserved. All efforts will be made to ensure maintaining the historical significance of each through the following design parameters:

Garage Door Architectural Description:

The new garage doors located on the streetside elevation will be 9'-0" x 9'-0", and the design will reflect a simplistic wood panel design painted to match the stucco of the rehabilitated structure. These two new garage doors will provide a balance between differentiation and compatibility to maintain the historic character and the identity of the building. The specific garage door design will be coordinated with David Marshall of Heritage Architecture. The existing garage door location will be infilled, and during rehabilitation, a reveal in the stucco will provide the symbolic memory of the previous garage door location.

Fence and Wall Description:

The northernmost portion of the Camino de la Costa site wall will be removed to comply with Coastal Overlay Zone view corridor side yard setback requirements, and if possible, the column motif will be preserved. The open fencing to be installed in its place will provide a balance between differentiation and compatibility to maintain the historic character and the identity of the site wall. This open fencing will not exceed 6'-0" in height and will have at least 75% of the vertical surface area of each 6-foot section open to light, and if possible, the column motif will be preserved.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Casa de los Amigos was determined to retain six of the seven aspects of integrity when evaluating historic resources. It was determined not to retain the integrity of setting. However, the Casa de los Amigos property is representative of the work of San Diego Master Architect Herbert Palmer and the modifications since its initial construction have not negatively impacted the original design. Therefore, the building still embodies the distinctive characteristics of the original Spanish Revival-style design and construction. While the detached garage and entry gate will be retained, the project proposes the demolition of the residence, which will be mitigated through HABS recordation.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Prior to demolition of the residence, distinctive representative architectural features shall be identified and, if feasible, salvaged for reuse in relation to the proposed plan or perhaps moved to another location on-site as provided in the SOI's Standards. If

reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival repositories.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Since the residence shall be demolished as part of the project, no materials shall be repaired or replaced. The detached garage and privacy wall surrounding the property are in good condition and do not require repair or replacement of any missing features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No chemical or physical treatments are planned for cleansing the buildings.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

No known archaeological resources are located within the project boundaries.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

No additions or alterations are planned for the detached garage.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

No additions or alterations are planned for the detached garage.

Mitigation Measures

The following measures shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code (LDC) to reduce the project's historical resource impacts to the extent feasible. As the project would demolish part of the locally designated and CRHR-eligible historical resource, impacts would be mitigated to the extent feasible through the implementation of mitigation measures HR-1, HR-2, and HR-4; however, impacts associated with the demolition of the residence would remain significant and unavoidable. Impacts associated with rehabilitating the detached garage and front entry would be reduced to less than significant with mitigation measure HR-3.

HR-1: Historic American Building Survey (HABS) Documentation.

Prior to the issuance of a demolition permit for the residence, Casa De Los Amigos shall be documented to Historic American Building Survey (HABS) Level II standards according to the outline format described in the *Historic American Building Survey Guidelines for Preparing Written Historical Descriptive Data*. The documentation shall be undertaken by a qualified professional who meets the Secretary of the Interior's *Professional Qualification Standards* (36 CFR, part 61) for history or architectural history. The documentation shall contain the following:

- **Measured Drawings:** Drawings produced according to HABS guidelines depicting existing conditions or other relevant features of historic buildings, sites, structures, objects, or landscapes.
- **Photographic Documentation:** Documentation should follow the Photographic Specification—Historic American Building Survey, including 15 to 20 archival quality, large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements, hardware, and other features that tie architectural elements to a specific date.
- **HABS Historical Report:** A written historical narrative and report completed according to the HABS Historical Report Guidelines. Following completion of the HABS documentation and approval by the HRB, the documentation shall be placed on file with the City of San Diego, the San Diego History Center, and the San Diego Central Library.

HR-2: Salvage.

Prior to the issuance of a demolition permit for the residence, architectural materials from the site shall be made available for donation to the public. **Material to become architectural salvage shall include historic-period elements, including the original clay roof tiles and the decorative medallions at the roofline of the main structure.** The key exterior and interior elements inventory shall be developed before the demolition or grading permit issuance. The materials shall be removed prior to or during demolition. Contaminated, unsound, or decayed materials shall not be included in the salvage program nor be available for future use. Once the items for salvage are identified, the project applicant's qualified historic preservation

professional (QHPP) shall submit this information to the City's Historical Resource Section for approval. Salvaged material will be first used to replace any damaged pieces on the garage or site wall rehabilitation as required. Following approval of the salvage plan, the QHPP, in concert with the City's Historical Resources Section, shall notify the La Jolla Community Planning Group, the La Jolla Historic Society, the University of California, San Diego Historical Archives, and local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The project applicant shall be responsible for storing the salvaged materials in an appropriate climate-controlled storage space for no more than 90 days after proper notice is given to the above parties. Prior to any plans to no longer use the storage space, the applicant shall provide the City's Historical Resources Section with an inventory of any materials that were not donated to any interested parties and measures to be taken by the project applicant to dispose of these materials.

HR-3: Rehabilitation Work and Monitoring Plan.

Rehabilitation of the garage and site wall shall be overseen by a construction monitor trained in the protection of historic structures. Rehabilitation work on the detached garage and stucco privacy wall shall adhere to U.S. Secretary of the Interior Standards for Rehabilitation and will be documented in a treatment plan. The treatment plan will consist of drawings detailing the rehabilitation work and an accompanying narrative approved by the HRB and City Heritage Preservation staff. Prior to the start of rehabilitation work, a monitoring plan shall be prepared by the project proponent and submitted to the City Development Services Department for review and approval. The monitoring plan shall designate a qualified historic monitor and set forth a plan for protecting the historic elements of the project that would be retained during construction and rehabilitation activities. The treatment plan and monitoring plan shall detail the proposed rehabilitation work for the project, with steps identified for each portion of the preparation, rehabilitation, and restoration of the detached garage and stucco privacy wall.

HR-4: Interpretation Plaque (or Display Panels or Story Board).

Interpretive signage display panels or storyboards shall be installed in a publicly visible location, near the northern corner of the property, in the public sidewalk right-of-way. The installation shall describe the history and significance of Casa De Los Amigos under Criteria A, B, C, and D. The installation shall be reviewed and approved by the City's Historical Resources Board Staff.

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No other feasible measures to mitigate the loss of any portion of the historical resource have been identified.

Conclusion

The proposed 6110 Camino de la Costa project will result in a project that with a significant impact on a designated historical resource as Casa de los Amigos, located at 6110 Camino de la Costa in the La Jolla community of San Diego, will be demolished. Although impacts would be mitigated to the extent feasible with the measures listed below which will reduce impacts on the historical resource, impacts would not be less than significant after mitigation. Impacts associated with demolition of the residence would remain significant and unavoidable.

1. Preparation of HABS documentation of the building,
2. Rehabilitation Work and Monitoring Plan.
3. Key exterior and interior architectural materials will be salvaged, as feasible, and donated to interested parties.

4. Installation of Interpretive Signage that will be visible and accessible to the public explaining the building's historical significance under Criterion A, B, C, and D for which the Casa de los Amigos received its designation.

