

Appendix E-2

Historic Resources Technical Report

Historic Resources Technical Report

San Diego State University Evolve

Student Housing Project

City of San Diego, California

DECEMBER 2024

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Team Support: GIS Analyst Nathan Reid managed the geographic information system data and created the figures in the report.

Intended Use: This report is intended for the client's and its representatives' exclusive use. Based on the results of Dudek's investigation, it contains professional conclusions and recommendations concerning the presence of historical resources pursuant to the California Environmental Quality Act (CEQA). This report provides the substantial evidence necessary to determine the historical resource status of the subject properties potentially affected by the proposed Project and therefore to facilitate agency compliance with CEQA.

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Executive Summary

San Diego State University (SDSU) retained Dudek to prepare a Historic Resources Technical Report (HRTR) for the proposed Evolve Student Housing Project (Project) in San Diego, California (Figure 1, Project Location). The proposed Project is the development of student housing and related support facilities to serve the SDSU campus population. As part of the Project, the Project proposes to demolish 13 buildings and a parking lot.

This report documents Dudek's efforts to identify and evaluate built environment resources that are proposed to be demolished as part of the project or that could be potentially impacted by the proposed project, consistent with the requirements of the California Environmental Quality Act (CEQA) and California Public Resource Code Sections 5024 and 5024.5. These efforts included a records search of the California Historical Resources Information System, the development of a study area or Area of Potential Impacts (API), an intensive-level survey of the API for built resources of historic age (45 years of age or older); building development and archival research, the creation of an appropriate historic context, and recordation and evaluation of historic-era properties located in the API under the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and California Historical Landmark (CHL) criteria.

Dudek's archival research and field survey identified eight parcels within the API (Figure 2, Built Environment Area of Potential Impacts) that contain buildings that are 45 years of age or older (built in or before 1979). The eight parcels are identified below:

- **Map ID 1:** Zacatepec Hall, 5485 55th Street (Assessor's Parcel Number [APN] 462-180-10-00)
- **Map ID 2:** Huaxtepec Hall, 5475 55th Street (APN 462-180-09-00)
- **Map ID 3:** Tarastec Hall, 5445 55th Street (APN 462-220-07-00)
- **Map ID 4:** Metepec Hall, 5430 55th Street (APN 462-220-03-00)
- **Map ID 5:** Zapotec Hall, 5450 55th Street (APN 462-220-02-00)
- **Map ID 6:** Toltec Hall, 5460 55th Street (APN 462-220-01-00)
- **Map ID 7:** Mixquic Hall, 5484 55th Street (APN 462-180-01-00)
- **Map ID 8:** University Towers, 5505 Montezuma Road (APN 466-300-12-00)

Dudek concludes that Map IDs 1, 2, 3, 4, 5, 6, and 8 are not eligible for listing in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit. None of these properties are recommended for listing on the state's Master List. The recommended California Historical Resource Status Code for these properties is 6Z, meaning they were found ineligible for the NRHP and the CRHR through survey evaluation.

Map ID 7 is recommended as eligible for the NRHP and the CRHR under NRHP/CRHR Criterion C/3 in the area of architecture. The period of significance is 1958, the year the building was constructed. The boundary for the property is APN 462-180-01-00, which is the historic boundary for the property. The recommended California Historical Resource Status Code for this property is 3S, meaning it appears eligible for NRHP individually through survey evaluation. Map ID 7 does not meet the CHL criteria.

Because it meets NRHP Criterion C, Map ID 7 is recommended for listing on the state's Master List. As there is no feasible mitigation that would reduce to less than significant the impacts that would result from demolition of the identified structure, the impact is considered Significant and Unavoidable under CEQA.

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
API	Area of Potential Impacts
APN	Assessor's Parcel Number
ca.	circa
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmark
CHRIS	California Historical Resources Information System
City	San Diego
CMU	concrete masonry unit
County	San Diego County
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
HRTR	Historic Resources Technical Report
I	Interstate
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
Project	Evolve Student Housing Project
SCIC	South Coastal Information Center
SDSU	San Diego State University
SHPO	State Historic Preservation Officer
WPA	Works Progress Administration

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1 Introduction

This Historic Resources Technical Report (HRTR) documents the identification and evaluation of built environment cultural resources within or adjacent to the proposed Evolve Student Housing Project (Proposed Project or Project) that require analysis for compliance under the California Environmental Quality Act (CEQA) and California Public Resource Code (PRC) Sections 5024 and 5024.5. This report includes the following components: (1) an introduction including Project location, description, the Area of Potential Impacts (API), and the regulatory context; (2) background research, which includes a focused records search review of previously recorded built environment resources included in the California Historical Resources Information System (CHRIS), a review of historical maps and aerial photographs; and the field methodology and the intensive-level survey of the API; (3) the development of an applicable historic context for the Project area; (4) an evaluation of significance for all resources within the API; and (5) recommendations.

1.1 Project Location

The Project site is a discontinuous site located on the San Diego State University (SDSU) campus along 55th Street between Mary Lane Drive to the south and Highway-8 to the north.

The Project site currently consists of multiple parcels that contain buildings and one that is a parking lot. Only eight of the parcels in the Project site have buildings constructed between 1959 and 1967. The National Register of Historic Places (NRHP)-listed San Diego State College Historic District is located farther east of the Project site, with the closest contributor located approximately 1,150 feet to the east; the central, principal character-defining area of the historic district is located farther northeast. The Project sites are not readily visible from the vantage point of the core of the historic district, and are primarily surrounded by relatively recent construction and buildings that are non-contributors to the historic district. Figure 1 below provides an overview of the location of the Proposed Project site.

1.2 Project Description

The Proposed Project is the construction and development of new student housing, dining, and auxiliary uses on and adjacent to SDSU's main campus. The Proposed Project comprises two components: (1) the Peninsula Component, which would be located adjacent to the main SDSU campus at the northern terminus of 55th Street and (2) the University Towers East Component, which would be located east and immediately adjacent to the existing University Towers on Montezuma Road.

The proposed Peninsula Component would be located on an approximately 10.3-acre site adjacent to the northwest portion of campus, just south of Interstate (I) 8 and west of Canyon Crest Drive. Development of the Peninsula Component would include demolition of all 13 existing buildings, which presently provides housing for 702 students, and the phased development of one 9-story student housing building and five student housing buildings up to 13 stories in height that would contain a total of approximately 4,450 student beds. The proposed University Towers East Component would be developed on an approximately 1.1-acre site located immediately east of the existing University Towers Building, south of Montezuma Road. The existing parking lot would be demolished to allow for redevelopment of the site to include a new 9-story student housing building that would accommodate

approximately 720 students. Development of the Proposed Project would result in approximately 5,170 new student beds, a net increase of approximately 4,468 student beds to the main campus inventory.

1.2.1 Existing On-Site Uses

1.2.1.1 Peninsula Component

The Peninsula Component site currently contains eight, two-story apartment-style student housing buildings, a three-story apartment-style student housing building, the SDSU International Center complex, the SDSU Passport Office, the SDSU Global Education Office, the SDSU Faculty International Engagement Office, and associated amenities (i.e., parking spaces, sidewalks, landscaped areas, etc.).

Surrounding uses include open space and residential housing to the west, open space, I-8, and residential housing to the north, university uses including parking, recreational fields, academic buildings, and student housing buildings are located to the east, south, and southwest of the Peninsula Component Project site.

1.2.1.2 University Towers East Component

The University Towers East Component site is currently utilized as a parking lot which is located immediately west of the University Towers student housing building. Surrounding uses include residential housing to the east, south and west. The site is bordered on the south by Mary Lane Drive alley, which separates the site from the adjacent single-family residences. Montezuma Road and university uses, including student-housing and recreation fields, are located to the north of the Project site.

1.2.2 Project Development Components

1.2.2.1 Peninsula Component

The Peninsula Component would involve the phased development of a two-story amenities building and six student housing buildings, including one 9-story building and five buildings up to 13 stories in height, that would contain a total of approximately 4,450 student beds.