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VIII. APPENDICES

Appendix A: Building Development Information

Appendix B: Ownership and Occupant Information

Appendix C: Maps

Appendix D: DPR Forms

Appendix E: Preparers' Qualifications

APPENDIX A

Building Development Information

County Assessor's Building Record

66C1832

DESCRIPTION OF BUILDING

ROOM AND FINISH DETAIL

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
D 9.5x10	Light	Frame	Stucco on	Flt 1/4 Pitch	X Wiring	X Cooling	Living	1	Material	Grade	Walls
ARCHITECTURE	Sub-Standard	Sheathing	Siding	X Hip 1/4	K.T. Condurf	Cleanng	Dining	1	X HOD	A. S	MT. STC.
1+ Stories	Above-Standard	Concrete Block	X Shed	Cut Up	D.X. Cable	Humid	Bed	1	X HOD	A. S	MT. STC.
TYPE	Special	B.A.B. T. & G.	Single	Dormers	Fixtures	Wall Unit	Bed	1	X HOD	A. S	MT. STC.
Use Design	FOUNDATION	Brick	Stoke	Raft	Few	Floor Unit	Bed	1	X HOD	A. S	MT. STC.
Single	Concrete	Adobe	B & B T & G.	Gutters	Med.	Zone Unit	Bed	1	X HOD	A. S	MT. STC.
Double	Reinforced	X Floor Joist.	Shake	Shingle	Many	Special	Bed	1	X HOD	A. S	MT. STC.
Duplex	Brick	X 1st. 2nd. 3rd.	Shake	Shingle	Special	Special	Bed	1	X HOD	A. S	MT. STC.
Apartment	Wood	X 2nd. 3rd.	Shake	Shingle	Special	Special	Bed	1	X HOD	A. S	MT. STC.
Floor-Court	Wood	Sub-Floor	Shake	Shingle	Special	Special	Bed	1	X HOD	A. S	MT. STC.
Hotel	Piers	Concrete Floor	Shake	Shingle	Special	Special	Bed	1	X HOD	A. S	MT. STC.
Units	Insulated Ceilings	Insulated Walls	X Windows	Shake	Special	Special	Bed	1	X HOD	A. S	MT. STC.
Light	Insulated Ceilings	Insulated Walls	X Metal Sash	Shake	Special	Special	Bed	1	X HOD	A. S	MT. STC.
Heavy	Insulated Ceilings	Insulated Walls	X Metal Sash	Shake	Special	Special	Bed	1	X HOD	A. S	MT. STC.
	Insulated Ceilings	Insulated Walls	X Metal Sash	Shake	Special	Special	Bed	1	X HOD	A. S	MT. STC.

BATH DETAIL

Permit No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL	% GOOD	RATING (E,G,A,F,P)	FINISH	BATH DETAIL	FIXTURES	SHOWER
N.P.	DAG	Built	1925	1928	1964	32	29	R60 57	E.G.A.F.P	FI. No.	Floors	Walls
N.P.	ADDONS.	Built	1934-1939	1969	1972	41	24	R60 51	E.G.A.F.P	FI. No.	Floors	Walls
						44	21	R60 48	E.G.A.F.P	FI. No.	Floors	Walls
									E.G.A.F.P	FI. No.	Floors	Walls
									E.G.A.F.P	FI. No.	Floors	Walls

K.A. AMMONSON

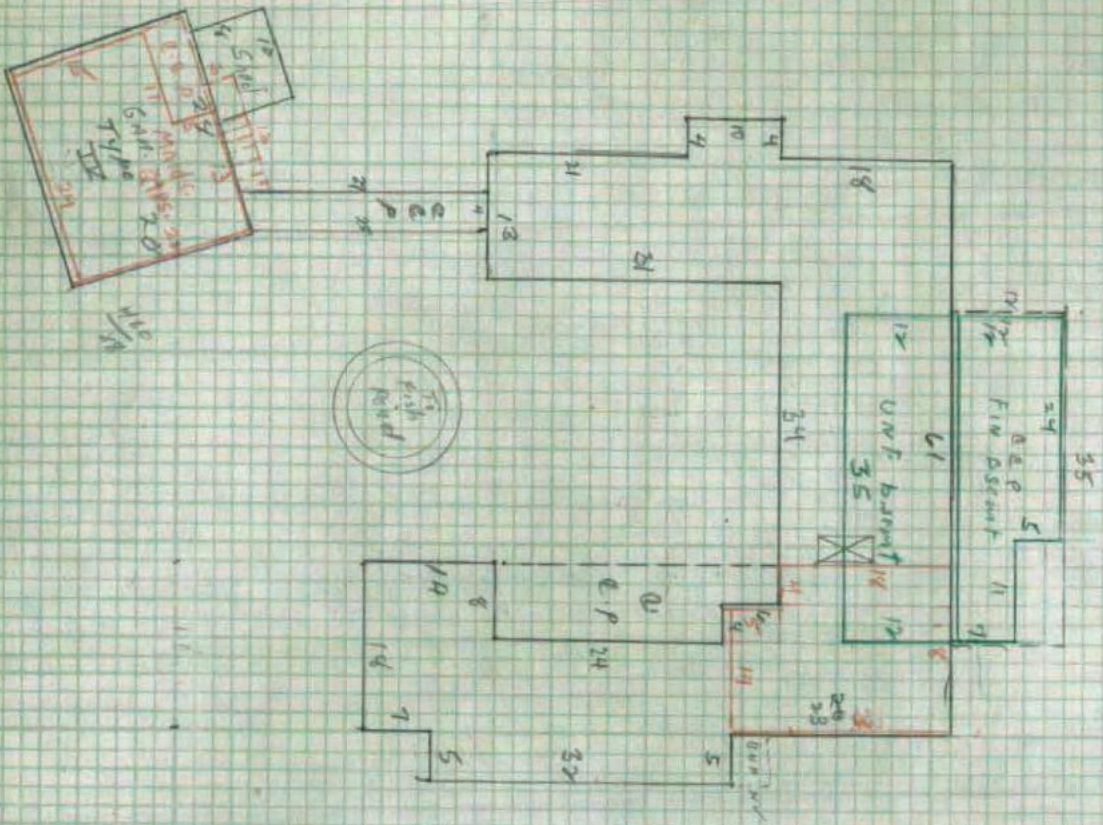
COMPUTATION

Appraiser & Date	Unit Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
1-2-64	2277	1030	23453	10.20	27779	1410	32106								
2nd 2nd Fin.	394	8.80	3467	12.30	4846	1420	5595								
A.C.			1500.		1500		1650								
F.P.			650.		650		715								
Stand O.P.'S.	834	3.50	2919		2919		2919								
Fix Bcmt.	365	6.50	2372		2372		2372								
UVF. Bcmt.	420	4.50	1890.		1890		1890								
GAR.	480	3.10	1488		1488		2832								
Shed	80	3.60	288.		288		288								
Maid's class.	425	6.20	2847		2847		2847								
W.D. W.S.			1860.		1860		1860								
TOTAL			42734		48439		55074								
NORMAL % GOOD			57		60		106								
R.C.LAND			243.58		290.63		364.36								

SPECIAL FEATURES

Book Cases	Built in Barrig.	Variation Blind
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

PANAMA



MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Open Bldg	16	11.5	Fish Pond	Flat	(as found)		18.60
PERCOLA							

COMPUTATIONS

$(20 \times 4) + (13 \times 4) = 127$
 $(4 \times 18) + (5 \times 4) = 94$
 $19 \times 1 = 19$
 $(18 \times 7) + (3 \times 7) = 151$
 $15 \times 24 = 360$
 $2297 / 342 = 2009$

$20 \times 48 = 14 \times 5 = 90$
 $18 \times 18 = 324$
 $394 / 82$

$13 \times 3 = 39$
 $8 \times 24 = 192$
 $4 \times 6 = 24$
 $35 \times 12 = 420$
 Remarks: $2955 \times 4 = 11820$
 $2955 \times 4 = 11820$

NE 4-3-75

Notice of Completion

Photographed By T. MILLER, Deputy Recorder

terminate this contract and enter into possession of said premises, if the said party of the second part shall fail to replenish said stock to the required amount for a period of twenty-four hours.

It is further agreed that the title to the property herein agreed to be sold and purchased shall remain in the vendor until full payment has been made and that the said party of the second part shall have no interest therein which he can mortgage, hypothecate or otherwise dispose of until the said final payment has been made; and said party of the second part shall keep insured all of said property described in this contract to the extent of Two Thousand Dollars (\$2,000.00), insured in the name of the vendor with the purchaser clause thereto attached.

The property herein agreed to be bought and sold is described as the pool hall and business known as the AVIATION Billiard Parlor situated at 4109 University Avenue, East San Diego, California, together with the pool tables, furniture, furnishings, equipment, stock in trade therein situated as per the inventory attached hereto.

IN WITNESS WHEREOF the parties hereto have set their hands in duplicate this 15th day of December, 1924.

Alice C. Haverley
Party of the First Part
Harry L. Haverley
Party of the Second Party

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO.) ss

ON THIS 15th day of December, 1924, before me, Glen E. Munkelt, a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared ALICE C. HAVERLEY and HARRY L. HAVERLEY, personally known to me to be the persons whose names are subscribed to the within instrument, and they duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Diego, the day and year in this certificate first above written.



Glen E. Munkelt
Notary Public in and for the County
of San Diego, State of California.

Recorded at request of G. E. Munkelt Jan 7 1925 at 27 Min. past 10 o'clock A. M. 559
Fee \$1.40 John R. Perry, County Recorder

-----0000000000-----

NOTICE OF COMPLETION

STATE OF CALIFORNIA,
County of San Diego,) ss.

R. E. Filcher being first duly sworn, deposes and says: That he is now and was upon the 31st day of December, 1924, and at all times herein mentioned has been the owner in fee simple of that certain real property situated in the city of San Diego, County of San Diego, State of California, and particularly described, as follows,

Photographed by T. MILLER, Deputy Recorder

to-wit:

Lot 10 of block 1 of La Jolla Hermosa, city of San Diego, state of California;
THAT, as such owner of said land, affiant, within six months last past entered in-
to a contract with Herbert E. Palmer for the erection and construction, upon the land
above described, of a certain building, to-wit:

a dwelling house and garage; and in connection with the building of said dwelling
house and garage, but independent of said contract, has caused a fence and other struc-
tures to be built upon said premises;

THAT said building and said fence and other structures, has been constructed and
the same were actually completed on the 31st day of December, 1924.

THIS notice is given in pursuance of the provisions of Section 1187, of the Code of
Civil Procedure, of this State.

Subscribed and Sworn to before me this 5th day of January, 1925.

Alden McFarland

Notary Public in and for the County of
San Diego, State of California.



Recorded at request of R. E. Filcher Jan 7 1925 at 11 o'clock A. M.

674 Fee \$1.00

John H. Perry, County Recorder.
By L. B. Woodard, Deputy.

-----000000000-----

NOTICE OF COMPLETION

STATE OF CALIFORNIA,)
County of San Diego,) SS.

James W. Smith being first duly sworn, deposes and says: That he is now
and was upon the first day of November, 1924, the owner in fee simple of that certain real
property situated in the County of San Diego, State of California, and particularly de-
scribed as follows, to-wit:

East Half of Lot "3" in Block Eight and East Half of Lot "7" in Block
Eight of Davis Subdivision of Lots Eight and Ninth in Block "K" of Terrelte, according to
map thereof No. 606, filed in the office of the County Recorder of said San Diego County
March 14, 1888.

THAT as such owner of said land, affiant, about the sixth day of Nov-
ember, 1924, entered into a contract with myself for the erection and construction, upon
the land above described, of a certain building, to-wit:

Two Three-room and Bath frame cottages and two frame garages.

THAT said building has been duly constructed and the same was actually
completed on the 5th day of January 1925.

THAT notice is given pursuance of the provisions of Section 1187, of the
Code of Civil Procedure, of this State.

Subscribed and sworn to before me, this 7th day of January, 1925.

Harriet I. Erb

Notary Public in and for the County
of San Diego, State of California.



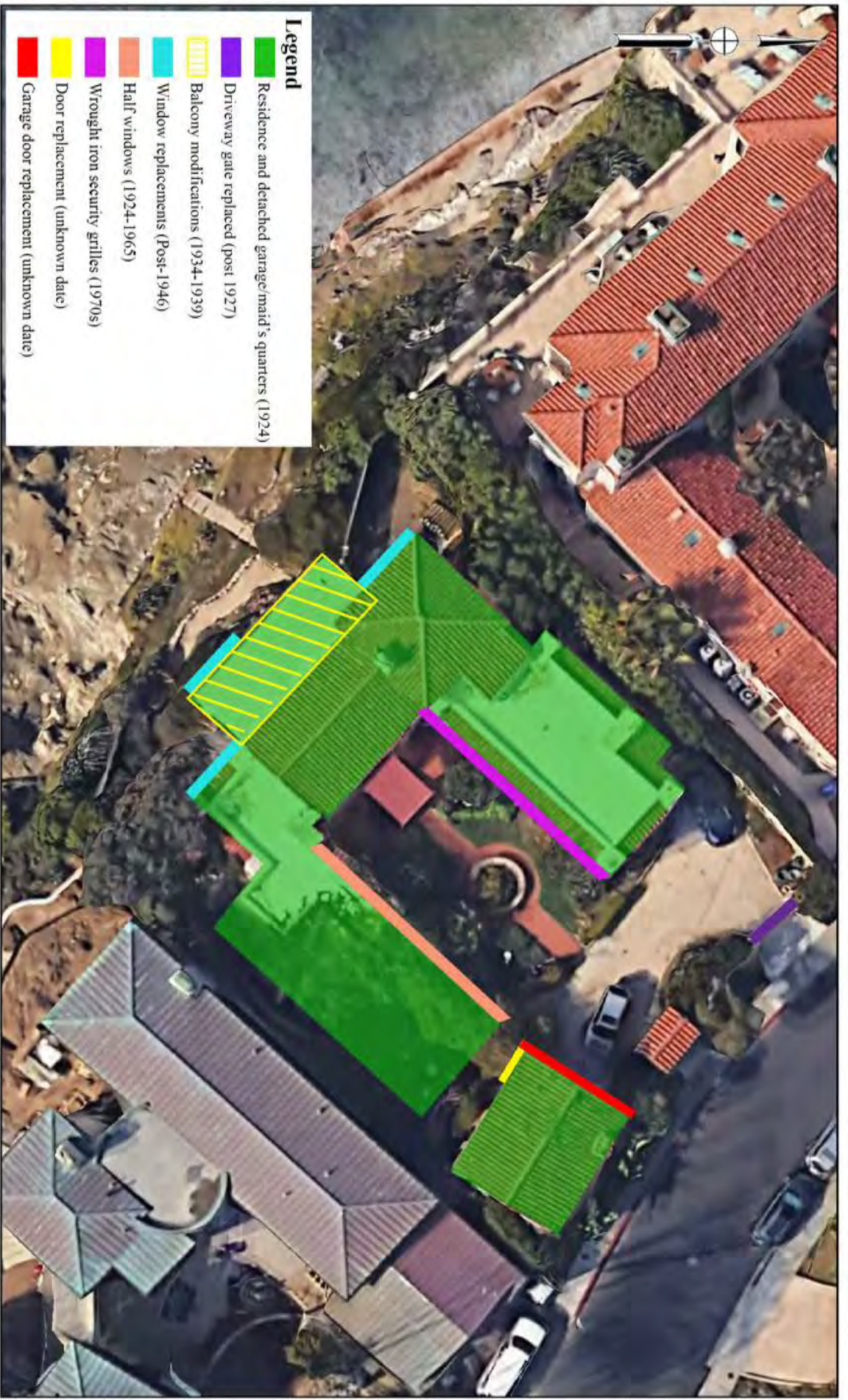
James W. Smith

Water/Sewer Connection Records

(Could Not Be Located)

Construction Permits

Site Plan With Footprint



Legend

- Residence and detached garage/maid's quarters (1924)
- Driveway gate replaced (post 1927)
- ▨ Balcony modifications (1934-1939)
- Window replacements (Post-1946)
- Half windows (1924-1965)
- Wrought iron security grilles (1970s)
- Door replacement (unknown date)
- Garage door replacement (unknown date)



Site Plan With Footprint

6110 Camino De La Costa

Lot Block Book Page

The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1925.

Index to Property in *Vol 16 Home*

Additional *San Diego County, California*

San Diego County, California

San Diego, Cal.

Vol. No. 7,180

The last page of this book is the index to the preceding book.

TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.	TO FROM ADDRESS, etc.
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Figure of M. Beach 7-2-01

California Lumber Co. Kings Men R.