The 9-story building would consist of rooms with ensuite bathrooms, would accommodate approximately 650 student beds. The 9-story building would be approximately 144,000 square feet in size, with each of the nine floors encompassing approximately 16,000 square feet. Every floor (excluding the ground-level floor) would include approximately 38, 300-square-foot units, and each unit would include a private restroom shared by the unit residents. Building services, such as mechanical and electrical rooms, would be located on the ground level floor along the proposed service road. The ground level floor would also include laundry facilities. Social spaces would be distributed throughout the residential floors.

The five buildings to be built up to 13 stories in height (Apartment Buildings 1 through 5) would each have approximately 174,240 square feet, based on an estimated approximately 13,403 square feet per floor. The Apartment Buildings would include both 4-bedroom, 2-bathroom apartment-style units and 2-bedroom, 1 bathroom apartment-style units. Each building would include 95 units. The proposed Peninsula Component would also include

a new two-story amenity building, approximately 15,000 square feet in size, that would be utilized for dining and other student use purposes.

1.2.2.2 University Towers East Component

The existing parking lot at the University Towers East Component site would be removed to allow for redevelopment of the site to include one 9-story student-housing building that would include approximately 720 student beds. The proposed University Towers East building would be site-planned as a horseshoe layout, with a courtyard plaza located in the middle of the building. The building would be approximately 133,200 square feet, with each floor encompassing approximately 14,800 square feet. Each floor (aside from the ground-level floor) would include approximately 42, 165-square-foot units, and up to 3 student beds per unit. The ground level floor would include a lobby, resident lounge, mail room, and other maintenance rooms (e.g., mechanical, plumbing, trash, etc.).

1.2.3 Circulation, Parking, and Access

1.2.3.1 Peninsula Component

Access to the proposed Peninsula Component housing would be provided via 55th Street, which is connected to the larger street system via Canyon Crest Drive, Remington Road, and Montezuma Road. Public vehicular access would terminate at the main entry arrival area, which would feature a turnaround for drop-offs, ridesharing, and pick-ups. Parking would be provided for operational uses, and short-term parking would be designated for deliveries and brief visits. Parking for student residents with vehicles would be available in existing SDSU parking lots and structures.

A perimeter road would circle the proposed development. This road would be designated for pedestrians, student micro-mobility devices, and utility/service and emergency vehicle access. On event days (such as move-in or move-out), the perimeter road would be open to limited vehicular use. In addition to providing site circulation, the perimeter road would double as a wellness and fitness path, accommodating a two-way bicycle/micro-mobility path, and a separate pedestrian path. This roadway would link outdoor amenity spaces and offer panoramic views of the central campus and surrounding canyons. The proposed perimeter road would also serve as a 26-foot-wide fire access roadway. The fire lane is expected to consist of a pedestrian-friendly hardscape surface with adjacent turf blocks, porous pavers, or other suitable materials to blur the edges of the fire lane while still meeting the required vehicular loading standards for fire apparatus.

Additionally, a proposed “Central Paseo” would be constructed as a pedestrian-only pathway connecting all residential buildings. Similar to the proposed perimeter road, the Central Paseo would double as a 26-foot-wide fire access roadway and be used for limited vehicular access on special event days.

The Peninsula Component site would be enclosed by a security fence encompassing the peninsula area, effectively preventing non-resident pedestrian and vehicular access. This barrier would also secure the area against unauthorized entry from the surrounding community and canyon area. Pedestrian access will be secured with card readers at the primary pedestrian entry gate adjacent to the drop-off. Vehicular gates at the main entry and loop road’s end would enable fire access to the development. All building lobbies would be situated to maintain visibility from the main circulation paths.

As part of the Proposed Project, 3 accessible, 260 standard, and 15 van parking stalls (totaling 278 parking stalls) would be removed from the Peninsula Component site. Approximately five staff parking spaces, five short-term parking spaces, five Americans with Disabilities Act accessible stalls, parking spaces for several ZipCar (short-term rental cars), and two 16-foot truck spaces would be constructed and provided at the planned drop off area along the southwestern portion of the Project site at the Peninsula Component entrance.

1.2.3.2 University Towers East Component

The proposed University Towers East Component would be accessed by Montezuma Road to the immediate north and Mary Lane Alley to the immediate south. A security fence would be installed to provide security connecting to the existing University Towers Building. Access gates for residents would be provided at three locations. As with the Peninsula Component, parking for student residents of the University Towers East Component would be available in existing SDSU parking lots and structures.

The proposed development would include five staff parking spaces, one Americans with Disabilities Act (ADA) accessible space, and several ZipCar spaces to be provided at the southwest corner of the Project site, south of the existing University Towers Building and along Mary Lane Alley that runs along the southern boundary of the Project site.

There is an existing fire access lane between the existing University Towers building and the proposed building. This fire access lane provides the fire department access to a standpipe along the eastern portion of the existing University Towers building. Further coordination would be required with the fire department to understand if this existing fire access lane can be removed during the next stage. The proposed Project would also include a 26-foot minimum fire lane located along the alley situated south of the proposed building and an additional fire lane located along Montezuma Road, which would be within 15 to 30 feet of the proposed building.

1.2.4 Amenities, Landscaping, and Hardscaping

Landscaping at the Peninsula Component would be designed to complement the architecture and accentuate the assets of the site by extending a natural aesthetic into the open space character. Additionally, the proposed landscape and hardscape plan would facilitate a pedestrian-oriented environment and would include avenues for multimodal circulation. Similar to the Peninsula Component, the proposed landscaping and overall site character of the University Towers East Component would be pedestrian oriented.

1.2.5 Project Construction and Phasing

Construction of the proposed Project would occur in multiple phases. Phase 1A would include the removal of five existing buildings on the Peninsula Component site and the construction of the proposed Flex Building and the Amenities Building. Phase 1B would consist of the construction of the University Towers East Building. All Project elements in Phase 1 would begin construction in 2025. Phases 2 through 6 involve the construction of the apartment-style buildings proposed at the Peninsula Component site. Removal of existing buildings would occur phase by phase as space is needed to accommodate the proposed buildings. Removal of the existing buildings at the proposed schedule, as opposed to demolition of all buildings at once, would enable SDSU to provide the most student housing feasible to existing students throughout the 8-year construction schedule.

1.2.5.1 Construction Staging and Storage Areas

There would be two construction staging and storage areas within the Peninsula Component site during construction of Phases 1A and Phases 2 through 6. The two staging locations would be located at the southeastern corner and northwestern portion of the Peninsula Component site. Construction staging areas for construction of Phase 1B, which would involve the construction of the University Towers East Building, would be located on the eastern and westernmost corner of the University Towers East Component's site boundary.