Handwritten notes and signatures

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

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Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Figure of M. Beach 7-2-01

Previous Historical Resource Survey Forms

(Could Not Be Located)

APPENDIX B

Ownership and Occupant Information



Chain of Title

Chain of Title

6110 Camino De La Costa (APN 357-141-05)

Seller	Buyer	Year
La Jolla Properties, Inc.	R.E. Pilcher	1924
R.E. Pilcher and Lena W. Pilcher	Gilbert E. Love	1932
Gilbert E. Love	R.E. Pilcher and Lena W. Pilcher	1932
R.E. Pilcher and Lena W. Pilcher	Elizabeth H. Fisher	1934
Elizabeth H. Fisher	Arno S. Winther and Edith S. Winther	1941
Arno S. Winther	Edith S. Winther	1950
First National Bank of San Diego, as executor of the will of Edith S. Howard, aka Edith S. Winther	Herbert F. York and Sybil D. York	1964
Herbert F. York and Sybil D. York	Herbert F. York and Sybil D. York, Trustee	1989
Herbert Frank York	Rachel D. York, Sole Successor Trustee	2021

City Directory Listing of Occupants

City Directory
6110 Camino De La Costa

Year	Name	Occupation
1924	Book Not Available	
1925	Book Not Available	
1926	Address Not Listed	
1927	Address Not Listed	
1928	Address Not Listed	
1929	Address Not Listed	
1930	Address Not Listed	
1931	Pilcher Robt E (Lena)	-
1932	Pilcher R E (o)	-
	Eichler Florence	maid
1933	Pilcher Robt E (Lena)	
	Raussa Francisco	hsmn
1934	Address Not Listed	
1935	Fisher Eliz H Mrs (o)	-
	Ingel L (Gullvig V)	caretkr
1936	Address Not Listed	
1937	Fisher Eliz H (wid Walter)	-
1938	Fisher Eliz H (wid Walter)	-
	Selbert Wm A (Mattie L)	caretkr
1939	Fisher Eliz H (wid Walter)	-
1940	Fisher Eliz H (wid Walter)	-
1941	Fisher Eliz H (wid Walter)	-
1942	Bottomley H S (Grace E)	-
1943	John M	Ins 7931 Fay and 1031 Prospect
1944-1945	Winther Arno S (Edith S)	-
	Reaves Chas (Ella M) (rent)	gdnr
1946	Book Not Available	
1947-1948	Winther Arnold S (Edith)	-
1949	Winther Arno S (Edith S)	consulting mining eng
1950	Winther Edith S (wid A S)	-
1951	Book Not Available	
1952	Howard Arch F (Edith S)	Maj Genl USMC (ret)
1953	Howard A F (Edith S)	Maj Genl USMC (ret)
1954	Howard A F (Edith S)	Maj Genl USMC (ret)
1955	Howard A F (Edith S)	Maj Genl USMC (ret)
1956	Howard Arch F (Edith)	-
1957	Howard Arch F (Edith)	-
	Sangster Jessie Mrs	

Year	Name	Occupation
1958	Howard Arch F	
1959	Address Not Listed	
1960	Address Not Listed	
1961	Howard Arch F (Edith)	-
	Sangster Jessie Mrs	
1962	Howard Arch F (Edith)	-
1963	Book Not Available	
1964	Howard Arch F	retd
1965	York Herbert F (Sybil S)	Chancellor Scripps Institution
1966	Book Not Available	
1967-1968	Book Not Available	
1969	Book Not Available	
1970	Book Not Available	
1971	Dunford Lucy G (Wid Phillips)	retd
1972	York Herbert F	-
1973	York Herbert F	-
1974	Villalpando M Antonia Mrs	
1975	Book Not Available	
1976	York Herbert F Jr	-
	York Herbert F & Sybil D	prof U C S D
1977	Book Not Available	
1978	York Herbert F & Sybil D	prof U C S D
1979	Book Not Available	
1980	York Herbert F & Sybil D	prof U C S D
1981	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1982	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1983	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1984	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1985	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1986	Athena Lam	-
	Herbert F York	

Year	Name	Occupation
1987	Athena Lam	-
	Herbert F York	
1988	Christopher Canote	-
	Herbert F York	
1989	Christopher Canote	-
	Herbert F York	
1990	Book Not Available	
1991	Book Not Available	
1992	Christopher Canote	-
	Herbert F York	
1993	Christopher Canote	-
	Herbert F York	
1994	Christopher Canote	-
	Herbert F York	
1995	Christopher Canote	-
	Herbert F York	
1996	Christopher Canote	-
	Herbert F York	
1997	Christopher Canote	-
	Herbert F York	
1998-1999	Christopher Canote	-
	Herbert F York	
2000	Christopher Canote	-
	Herbert F York	
2001	Christopher Canote	-
	Herbert F York	
2002	Christopher Canote	-
	Herbert F York	
2003	Christopher Canote	-
	Herbert F York	
2004	Christopher Canote	-
	Herbert F York	
2005	Christopher Canote	-
	Herbert F York	
2006	Christopher Canote	-
	Herbert F York	
2007	Christopher Canote	-
	Herbert F York	
2008	Christopher Canote	-
	Herbert F York	
2009	Christopher Canote	-

Year	Name	Occupation
	Herbert F York	
2010	XXXX	-
2011	Christopher Canote	-
	Herbert F York	
2012	Christopher Canote	-
	Herbert F York	
2013	Christopher Canote	-
	Herbert F York	
2014	Herbert F York	-
2015	Herbert F York	-
2016	Herbert F York	-
2017	Antonia Villalpando	-
	Herbert York	
	Herbert F York	
2018	Christopher Canole	-
	Cynthia D York	
	Herbert York	
2019	Daniel Schatz-Miller	-
2020	Daniel Schatz-Miller	-
2021	Sybil York	-
	Sophie York Williams	

Copy of the Deed from Date of Construction

Photographed by M. DULAC, Deputy Recorder

Recorded at request of H.A. Amos Dec 19 1924 at 17 min. past 11 o'clock A.M.

John A. Ferry, County Recorder
By H.C. Farsore, Deputy

54163. Fee \$1.50

[Handwritten signature]

-----0000000-----

I, H.A. Culburg,

This property being my separate property

For and in consideration of the sum of Ten Dollars,

DO HEREBY GRANT TO William Leithley and Maude Leithley, his wife and Charles Garrison

ALL THAT REAL PROPERTY situated in the city of San Diego County of San Diego, State of California, bounded and described as follows:

Lots Twenty, (20) and Twenty-one (21) in Block Thirty-seven, (37) of Lexington Park, according to map thereof No. 1996, filed in the office of the County Recorder of said San Diego County, June 15th 1917.

This deed made and accepted subject to restrictions of record.

subject to state and County taxes for the year 1924-25.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantees their heirs and assigns forever.

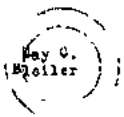
WITNES my hand and seal this 18th day of December, 1924.

Signed and executed in Presence of H.A. Culburg (Seal)
H.A. Culburg

STATE OF CALIFORNIA }
County of San Diego. } ss.

On this 18th day of December, 1924 before me, May C. Bieller a Notary Public, in and for said County and State, personally appeared H.A. Culburg known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.



May C. Bieller
Notary Public in and for said County and State.

Recorded at request of Chas. Garrison Dec 19 1924 at 18 min. past 11 o'clock A.M.

John A. Ferry, County Recorder
By L.B. Woodard, Deputy

54164. Fee \$1.10

12/20/1924 #54300
Deed Book 1038, Page 423

-----00.00-----

LA JOLLA PROPERTIES, INC., a corporation, of the City of San Diego, County of San Diego, State of California, for and in consideration of the sum of Ten Dollars, does hereby grant to

H.A. PILCHER

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

LOTS TEN (10) AND ELEVEN (11) in BLOCK ONE & (14) of LA JOLLA HERMOBA,

According to map thereof #1810, filed in the office of the County Recorder of said San Diego County, November 21st, 1924.

This deed and conveyance is made upon and subject to the following conditions, covenants, restrictions, and reservations affecting said real property, to-wit:

First: Said property shall be used only and exclusively for single private residential purposes, and no part thereof for business or commercial purposes, and no more than one residence or dwelling house shall be erected or permitted on any one lot in said tract or subdivision at any one time, and such buildings shall not be used for any other than single private residential purposes, such use for said purposes, however, to include a garage or garages, and other reasonably necessary outbuildings.