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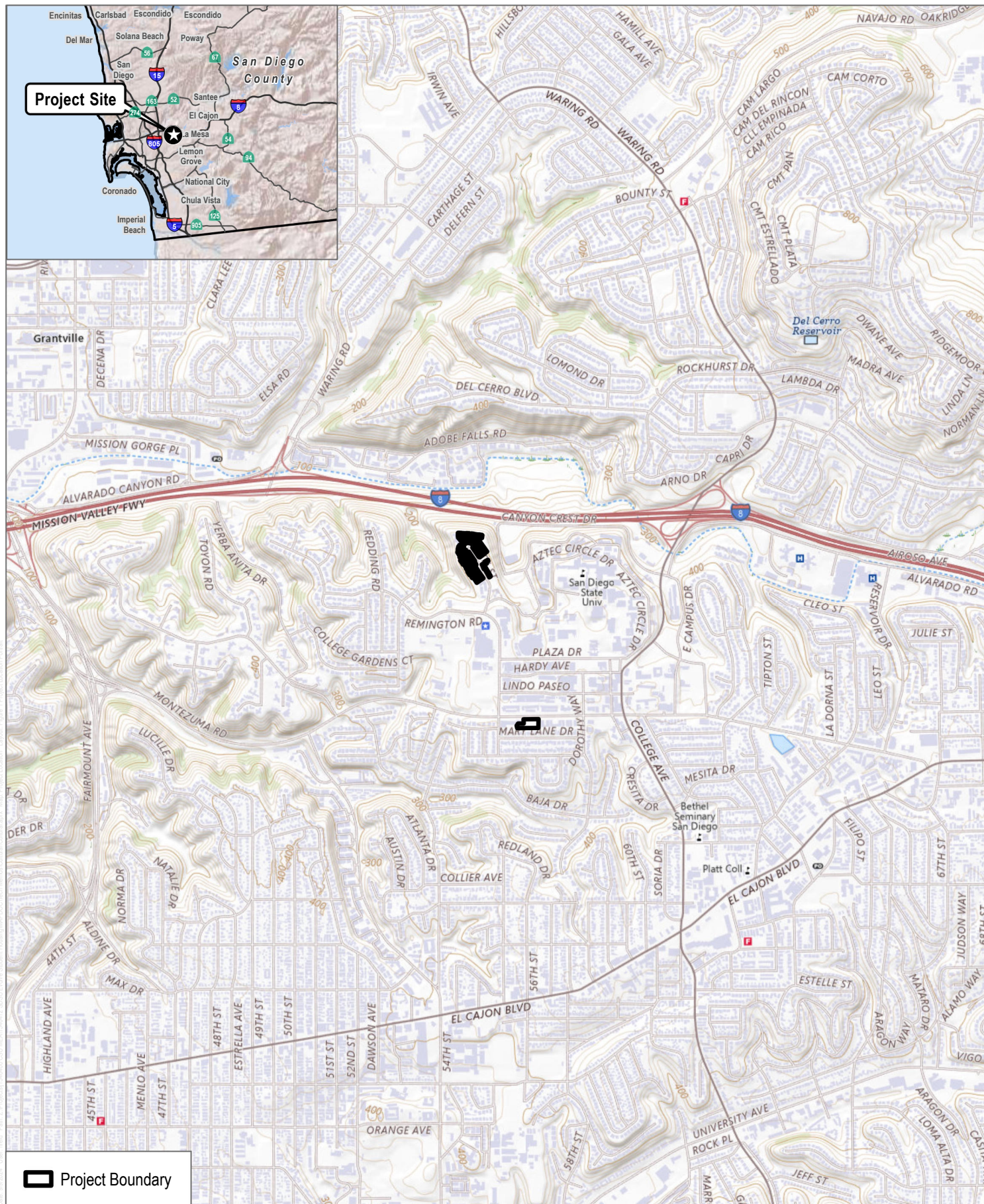


FIGURE 1

Project Location

SDSU Evolve Student Housing Project

SOURCE: USGS Topographic 2019

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1.3 Regulatory Setting

The following sections provide a brief overview of the federal and state regulatory framework that historic properties and historical resources are identified and evaluated.

1.3.1 Federal

National Register of Historic Places

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

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

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

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

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1997). NRHP guidance further asserts that properties must have been completed at least 50 years before evaluation to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (Criteria Consideration G) to be considered for listing.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional

religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 CFR Sections 800.16(i)(1)).

1.3.2 State

1.3.2.1 California Environmental Quality Act (PRC Section 21083.2) and CEQA Guidelines (14 CCR Section 15064.5)

CEQA requires that the lead agency consider the impacts of a project on historical resources. California PRC Section 21084.1 defines historical resources as those listed, or eligible for listing, in the California Register of Historical Resources (CRHR), or those officially designated or recognized as historically significant by a local government pursuant to a local county or city ordinance or jurisdiction, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Historical resources also include “historic properties” in California that are listed, or determined eligible for listing, in the NRHP and CRHR.

The CEQA Guidelines provide specific guidance for determining the significance of impacts on historical resources. As described in in Section 15064.5(b) of the CEQA Guidelines, a “project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”

- A “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Section 15064.5[b][1]).
- The significance of an historical resource is materially impaired when a project:
 - Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources (Section 15064.5[b][2][A]); or
 - Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1[k] of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1[g] of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant (Section 15064.5[b][2][B]); or
 - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historic significance and that justify its inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Section 15064.5[b][2][B]); or

The CEQA Guidelines also provide guidance on minimizing or avoiding significant adverse impacts on historical resources as outlined in the following provisions of Section 15064.5(b)(3)-(5).

- Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource (Section 15064.5[b][3]).
- A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures (Section 15064.5[b][4]).
- When a project will affect state-owned historical resources, as described in California PRC Section 5024, and the lead agency is a state agency, the lead agency shall consult with the SHPO as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of the environmental documents (Section 15064.5[b][5]).

California Register of Historical Resources (PRC Section 5024.1 and 14 CCR Section 4850)

California PRC Section 5024.1 establishes the CRHR, which lists all significant resources in California that are considered to be historical resources. In California, the term “historical resource” includes, but is not limited to, “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California PRC Section 5020.1[j]). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California PRC Section 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, a resource is considered historically significant if it meets at least one of the following criteria outlined under PRC Section 5024.1(c):

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one of the significance criteria described in California PRC Section 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 California Code of Regulations (CCR) Section 4852(c) as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” as evaluated with regard to the resource’s retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in

the CRHR if they have the potential to yield significant scientific, historical information, specific data. The CRHR has three special considerations for resources described under 14 CCR Section 4852(d).

The CRHR includes not only listed prehistoric and historic cultural resources but also California Historical Landmarks (CHLs) numbered 770 and all CHLs consecutively numbered following No. 770, Points of Historical Interest reviewed by the Office of Historic Preservation and recommended for designation by the State Historical Resources Commission, and resources that are identified through local historical resource surveys or designated under local ordinances provided the survey and ordinance meet the criteria in 14 CCR Section 4852(e) and (f).

California Public Resources Code Sections 5024 and 5024.5

California PRC Sections 5024 and 5024.5 establish provisions that require state agencies to preserve and document state-owned historical resources under the agency's jurisdiction. State programs and projects are reviewed pursuant to PRC Sections 5024 and 5024.5 and require consultation with the SHPO. Under these sections, "state agency" is defined as any agency, department, division, commission, board, bureau, officer, or other authority of the State of California. These sections of the PRC are summarized below.

California PRC Section 5024 states that on or before January 1, 1982, each state agency shall formulate policies to preserve and maintain, when prudent and feasible, all state-owned historical resources under its jurisdiction listed in or potentially eligible for inclusion in the NRHP or registered or eligible for registration as a CHL. The SHPO provides such agencies with advice and assistance as needed. On or before July 1, 1983, each state agency shall submit to the SHPO an inventory of all state-owned structures over 50 years of age under its jurisdiction that are listed, or may be eligible for listing, in the NRHP or that are registered or may be eligible for registration as a CHL. The SHPO, with the advice of the State Historical Resources Commission, shall establish standards for the submittal of inventories and the development of policies for the review of identified historical resources. These review procedures allow the SHPO to determine which historical resources meet NRHP and CHL criteria and warrant inclusion in the master list of historical resources. The master list is comprised of all inventoried resources submitted and determined significant pursuant to this section and all state-owned historical resources currently listed in the NRHP or registered as a CHL under state agency jurisdiction. The list is maintained by the SHPO and informs agencies with historical resources included in the master list of funding sources for preservation activities, including rehabilitation and restoration. On or before July 1, 1984, and annually thereafter, each state agency shall submit inventory updates to the SHPO and a statement of its year's preservation activities. Each state agency shall submit to the SHPO for comment documentation for any project having the potential to affect historical resources listed in or potentially eligible for inclusion in the NRHP or registered as or eligible for registration as a CHL.

California PRC Section 5024.5 directs that no state agency shall alter the original or significant historical features or fabric, or transfer, relocate, or demolish historical resources on the master list without, early in the planning processes, first giving notice and a summary of the proposed action to the SHPO who shall have 30 days after receipt of the notice and summary for review and comment. If SHPO determines that a proposed action will have an adverse effect on a listed historical resource, the head of the state agency having jurisdiction over the historical resource and the SHPO shall adopt prudent and feasible measures that will eliminate or mitigate the adverse effects. The SHPO shall consult the State Historical Building Safety Board for advice when appropriate. Each state agency shall maintain written documentation of the SHPO's concurrence with proposed actions which would have an effect on an historical resource on the master list. The SHPO shall report to the Office of Planning and Research for mediation instances of a state agency's refusal to propose, to consider, or to adopt prudent and feasible alternatives to eliminate or mitigate adverse effects on historical resources on the master list. The SHPO may

monitor the implementation of proposed actions of any state agency. Until such time as a resource is evaluated for possible inclusion in the inventory state agencies shall assure that any such resource which might qualify for listing is not inadvertently transferred or unnecessarily altered. The SHPO may also provide local governments with information on methods to preserve their historical resources.

California Historical Landmarks

CHL are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. To be eligible for designation as a CHL, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

1.4 Area of Potential Impacts

The API is the study area delineated to assess potential impacts from the construction and operation of the Project on both archaeological and historic built environment resources. The API for built environment resources encompasses the geographic area or areas within which the Project may directly or indirectly cause a substantial adverse change in the significance of a known or unknown historical resource. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (14 CCR Section 15064.5[b][1]). Under CEQA, material impairment of a historical resource is considered a significant impact (or effect), which can be direct, indirect, or cumulative.¹

A direct or primary effect on a historical resource is one that is caused by the Project and occurs at the same time and place (14 CCR Section 15358[a][1]). Examples of direct effects that are caused by, and immediately related to, the Project include, but are not limited to, demolition, destruction, relocation, and alteration of a historical resource as a result of ground disturbance and other construction activities. Direct effects, however, are not limited to physical effects and, in certain circumstances, can be visual, vibratory, auditory, or atmospheric in nature if the effect is immediate and it results in the material impairment of the significance of a historical resource. Visual intrusions within the viewshed of a historical resource, for example, could result in the material impairment of the resource's integrity of setting if an unencumbered view of the surrounding area or a specific area is a characteristic that contributes to the significance of the resource. Similarly, operational noise that exceeds the ambient level of a sensitive noise receptor can cause material impairment to a historical resource that derives part or all its significance from an inherently quiet auditory setting.² Finally, atmospheric intrusions, such as those caused by the

¹ As used in the CEQA Guidelines and 14 CCR Section 15358, the terms "effects" and "impacts" are synonymous in this report.

² Construction noise that exceeds the ambient level of a sensitive noise receptor is not analyzed because it is considered a temporary impact that would not have an adverse effect on historical resources because it would not cause physical damage and would not permanently alter or diminish the integrity of such resources. Temporary construction noise would not result in a

introduction of high levels of fugitive dust emissions or chemical pollutants, can result in adverse effects that directly and physically affect biological landscape features that have been identified as historical resources for the purposes of CEQA. Overall, while direct effects clearly include physical effects, they may also include other types of effects that are visual, vibratory, auditory, or atmospheric in nature if the effect is caused by and occurs at the same time and place as the Project and there is no other intervening cause between the activities or components of the Project and the historical resource.

By contrast, an indirect or secondary effect is a reasonably foreseeable effect caused by the Project that occurs later in time or is farther removed in distance. Indirect effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems (14 CCR Section 15358[a][2]). Because these types of effects are not immediately related to the Project, they are considered secondary effects.

Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the Project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (14 CCR Section 15355[a]-[b]). The API for cumulative impacts, if any exist, would include the API for direct effects, indirect effects, or both because in order for a cumulative impact to exist, a historical resource must first be directly or indirectly affected by the project.

1.4.1 Area of Potential Impacts for Built Environment Properties

Delineation of the API considered the proposed Project activities in conjunction with historic era-built resources that are 45 years of age or older (those built in or prior to 1979) that may sustain impacts due to the construction or operation of the Project.³

The vertical aboveground extent of the API is anticipated to be 13-stories, which is the height of some portions of the student housing development proposed for construction on the Peninsula Component. The horizontal limits of the API considered the proposed Project components, which are limited to the footprint of the two Project sites consisting of 5485 55th Street (APN 462-180-10-00), 5475 55th Street (APN 462-180-09-00), 5445 55th Street (APN 462-220-07-00), 5430 55th Street (APN 462-220-03-00), 5450 55th Street (APN 462-220-02-00), 5460 55th Street (APN 462-220-01-00), 5484 55th Street (APN 462-180-01-00), and 5505 Montezuma Road (APN 466-300-12-00). All properties in the API are included in Table 1.

substantial adverse change in the significance of a historical resource and, therefore, would not cause a significant impact under CEQA.

³ While the 50-year threshold is generally used for listing resources in the NRHP and the CRHR, the California Office of Historic Preservation's (OHP) Instructions for Recording Historical Resources recommends recording "any physical evidence of human activities over 45 years . . . for the purposes of inclusion in the OHP's filing system." It also allows for the "documentation of resources less than 45 years . . . if those resources have been formally evaluated, regardless of the outcome of the evaluation." Further, the guidance notes that the 45-year threshold recognizes that there is commonly a 5-year lag between resource identification and the date that planning decisions are made, and thus it explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period. More restrictive criteria must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs (OHP 1995: 2).

Additional considerations used to justify the delineation of the API include the following:

- Potential visual impacts that could result from the redevelopment of the Peninsula Component from two- and three-story buildings to a 13-story building, and the redevelopment of the University Towers East Component from a parking lot to a 9-story building.
- The area of direct physical effects includes the square geographic area surrounding the Project sites wherein all ground disturbance associated with the Project will occur, and the adjacent University Towers building. Because of the geographically constrained nature of these activities, the area of direct physical impacts is confined to the area of potential impacts as presented in Figure 2, Built Environment Area of Potential Impacts.
- Because the SDSU International Center complex located at 5484 55th Street (APN 462-180-01-00), which is adjacent to the Peninsula Component, is not of historic-age, it is not included in the API. Additionally, the historic-age multi-family residential complex adjacent to the east of the University Towers East Component at 5691 Montezuma Road (APN 466-300-15) was not included in the API as Project activities are unlikely to directly or indirectly affect the properties in a manner that would diminish their physical characteristics in such a way that would affect their potential eligibility as a historical resource.
- Since no historical resources were identified within or directly adjacent to either site comprising the delineated API, and since there are no reasonably foreseeable Project activities that would occur later in time or that would be farther removed in distance that could indirectly affect historical resources, the API is limited to the Project site and the directly adjacent historic age property, which could be potentially impacted by the proposed Project.
- Finally, the API contains no geographic areas in consideration for indirect effects.