Second: Any such residence building erected on the lot hereinbefore described shall cost not less than FIFTEEN THOUSAND Dollars, (\$15,000.00).

Third: Such residence building shall be so constructed, and at all times so maintained, that the front thereof shall face upon the street, avenue, or highway, in front of the lot on which the same shall be erected.

Fourth: No fowls, goats, swine, or other farm animals shall at any time be permitted to be kept upon said property, or any part thereof.

Fifth: No part of said property, or any buildings thereon, shall be used or occupied by any person not belonging to the Caucasian race, either as owner, lessee, licensee, tenant, or in any other capacity, than that of servant or employee.

Sixth: No fence, wall or hedge or like obstruction, exceeding five feet in height, shall be placed or permitted on any part of said premises in front of the front line of the aforesaid residence building.

Seventh: No residence or other building on said property shall in any manner be occupied while in the course of construction, nor until made to comply with all the requirements and conditions hereof, nor shall such residence building when completed be used for other than the purposes hereinbefore specified. The work of constructing any building shall be prosecuted diligently and continuously from the commencement thereof until the same is fully completed. Each building, fence, wall, or structure placed on any part of said premises shall be constructed thereon from new material only, and not from old or second-hand material, and no building wholly or partially constructed elsewhere shall be moved to, or placed upon, said property.

Eighth: Before the placing or construction on said property of any building or buildings, there shall be furnished to, and approved by, a tract architect selected by the Grantor herein, complete plans and specifications for such buildings, (including their position and location on the property), and for the landscaping or improvement, if any, of the portions of said property not occupied by such buildings, and said building or buildings shall be erected and maintained wholly in accordance with such approved plans and specifications, and also in conformity with the conditions and restrictions herein contained.

The foregoing conditions, restrictions and reservations shall apply to and be binding upon the Grantee and Grantees, legal representatives and successors in interest, and shall also inure to the benefit of each and every lot in said tract or subdivision, and to the benefit of the owner or owners of each and every such lot in said tract or subdivision, so as to give each owner or owners the right of enforcing the same.

In the event of a breach or violation of any one or more of the foregoing

Photographed By M. DULAC, Deputy Recorder

conditions, restrictions or covenants, all the legal and equitable title hereby conveyed, as respects the lot or lots affected thereby shall be forfeited to and revert to the Grantor, or its successor in interest, who shall thereupon have the right of immediate re-entry upon said premises; provided, however, that any such breach or forfeiture of title or re-entry shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value upon such lot or upon any buildings thereon; provided, however, that any such breach, or the continuance thereof, may be, enjoined, abated, or remedied by appropriate proceedings, and provided also that each of the foregoing conditions, restrictions and covenants shall remain at all times in full force and effect as against any and all owners of said premises, or any part thereof, or any interest therein, whether such ownership or interest be acquired by foreclosure of any such lien or by any other manner of purchase, devise, inheritance, or otherwise.

This deed is also made subject to all taxes and public assessments becoming a lien on said property after DECEMBER 31st, 1924.

IN WITNESS WHEREOF, said corporation grantor has caused this deed to be signed by its Vice President and Secretary and its corporate seal to be affixed hereto this FIFTH day of DECEMBER, 1924.

La Jolla Properties, Inc. California Incorporated 1923.

La Jolla Properties, Inc. Sam S. Porter Vice-President Attest: T.A. Rife Secretary.

STATE OF CALIFORNIA,) U.S. Dec 19 1924 San Diego, Cal. County of San Diego.) ss. U.S. Dec 19 1924 45. 42.

On this 11th day of December, 1924, before me, I. L. Leszynsky, a Notary Public in and for said County and State, personally appeared Sam S. Porter known to me to be the Vice President, and T.A. Rife known to me to be the Secretary of the grantor corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the grantor corporation therein named, and acknowledged to me that such corporation executed the same.

I. L. Leszynsky Notary Seal

I. L. Leszynsky Notary Public in and for said County and State.

Recorded at request of Union Title Insurance Co. Dec 20 1924 at 9 o'clock A.M.

John A. Perry, County Recorder By H.C. Parsons, Deputy

54390. Fee \$1.50

-----00000-----

THIS INSTRUMENT, Made this 17th day of December A.D. 1924 BETWEEN Duncan MacLinnon of the City and County of San Francisco State of California the party of the first part, and Angus MacLinnon of the same place the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby purchase, acquire, own, hold, control and possess unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, places or parcels of land situate, lying and being in the County of San Diego State of California

APPENDIX C

Maps



Figure 1
Project Location Map
 6110 Camino De La Costa

Shown on The City of San Diego 1" to 800' Scale Engineering Map





Figure 2

1943 USGS Map

6110 Camino De La Costa

USGS *Southern California* Quadrangle (1:250,000 series)



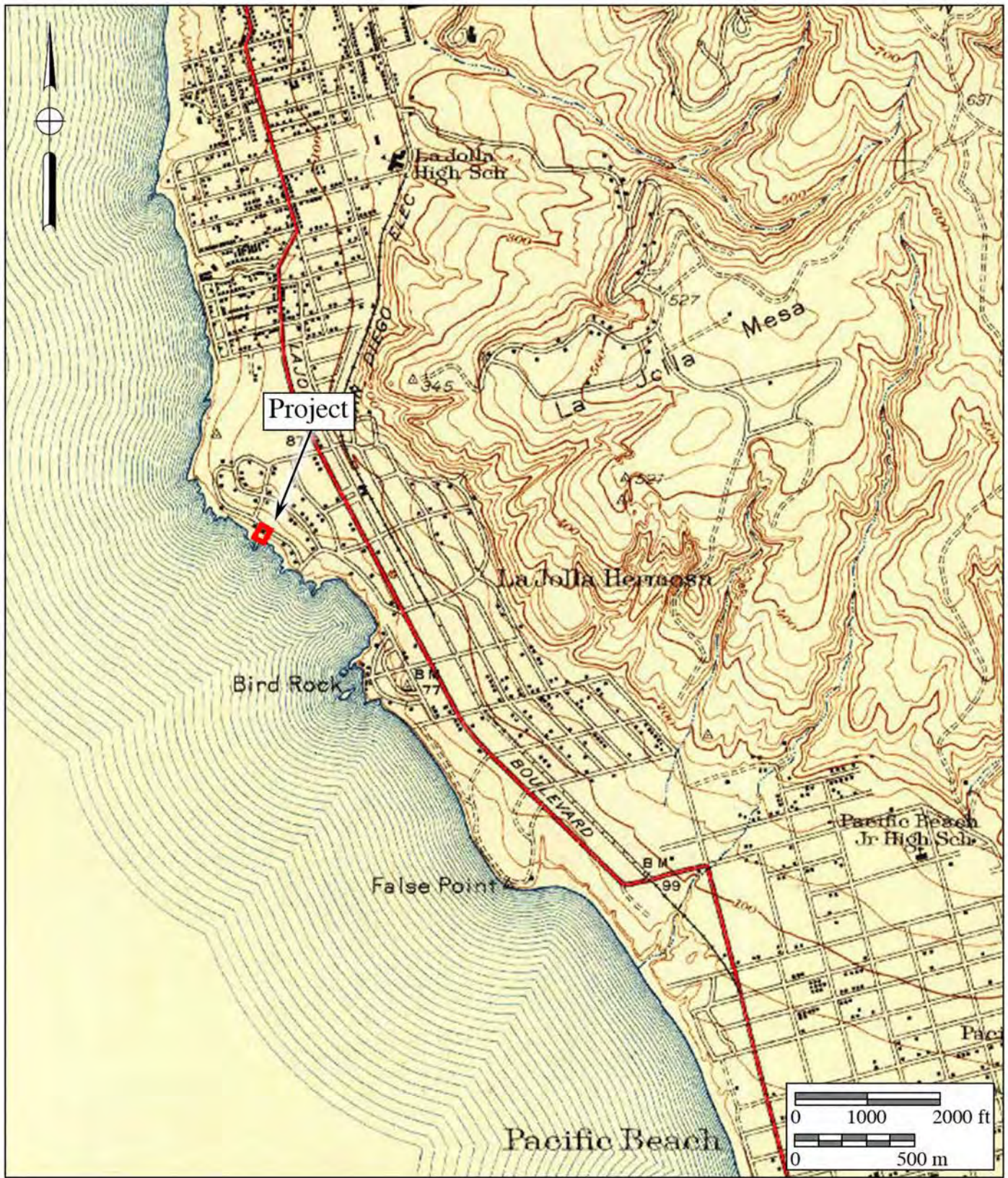


Figure 3

1943 USGS Map

6110 Camino De La Costa

USGS *La Jolla* Quadrangle (1:24,000 series)