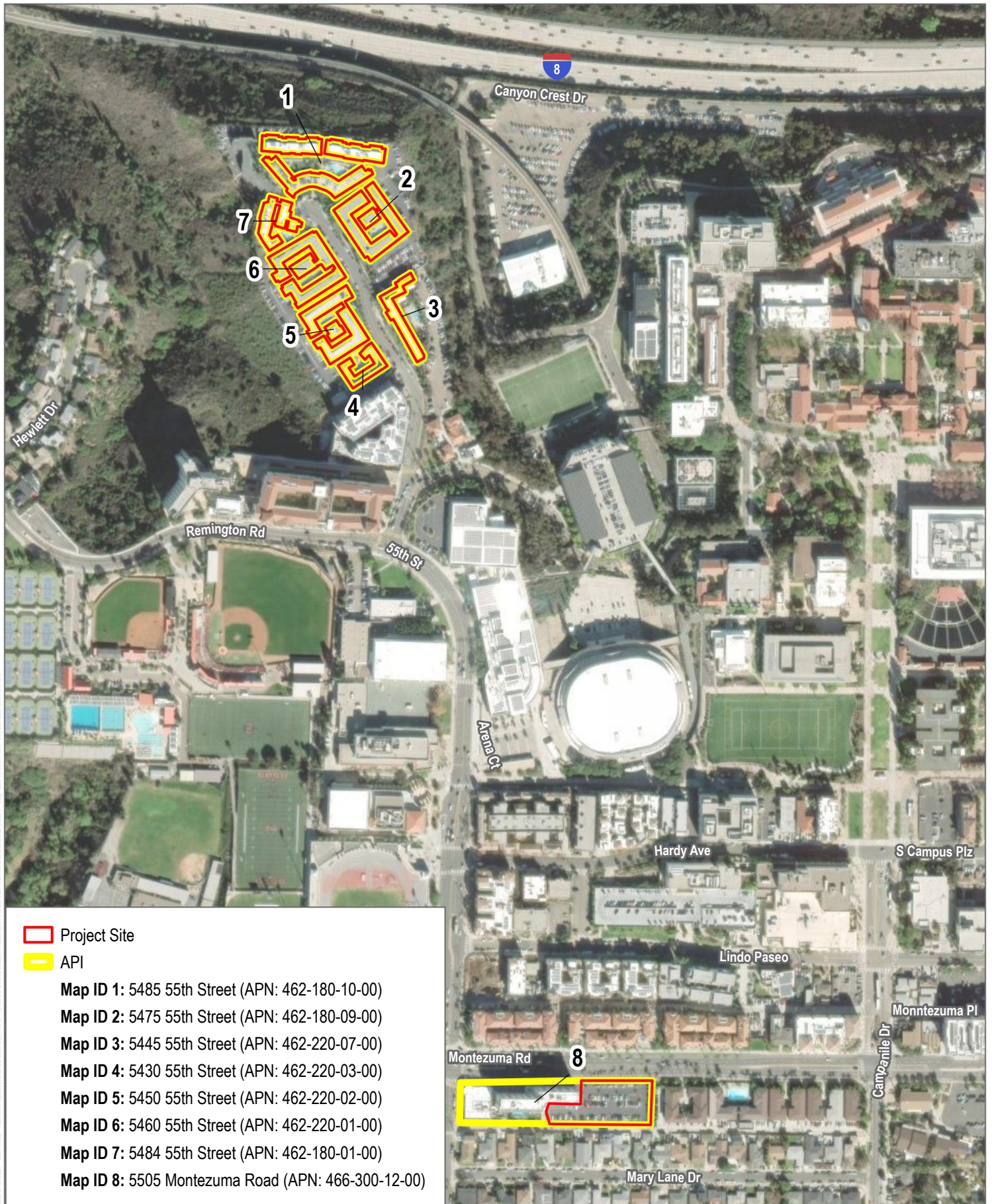
Table 1. Resources Located within the Area of Potential Impacts for Built Resources

Map ID	Name/Use	APN	Address	Year Built
1	Zacatepec Hall/Student Housing	462-180-10-00	5485 55th Street	1962
2	Huaxtepec Hall/Student Housing	462-180-09-00	5475 55th Street	1961
3	Tarastec Hall/Student Housing	462-220-07-00	5445 55th Street	1962
4	Metepec Hall/Student Housing	462-220-03-00	5430 55th Street	1959
5	Zapotec Hall/Student Housing	462-220-03-00	5450 55th Street	1959
6	Toltec Hall/Student Housing	462-220-01-00	5460 55th Street	1960
7	Mixquic Hall/Student Housing	462-180-01-00	5484 55th Street	1958
8	University Towers/Student Housing	466-300-12-00	5505 Montezuma Road	1967

Notes:

APN = Assessor's Parcel Number

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SOURCE: ESRI Imagery Accessed 2024

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2 Literature Review, Background Research, and Methods

This section provides the results of the CHRIS records search at the South Coastal Information Center (SCIC), a summary of archival research methods and additional records reviews, and a narrative description of historic aerial photographs of the subject properties and surrounding area. The consultation with interested parties will be initiated once the CEQA process is initiated by the lead agency.

2.1 California Historical Resources Information System Records Search

On September 4, 2024, Dudek conducted a search of the CHRIS at the SCIC, located on the campus of SDSU. The search included any previously recorded cultural resources and investigations within a 1-mile radius of the proposed Project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. Dudek reviewed the SCIC records to determine whether the implementation of the proposed Project would have the potential to impact any known and unknown cultural resources. The results presented below only discuss previously conducted cultural resource studies that include historic built environment resources and previously recorded historic built environment resources.

2.1.1 Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that 111 previous cultural resource studies have been conducted within 1 mile of the proposed Project site. Of these previous studies, seven intersect the API and two include information about historic built environment resources (Table 2). For the full results of the records search, see Dudek’s Draft Cultural Resources Technical Report Evolve Student Housing Project, Prepared for San Diego State University (Murillo et al. 2024).

Table 2. Previously Conducted Built Environment Studies within the API

Report No.	Year	Publisher	Title
SD-09697	2004	Brian F. Smith and Associates	An Archaeological/Historical Study for the SDSU 2005 Campus Master Plan Revision
SD-11265	N.D.	—	San Diego State University, 5300 Campanile Drive, San Diego, California 92182

Notes:
API = area of potential impacts; N.D. = no date.

2.1.2 Previously Recorded Built Environment Resources in the API

The SCIC records search identified 52 previously recorded cultural resources within the 1-mile radius the API. Of the 52 resources, one resource, Map ID 8 5505 Montezuma Road (P-37-035268), is in the API. Known as University Towers, the property was evaluated against the NRHP criteria in 2012 and was recommended not eligible. None of the other previously recorded historic resources were located within the API.

2.2 Additional Records Reviewed

The following sources provide additional information regarding the potential of built environment resources located within the API. This information was used to understand the history of the area and how the landscape has changed and developed over time.

2.2.1 Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory, an inventory of built environment cultural resources that are processed through OHP's office. An August 15, 2024, search of the directory for San Diego County revealed none of the properties within the API were listed.

2.2.2 Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for information pertaining to the subject property and other keywords on Calisphere on August 20, 2024. Despite Calisphere having an inventory of historic images of the SDSU campus, the search did not identify any materials pertaining to the subject properties within the API.

2.2.3 Online Archive of California

The Online Archive of California provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California, as well as collections maintained by the 10 University of California campuses. Dudek searched for historical tenants and addresses associated with the subject properties within the API on OAC on August 20, 2024, and did not identify any relevant materials.

2.2.4 Historical Aerials

A review of historical aerial photographs was conducted as part of the archival research effort for the proposed Project. The aerial photographs provided a general idea of growth in the area and on the subject property (NETR 2024a). This information was used in the preparation of Section 3, Historic Context.

2.2.5 Historical Maps

A review of historical topographic maps was conducted as part of the archival research effort for the proposed Project. The topographic maps provided a general idea of growth in the area and on the subject property (NETR 2024b). This information was used in the preparation of Section 3.

2.2.6 Historical Newspapers

Dudek reviewed historical newspapers from the California Digital Newspaper Collection, Newspapers.com, and GenealogyBank covering the City of San Diego and the surrounding area to understand the development of the city and the subject properties within the API. These documents were used in the preparation of Section 3, Historic Context; Section 4, Results of Identification and Evaluation Efforts; and Section 5, Findings.

2.3 Field Survey

Dudek Architectural Historian Katie Ahmanson, MHC, conducted an intensive survey of the Project API on August 19, 2024. The survey entailed viewing the exteriors of each property, documenting each with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties.

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3 Historic Context

This context provides an overview of the historic themes, architectural movements and styles, and building types that were documented as part of this study. Dudek provides this context to better understand the context of any of the identified resources in the API.

3.1 City of San Diego

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Mission San Luis Rey was the 18th mission to be established after the first at Mission San Diego de Alcalá in 1769. Various Native American groups who were baptized at Mission San Luis Rey became known as Luiseño as a result. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

Mexican Period (1821–1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the *rancho* system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian *pueblo*. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official *pueblo* (town) status. At this time, the town had a population of nearly 500 residents, later reaching a peak of roughly 600. By 1835 the *presidio*, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new *Pueblo* of San Diego did not prosper, as some other California towns did during the Mexican Period (Mills 1985: 1–20; Sherman 2001: 23, 27).

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, lead to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official *Pueblo* status was removed by 1838, and it was made a subprefecture of the Los Angeles *Pueblo*. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican

occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

American Period (1846–Present)

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly (Mills 1985: 1-20; Sherman 2001: 45-46).

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the Bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45-46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing (Mills 1985: 1-20; McGrew 1922: 117-125).

Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership (Mills 1985: 1-20; McGrew 1922: 129-135).

San Ysidro began to be developed around the turn of the twentieth century. The early settlers were followers of the Littlelanders colonies movement. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. Some of the prime citrus groves in California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1–20; McGrew 1922: 182–183).

San Diego State University was established in the 1920s, and the development of the State College area began, including development of the Navajo community as an outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots (Mills 1985: 1–20; McGrew 1922: 272–277).

Tierrasanta, previously owned by the U.S. Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1–20).

3.2 Development of Higher Education in San Diego

In 1849, California created its own constitution, which set aside funds and land for the development of educational institutions and established the first superintendent of public instruction. Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). During this period, many of the initial colleges established in California were founded by missionaries such as the first colleges established in the state in 1851, California Wesleyan College (now University of the Pacific) founded by the Methodist Episcopal Church and Santa Clara University founded by the Roman Catholic Church. College development in Southern California began in Los Angeles in 1869 with the founding of St. Vincent College (now Loyola University) (Smythe 1908: 200–202, 228; Stadtman 1967). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (Exhibit 1) (SDSU 2024).

Exhibit 1. San Diego Normal School, circa 1928.



Source: University Heights Historical Society 2024.

In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

In the early twentieth century, Progressive Era reform prompted restructuring of educational instruction, which also led to shifts in school design (Sapphos 2014: 29). During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

School design in Southern California dramatically changed in the 1930s following the Long Beach Earthquake, which occurred on the evening of March 10, 1933. The earthquake completely collapsed unreinforced buildings, including 230 schools. The destruction from the earthquake laid bare the inefficiencies in existing school design and within 30 days of the earthquake, California Assemblyman Charles Field spearheaded the passage of the Field Act, which mandated that new schools be earthquake resistant. Louis John Gill, the president of the California State Board of Architectural Examiners, studied the ruins of collapsed schools to determine their structural failures. Under the Field Act the construction of unreinforced masonry buildings was banned and it was required that new buildings be designed by registered architects and engineers, using standards designed to ensure schools can withstand lateral forces that are at least 3% of the building's total mass. The Field Act also required construction teams to submit their plans to the State Architect for approval prior to construction and submit to periodical inspections of the construction process by the Division of the State Architect to verify that the work completed follows the approved

plans for community college buildings. Additionally, the Division of the State Architect provides review for university buildings (Alquist 2009: 5–7).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College; TJSL 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICOHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

3.2.1 Historical Overview of San Diego State University

3.2.1.1 Founding of SDSU (1897–1929)

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. An approximately 17-acre site on Park and El Cajon Boulevards was chosen as the original location of the school. The board selected Samuel Black, the state superintendent of public instruction, as the first president of the San Diego Normal School in 1898, and by 1899, the school reached an enrollment of 100 students (SDSU 2024; SDS 1899: 1). The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13).

In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. As a result of increased enrollment, the campus outgrew its location on Park Boulevard by the late 1920s. In 1928, Alphonzo E. Bell, who owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company’s Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (Exhibit 2) (SDSU 2024; Wade et al. 1997: Section 7: 2).

Exhibit 2. The Main Quad of the San Diego University Campus ca. 1931.



Source: SDSU 2024.

3.2.1.2 Great Depression and World War II (1930-1945)

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect “the cloisters of a Spanish monastery or university” (Wade et al. 1997: Section 7:2). As of 1931, the college consisted of six buildings including the Academic Building, the Library, the Campanile, the Little Theater, the Teacher Training School building, the Science Building, and the Power Plant. In this era, the campus spanned about 125 acres, and the buildings encircled a central, open space known as the Main Quad (Wade et al. 1997: Section 7: 2). In 1934, the *San Diego Sun* reported that, “San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time” (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off- campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU’s degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College (SDSU 2024). As part of the Emergency Relief Act of 1935, the WPA was established to generate employment by initiating

construction projects across the country (Wade et al. 1997: Section 8: 17). Among the WPA campus facilities added during this time, Scripps Cottage was completed in 1932, the Dual Gymnasium in 1934, the Aztec Bowl in 1936, the Greek Bowl in 1941, and the Music Building in 1942. In addition, the 1930s brought several planned augmentations, including to the sculpture of the Montezuma Statue (the Aztec) and about 100 concrete and wood benches known as the WPA Benches (Wade et al. 1997: Section 7: 2). The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Between 1940 and the spring of 1943, student enrollment dropped by more than half (from 2,077 to 860); similarly, faculty numbers decreased by nearly half (from 112 to 60) (SDSU 2024).

3.2.1.3 Post-World War II to Present (1946–present)

Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers. By 1946, SDSU had recuperated its prewar enrollment level (approximately 2,000 students), and by 1950, that number had grown another fivefold to 10,000. By 1971, enrollment numbers had again more than doubled, and SDSU had an enrollment of 25,000 students (SDSU 2024).

Along with this rapid, significant growth, SDSU's facilities expanded outward from the campus core. In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

3.3 Development History of the API

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1958, Map ID 7, was constructed on an undeveloped land by Selten Construction Company and designed by Romeo Rodriguez for the owner, La Salle Hotel Company (SDUT 1958: 71). It was designed in the Contemporary style of architecture and was advertised as “luxurious living” (SDET 1958: 51). It was designed to have 12 units containing 2 and 3 bedrooms. The architect designed the apartments around a central court that contains the swimming pool and a pool-side sun deck. Map IDs 4 and 5 were constructed on the east side of 55th Street the next year (Exhibit 3) (ParcelQuest 2024; NETR 2024a; NETR 2024b). By 1967, Map 6(1960), Map ID 2 (1961), Map ID 1 and Map ID 3 (1962), and Map ID 8 (1967) were constructed (Exhibit 4). Map IDs 1-7 were purchased by SDSU in 2009 and were given their current names. These buildings are presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since their construction, Map IDs 1–8 have continued to operate as multi-family residences with minimal alterations.

Exhibit 3. Map ID 5: Zapotec Hall ca. 1970.



Source: SDSU Library 2024.

Exhibit 4. Map ID 3: Tarastec Hall and Map ID 6: Toltec Hall, ca. 1959.



Source: SDSU Library 2024.

3.4 Development of Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs. During the 1900s, Gill and his partner William Hebbard were commissioned to stabilize the ruins of the Mission San Diego de Alcalá. Influences of the Mission style inspired Gill's work with its simplicity and complete lack of ornamentation. He began to incorporate stripped

down Mission style elements into his Arts and Crafts designs using simple forms and pure geometry leading to some of the first Modernist designs in San Diego. Schindler's arrival in San Diego in 1923 saw the introduction of European early Modernism influenced by Cubist spatial form and massing. His Post and Beam style design for the Pueblo Ribera Courts in La Jolla resulted in a Modern design for multi-family residential housing that was novel to the area (Heritage Architecture & Planning: 25–26).

Although real estate sales dropped during the Great Depression between 1929 and 1939, the aviation industry expanded in the 1930s resulting in an influx of jobs and housing needs. State and Federal government relief programs funded the development of infrastructure, civic, and residential building projects in San Diego. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. These simple one story “minimum houses” could be expanded as needed to accommodate growing families and design could be influenced by individual taste through the addition of simple architectural features and elements such as gables, porches, materials, roof types, windows and shutters. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning: 26–27).

The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between the 1930s and early 1950s, the style was often applied to economical working-class housing in Southern California. In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Arts & Architecture magazine sponsored the program to emphasize contemporary and modern architecture. The houses were required to be designed within a specified budget, and to provide “good” living conditions among the climate and terrain of Southern California. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. The Contemporary and Modern styles grew in popularity as a result of the Case Study House Program. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape. Influences of the program were widespread through San Diego as evident by the range of Modern residences constructed in the area during the post-war period until the end of the program in 1967 (Heritage Architecture & Planning: 35–36).