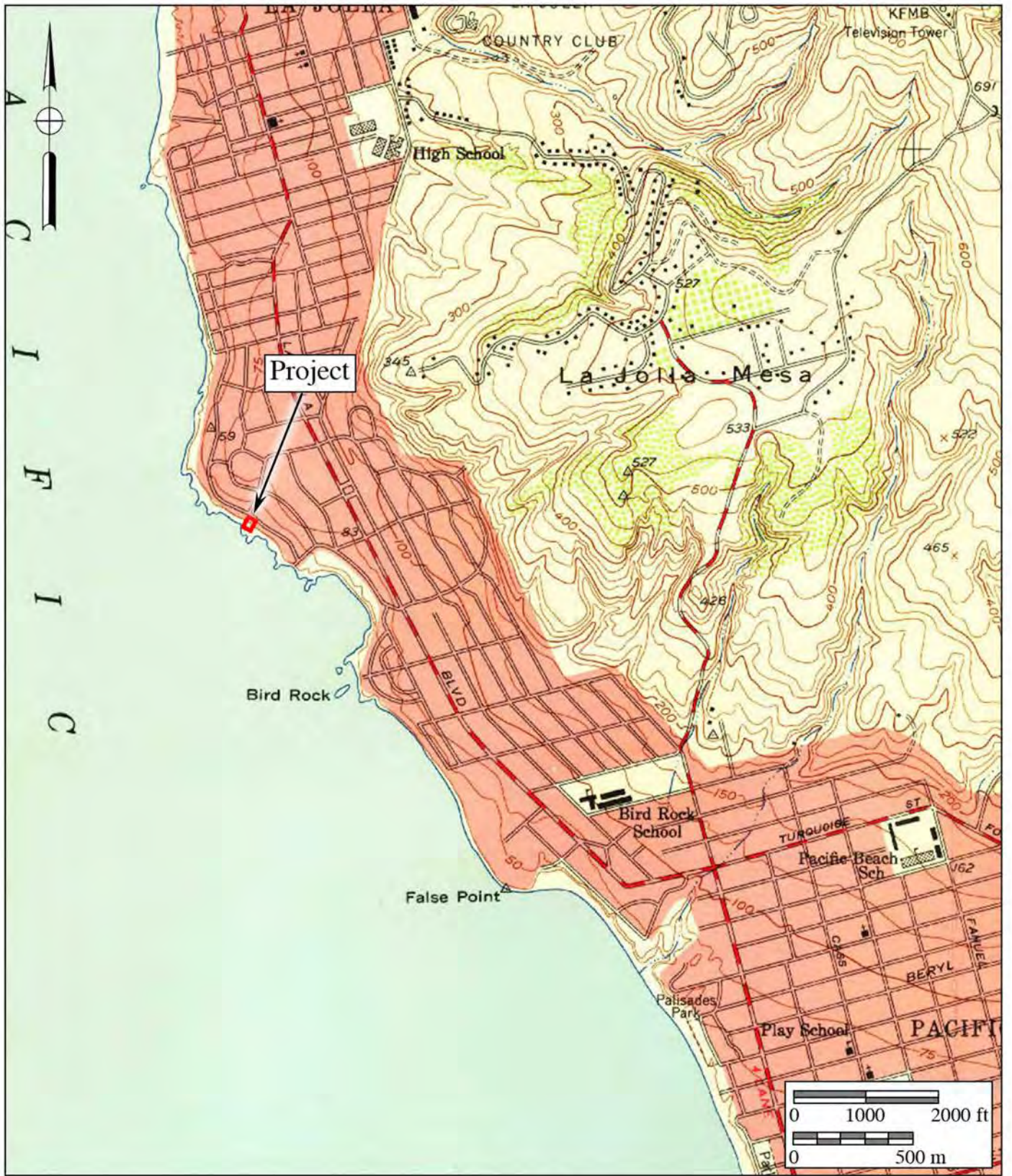


Figure 4

1953 USGS Map

6110 Camino De La Costa

USGS La Jolla Quadrangle (1:24,000 series)



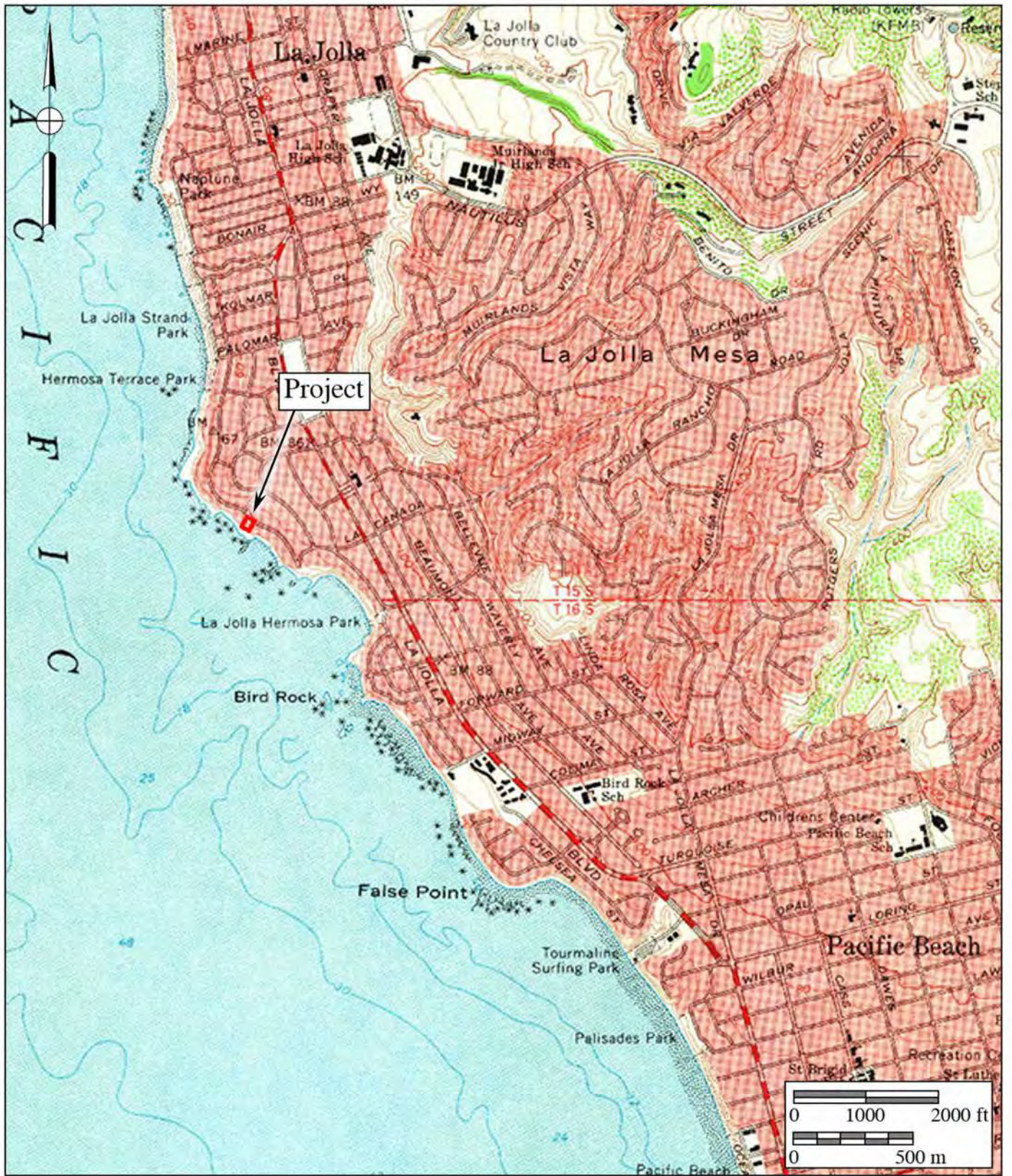


Figure 5

1967 USGS Map

6110 Camino De La Costa

USGS *La Jolla* Quadrangle (1:24,000 series)