3.4.1 Architectural Style: Contemporary (1945–1990)

Contemporary style buildings were prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time period. The style rejects traditional decoration and exterior sleekness. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park (McAlester 2019: 628–645). The Contemporary style integrates into the surrounding landscape.

Key character-defining features of the Contemporary Style include the following (McAlester 2019: 628–645):

- Strong roof forms that are flat, low pitched gable roofs, shed or butterfly
- Wide, overhanging eaves
- Large windows, often aluminum framed
- Non-traditional exterior materials (stucco, concrete block, flagstone, vertical wood) evoking a variety of textures
- Asymmetrical main façade
- Recessed or obscured entry
- Attached garages or carports

3.4.2 Architectural Style: Mid-Century Modern Style (1945–1970)

The Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630–646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types—from residences to schools to offices—and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques (ARG 2016: 98; McAlester 2019: 630–646; Morgan 2004: 362; Moruzzi 2013: E6).

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. The characteristics of Mid-Century Modern design could be appropriated for large-scale production in part due to the application of mass-produced building materials like concrete, steel, and glass, which made it the perfect style for growing cities (ARG 2016: 98; McAlester 2019: 630–646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016: 98; McAlester 2019: 630–646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

3.5 Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances along the interior of the courtyard. San Diego contains a variety of architectural styles in many of the earlier neighborhoods around the downtown area. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. Development of apartment courts continued throughout the 1920s, 1930s, 1940s, and 1950s in areas zoned for multi-family residential properties. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69–70).

Character defining features of the apartment court typology include:

- One- or two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court

- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

4 Results of Identification and Evaluation Efforts

This section provides the results of the field survey. For each of the resources identified in the API a physical description and an evaluation of under NRHP, CRHR, and CHL criteria is provided. The Department of Parks and Recreation (DPR) forms are available in Appendix A.

4.1 Survey Results

Eight resources over 45 years of age at the time of survey were recorded and evaluated for historical significance. These resources are summarized below in Table 3. Descriptions and evaluations of these resources within the Peninsula Component and the University Towers East Component are presented in Section 4.2.

Table 3. Built Environment Properties Recorded and Evaluated in the API

Map ID	Name/Property Type	Address/APN	Year Built
1	Zacatepec Hall/Student Housing	5485 55th Street (APN 462-180-10-00)	1962
2	Huaxtepec Hall/Student Housing	5475 55th Street (APN 462-180-09-00)	1961
3	Tarastec Hall/Student Housing	5445 55th Street (APN 462-220-07-00)	1962
4	Metepec Hall/Student Housing	5430 55th Street (APN 462-220-03-00)	1959
5	Zapotec Hall/Student Housing	5450 55th Street (APN 462-220-02-00)	1959
6	Toltec Hall/Student Housing	5460 55th Street (APN 462-220-01-00)	1960
7	Mixquic Hall/Student Housing	5484 55th Street (APN 462-180-01-00)	1958
8	University Towers/Student Housing	5505 Montezuma Road (APN 466-300-12-00)	1967

Notes: API = area of potential impacts; APN = Assessor's Parcel Number.

4.2 Descriptions and Evaluations of Resources in the API

4.2.1 The Peninsula Component Site Description

The Peninsula Component site is located adjacent to the northwest portion of the SDSU campus at the terminus of 55th Street. It consists of seven parcels: 5485 55th Street (APN 462-180-10-00), 5475 55th Street (APN 462-180-09-00), 5445 55th Street (APN 462-220-07-00), 5430 55th Street (APN 462-220-03-00), 5450 55th Street (APN 462-220-02-00), 5460 55th Street (APN 462-220-01-00), and 5484 55th Street (APN 462-180-01-00). The Peninsula Component site consists of 10 multi-story apartment buildings along 55th Street, which terminates into a cul-de-sac in front of 5485 55th Street (Map ID 1). The buildings are arranged in a semi-circle with asphalt parking lots on the outer edge of each parcel. 55th Street intersects with Aztec Circle Drive at the southern end of the site. Adjacent properties are developed with SDSU buildings to the east, multi-story residential buildings to the south and west, and the Mission Valley Freeway (I-8) to the north.

4.2.1.1 Map ID 1: Zacatepec Hall, 5485 55th Street (APN 462-180-10-00)

Map ID 1, 5485 55th Street, is located on one parcel (APN 462-180-10-00) and was constructed in 1962. The parcel contains four two-story multi-family residential buildings: two on the northern side of the parcel that are rectangular in plan, and two buildings adjacent to the south, that are laid out as a semi-circle with rectangular wings on the east and west elevations. The buildings have flat roofs sheathed in rolled composition roofing with no overhang or eaves. Connecting the two farthest south buildings is a raised flat roofed stucco canopy with Mid-Century Modern detailing including a central chandelier and L-shaped stucco supports down the length of the canopy. The canopy creates a breezeway that leads from the metal entrance gate into the courtyard at the center of the complex. The exterior walls are clad in stucco with painted vertical wood panels at evenly spaced intervals on the primary (south) elevation of the building. Fenestration on the primary (south), east, west, and north elevations include grouped, metal frame sliding windows that repeat at regular intervals. Landscaping features grass lawns, mature palm trees, and shrubs.

Relevant exterior alteration permits include a roof replacement in 2007 (Permit No. 564428). Observed alterations include the addition of a gate to the main entrance on the primary (south) elevation ca. 2020 (Google Maps 2024).

The buildings display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; industrially plain doors; and deeply recessed vestibules (Exhibit 5).

Exhibit 5. View of the primary (south) elevation of 5485 55th Street. Eastern driveway leading to rear paved parking lot is visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7160.

4.2.1.2 Map ID 2: Huaxtepec Hall, 5475 55th Street (APN 462-180-09-00)

Map ID 2, 5475 55th Street, is located on one parcel (APN 462-180-09-00) and was constructed in 1961. The parcel contains two U-shape and irregular in plan two-story multi-family residential buildings with an open courtyard in the center. The stucco clad buildings have flat roofs sheathed in rolled composition roofing with metal gutters creating a minor overhang. The building on the northeast side of the parcel connects by what appears to be a breezeway or corridor to a smaller rectangular building in the middle of the courtyard. The primary entrance is located on the primary (southwest) elevation and features a metal rail security gate that provides access to the courtyard and wall projections. Uncovered concrete balconies with metal railings extend from first and second stories of the rear (northeast) elevation and the second story of the southeast elevation. Fenestration on the primary (southwest), southeast, rear (northeast), and northwest elevations include grouped, metal frame sliding windows that repeat at regular intervals. The southeast portion of the courtyard contains a kidney-shaped swimming pool. Landscaping features grass lawns, mature palm trees, and shrubs. There are two paved driveways along the northwest and southeast sides of the parcel that lead to a paved parking lot that encircles the parcel to the rear (northeast) elevation and the southeast elevation. Relevant exterior alteration permits include the 2010 removal of the wooden exterior stairs and replacement with concrete stairs (Permit No. 204971). The roof material was also replaced in 2014 (Permit No. 358180). Observed alterations include the addition of a gate to the main entrance on the primary (west) elevation ca. 2018, and the replacement of the 10 balconies on the rear (east) elevation (Google Maps 2024).

The buildings display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Exhibit 6).

Exhibit 6. View of the primary (southwest) elevation of 5475 55th Street. Southern driveway leading to rear paved parking lot is visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7272.