Figure 6

Current USGS Map

6110 Camino De La Costa

USGS La Jolla OE W Quadrangle (1:24,000 series)



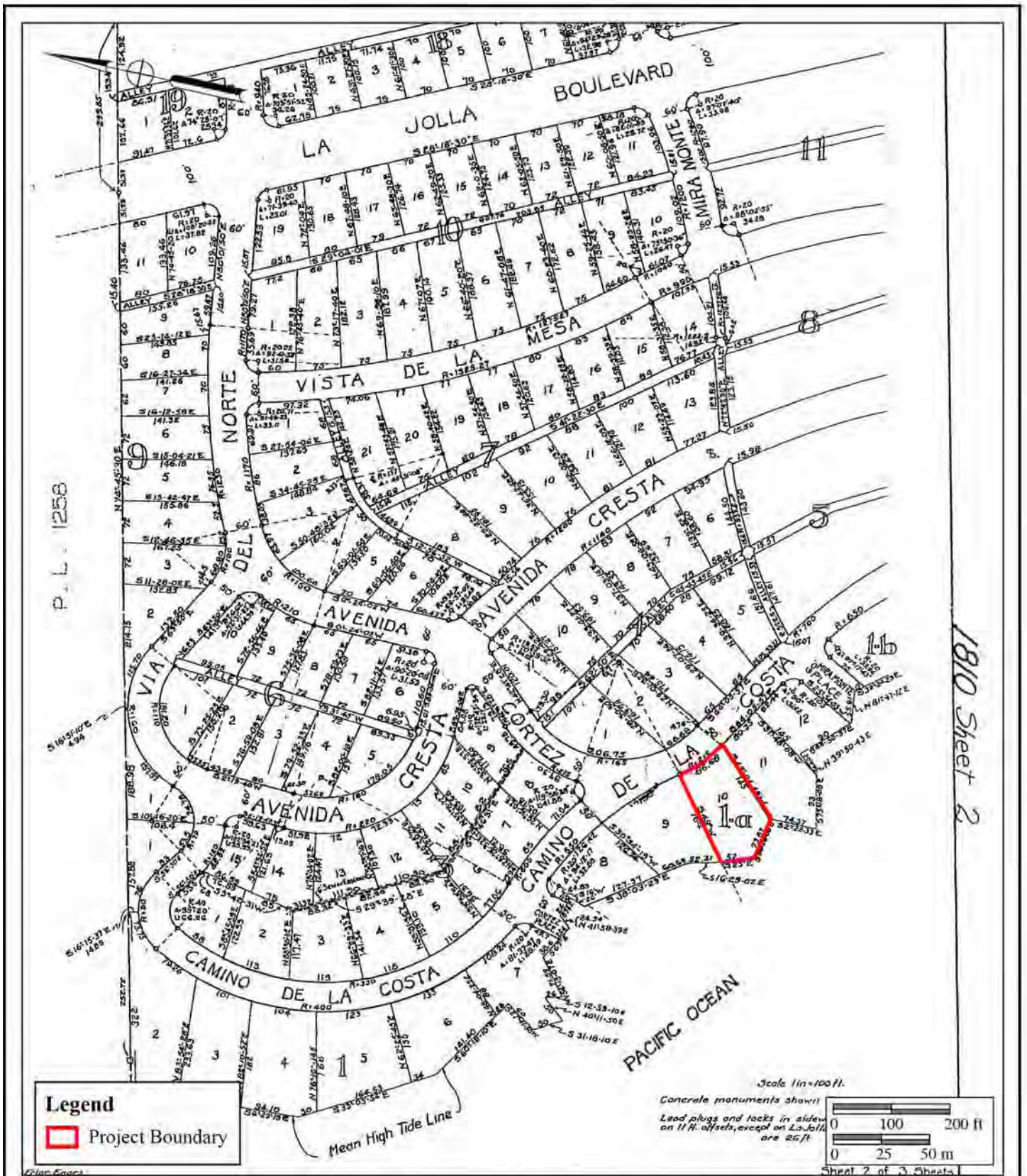


Figure 7
Original 1927 Subdivision Map With Site Location
 6110 Camino De La Costa





Figure 8
Current Assessor's Parcel Map

6110 Camino De La Costa



1886/1887 Sanborn Map

(Map Not Available)

1906 Sanborn Map

(Map Not Available)

1921 Sanborn Map

(Map Not Available)

1940 Sanborn Map

(Map Not Available)

1950 Sanborn Map

(Map Not Available)

1956 Sanborn Map

(Map Not Available)

APPENDIX D

DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CS; 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Casa de los Amigos (6110 Camino De La Costa)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla, California

Date: 1975 T 15 S R 4 W (projected); M.D. B.M. San Bernardino

c. Address: 6110 Camino De La Costa

City: San Diego

Zip: 92037

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Casa de los Amigos is located within Assessor's Parcel Number 357-141-05 and includes "Lot 10, in Block 1A, in La Jolla Hermosa, in the city of San Diego, county of San Diego, state of California, according to map thereof no. 1810, filed in the Office of the County Recorder of Said San Diego County, November 21, 1924; Excepting from the above-described property that portion thereof heretofore or now lying below the mean high tide line of the Pacific Ocean." The residence and detached garage/maid's quarters are located at 61 10 Camino De La Costa, south of the intersection of Avenida Cortez and Camino De La Costa in the La Jolla neighborhood of the city of San Diego, San Diego County, California.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Casa de los Amigos single-family residence and detached garage/maid's quarters at 6110 Camino De La Costa were constructed in 1924 using standard frame construction on a concrete foundation, with a stucco exterior in a "U" shape around a central courtyard. Windows were originally wood-framed casements with screens, most of which featured an arched, fixed-pane window above the casement portion and have been retained. The original front door is located on the east façade, between the north and south wings, and two doors leading to the balcony on the west façade are original and arched at the top. The residence roof is cut up with parapeted flat, shed, gabled, and hipped sections. The flat roof sections are covered in composite roofing while the shed, hipped, and gabled sections feature clay tile shingles. The flat-roofed portions of the building feature flat-topped pillars at the corners. Square, decorative clay attic vents are located near the roofline of the flat-roofed portions and in the corner pillars. The north and south wings feature the flat roof sections with shed roofs located just below the parapet. The gabled roof sections are located on the two-story detached garage/maid's quarters, on the covered, arcaded walkway connecting the south wing to the maid's quarters, and on the central wing. The only hipped roof section is located on the two-story tower at the northwest corner of the residence, which features decorative rafter tails that resemble Italianate-style brackets.

P5a. Photo or Drawing



*P3b. Resource Attributes: (List attributes and codes)

HP2. Single-family property

*P4. Resources Present: Building Structure Object
 Site District Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (View, date, accession #)

Aerial overview of the residence and detached garage/maid's quarters, facing south, 2022

*P6. Date Constructed/Age and Sources:

1924/Residential Building Record and Notice of Completion

Historic Prehistoric Both

*P7. Owner and Address:

JMAN Investments, Inc.

3000 Upas Street #101

San Diego, California 92104

*P8. Recorded by: (Name, affiliation, and address)

Elena C. Goralogia

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064

*P9. Date Recorded: 4/26/22

*P10. Survey Type: (Describe) Historic Structure Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Jennifer R.K. Stropes and Brian F. Smith, Historical Resource Technical Report for Casa de los Amigos, 6110 Camino De La Costa, La Jolla, California, Brian F. Smith and Associates, Inc., report in progress, 2022

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Recorded by: Elena C. Goralogia

*Date: 4/26/22

Continuation Update

The west façade of the residence originally featured open balcony with classical-style balusters between three larger stucco supports. The second-floor tower windows on the west façade featured wrought iron balconies and all windows on the west and east façades and the front door exhibited fabric awnings. When developed in 1924, the property featured an interior courtyard tiled fishpond, a gazebo at the southwest corner, and a stucco privacy wall along the eastern edge that included a double wood gate for vehicles, which was replaced sometime after 1927, and a smaller pedestrian gate with a side-gabled roof above. Planters on the sides of the driveway gate and pedestrian gate are still extant. The gazebo was removed when the lot to the south of the subject property was developed in the 1990s. The building record indicates that modifications occurred between 1934 and 1939 that include: extension to the north and partial enclosure of the rear balcony; construction of a shed roof over the new and original portions of the balcony; and enclosure of the previously open space below the balcony into a finished basement. Sometime after 1946, the original first-floor, wood-framed, multi-pane casement windows on the west façade of the tower, the first floor south of the balcony, and the 1934 to 1946 windows on the west façade of the finished basement were replaced with fixed-pane windows in the same openings.

The detached garage/maid's quarters is located at the southeast corner of the property at the end of the arcaded south wing walkway, is two stories high, and features a side-gabled roof. The garage door is located on the north façade and access to the second-floor maid's quarters is located on the west façade via a staircase with a wrought iron railing. The west façade of the building features a shed-roofed, single-story bumpout over which the staircase leads to the second floor. The second floor exhibits two arched openings at the southwest corner of the west façade and another at the same corner on the south façade.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 3CS; 5S3

*Resource Name or #: Casa de los Amigos (6110 Camino De La Costa)

B1. Historic Name: Casa de los Amigos

B2. Common Name: Casa de los Amigos

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style: Spanish Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) Residence and detached garage/maid's quarters constructed in 1924; half windows added to the north façade of the south wing arcaded walkway between 1924 and 1965; driveway gate replaced post-1927; balcony on the west façade of the residence modified between 1934 and 1939; windows replaced on the west façade of the residence post-1946; wrought iron security grilles added to the south façade of the north wing arcaded walkway in the 1970s; garage door and pedestrian door leading to the detached garage/maid's quarters from the south wing of the residence at unknown dates.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Herbert E. Palmer

b. Builder: Unknown

*B10. Significance Theme: N/A

Area: La Jolla Hermosa Subdivision

Period of Significance: 1924 Property Type: Single-family residential Applicable Criteria: City of San Diego HRB Criteria A, B, C, and D; CRHR Criteria 1, 2, and 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Casa de los Amigos was constructed in 1924 in the Spanish Revival architectural style. The residence and detached garage/maid's quarters were determined to retain integrity of location, design, materials, workmanship, feeling, and association, but not setting. Casa de los Amigos has been determined eligible for listing on the San Diego Register of Historical Resources (SDRHR) and California Register of Historical Resources (CRHR) under City of San Diego Historical Resources Board (HRB) Criterion A and CRHR Criterion 1 as one of the first residences completed in the La Jolla Hermosa community (significant events and historical and architectural development); HRB Criterion B and CRHR Criterion 2 for its association with Herbert York (significant person); HRB Criterion C and CRHR Criterion 3 as a good example of the Spanish Revival architectural style (architecture); and HRB Criterion D as a notable example of the work of San Diego Master Architect Herbert E. Palmer (master architect). Casa de los Amigos was determined ineligible for nomination to the NRHP due its loss of original setting. See Stropes and Smith (2022) for further historic context and evaluation information.

B11. Additional Resource Attributes (List attributes and codes): None

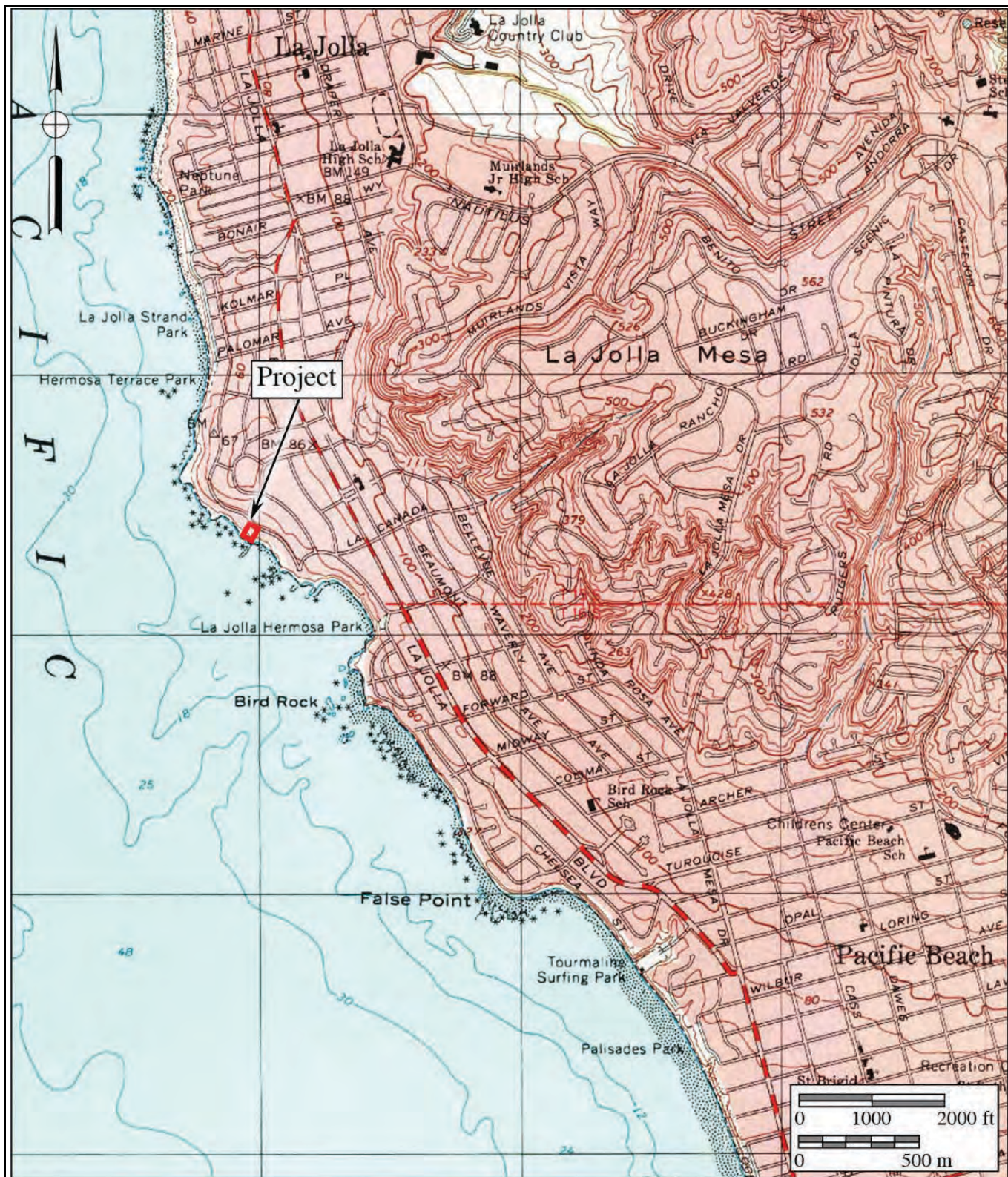
*B12. References: See Stropes and Smith (2022) for additional references

B13. Remarks: None

*B14. Evaluator: Elena C. Goralogia

*Date of Evaluation: 4/26/22





APPENDIX E

Preparers' Qualifications

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator
Brian F. Smith and Associates, Inc.

1977–Present
Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—including direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—including monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —including direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—including direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—including recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com



Education

Master of Science, Cultural Resource Management Archaeology 2016

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology 2004

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School 2014

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst

November 2006–Present

Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor

December 2003–March 2004

Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

**Faunal Analyst, Research Assistant
University of California, Santa Cruz**

June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

**Archaeological Technician, Office Manager
Archaeological Resource Management**

January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego*. Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27*. Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11*. Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

- 2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.
- 2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.
- 2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
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