4.2.1.3 Map ID 3: Tarastec Hall, 5445 55th Street (APN 462-220-07-00)

Map ID 3, 5445 55th Street, is located on one parcel (APN 462-220-07-00) and was constructed in 1962. The parcel contains one multi-family residential building that is relatively “L” shaped in plan and four stories tall. The exterior walls are clad in smooth textured stucco and painted concrete masonry units (CMUs). The primary (southwest) elevation includes a paved driveway leading to the interior surface parking lot. The primary entrance consists of a metal security door set into a gate that leads to a stairwell. The stairwell is within a boxy five-story structure that extends approximately 8 feet from the main body of the building’s primary (southwest) elevation and has exterior landings with concrete balconies and ornamental metal gates. The structure appears to provide access to the roof. The building’s roof is flat with a wide overhang supported by metal poles on the primary (southwest) and rear (southeast) elevation that connect to the metal balcony railings below. This is repeated on floors two and three. Fenestration on all elevations include grouped, metal frame sliding windows with some floor-length glass sliding doors on the rear elevation. Landscaping features grass lawns, mature trees, and shrubs. Known alterations include the 2013 structural beam replacement (Permit No. 373573). Observed alterations include recladding of the building in stucco at an unknown date, the replacement of stucco clad balcony railings with metal railings at an unknown date, and addition to the top of the boxy five-story structure on the primary (southwest) elevation at an unknown date (SDSU Library 2024; Google Maps 2024).

The building displays additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; industrially plain doors; and deeply recessed vestibules (Exhibit 7).

Exhibit 7. View of the primary (west) elevation of 5445 55th Street, facing southeast. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7268.

4.2.1.4 Map ID 4: Metepec Hall, 5430 55th Street (APN 462-220-03-00)

Map ID 4, 5430 55th Street, is located on one parcel (APN 462-220-03-00) and was constructed in 1959. The parcel contains one multi-family residential building that is U-shaped in plan. The northwest elevation opens to a central courtyard and pool accessed by a metal security door and fence. The building is two stories tall with exterior walls clad in smooth textured stucco and a flat roof with no eaves or overhang sheathed in rolled composition roofing. The primary (northeast) elevation with frontage on 55th Street does not have a direct entrance to the building. Landscaping on this elevation includes mature plants obscuring the majority of the first floor and a grass lawn extending to the sidewalk.

The primary (northeast) elevation displays as two sections. The left section is a two-story scored stucco wall with no fenestration. The right section displays a second-story projection with a band of concrete that supports evenly spaced and angled concrete folded plate wall sections. The angled sections appear to be decorative and do not contain windows or other openings. Fenestration on the northwest, northeast, southwest, and southeast elevations consist of grouped, metal frame sliding windows of varying sizes. The rear (southwest) elevation has a wooden staircase leading to a corner unit; the rest of the units are accessible through the courtyard. A paved driveway to the north of the building, as well as a pedestrian walkway along the south of the building, leads to the parking lot at the rear (southwest) of the building.

Observed alterations include recladding with stucco on the rear (southwest) and side elevations at an unknown date, vinyl sash window replacements on the rear (southwest) and side elevations at an unknown date, and the addition of metal rail fencing around the primary entrance at an unknown date.

The building displays additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Exhibit 8).

Exhibit 8. View of the primary (northeast) elevation of 5430 55th Street. Pedestrian walkway leading to rear paved parking lot is visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7255.

4.2.1.5 Map ID 5: Zapotec Hall, 5450 55th Street (APN 462-220-02-00)

Map ID 5, 5450 55th Street, is located on one parcel (APN 462-220-02-00) and was constructed in 1959. The parcel contains three two-story, multi-family residential buildings that are relatively L-shape, U-shape, and square in plan with an open-air courtyard and pool in the center. The buildings are clad with stucco and painted CMU and include flat roofs sheathed in rolled composition roofing featuring horizontal wood board overhangs and open eaves with exposed rafters. This wood board overhang continues beyond the building and connects the north and south buildings. This overhang is present on the other three elevations, but narrower and no eaves are present. A portion of the primary (northeast) elevation extends out farther to the sidewalk along 55th Street and includes two “Vista-Vue” concrete screen block decorations. A second-story balcony is visible on the primary (northeast) elevation. The rear (southwest) elevation contains one concrete balcony, as well as a tall metal frame security gate that leads to the interior courtyard. Fenestration on the northwest, southwest, and southeast elevations consists of grouped, metal frame sliding windows of varying sizes. There are paved driveways to the north and south of the buildings that lead to a parking lot at the western end of the parcel. A curved concrete pedestrian pathway leads from the sidewalk to the primary entrance, accessed by a metal security door and gate. The primary (northeast) elevation is landscaped with low hedges against the building, a grass lawn that extends to the sidewalk, as well as mature trees and plants.

Noted alterations include replacing the exterior wood stairs with concrete and grading work for storm drain replacements in 2010 (Permit No. 204971; Permit No. 206021). The roofing material was replaced in 2017 (Permit No. 564416). Observed alterations include the addition of metal rail security doors and gates between 2014 and 2017, and at an unknown date the building was reclad in stucco (Google Maps 2024; SDSU Library 2024).

The building display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Exhibit 9).

Exhibit 9. View of the primary (northeast) elevation of 5450 55th Street. Northern driveway leading to rear paved parking lot is visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7259.

4.2.1.6 Map ID 6: Toltec Hall, 5460 55th Street (APN 462-220-01-00)

Map ID 6, 5460 55th Street, is located on one parcel (APN 462-220-01-00) and was constructed in 1960. The parcel contains three two-story, multi-family residential buildings that are relatively U-shape, rectangular, and L-shape in plan with an open-air courtyard and pool in the center. There are paved driveways to the north and south of the buildings that lead to a parking lot at the rear (southwest) elevation. The exterior walls are clad in rough textured stucco with sections of stone veneer. A paved pedestrian pathway under a stucco and wood awning that connects two of the buildings provides access to the interior courtyard. The roof is flat with a horizontal wood board overhang and open eaves. This wood board overhang continues beyond the building and connects the north and south buildings. This overhang is present on the other three elevations, but narrower and no eaves are present. Two balconies are visible on the primary elevation at opposite ends of the building. The primary entrance is accessed by a set of concrete steps leading to two metal frame glass doors from 55th Street. The rear (southwest) elevation contains three concrete balconies with a deeper roof overhang as well as a metal frame security gate that leads to the interior courtyard. Fenestration on all elevations consists of grouped, metal frame sliding windows of varying sizes. Landscaping includes low hedges, a grass lawn that extends to the sidewalk, as well as mature trees and plants.

Known alterations include the replacement of the exterior wooden stairs with concrete stairs in 2010, reroofing with plywood in 2014, the addition of ADA-compliant walkways and parking spaces in 2017, and the replacement of the roof in kind in 2016 (Permit No. 204971; Permit No. 357480; Permit No. 409755; Permit No. 504176). Observed alterations include recladding of the building in stucco at an unknown date, and the addition of a metal rail security gate to the primary entrance between 2014 and 2017 (SDSU Library 2024; Google Maps 2024).

The building display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Exhibit 10).

Exhibit 10. View of the primary (east) elevation of 5460 55th Street. Northern driveway leading to rear paved parking lot is visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7285.

4.2.1.7 Map ID 7: Mixquic Hall, 5484 55th Street (APN 462-180-01-00)

Map ID 7, 5484 55th Street, is located on one parcel (APN 462-180-01-00) and was constructed in 1958. The parcel contains one two-story multi-family residential building that is rectangular in plan and constructed on a semi-circular lot. Exterior walls are clad in smooth textured stucco with sections of painted horizontal wood board and decorative patterned CMU blocks. The flat roof is sheathed in rolled composition roofing. The primary (northeast) elevation has a metal stairway leading to units with frontage on 55th Street. Portions of the second story are cantilevered over a carport below some of the residential units. The cantilevered portion of the second floor has a balcony with a low metal railing that are connected to three metal poles supporting a roof overhang that is angled on one side. Along the north end of the property is a low concrete wall. The interior courtyard and pool are accessed from the southeast by a wood fence. The rear (southwest) of the building has balconies overlooking grass lawn and enclosed by chain link fencing. Fenestration includes floor to ceiling aluminum framed windows on both the first and second stories, metal frame horizontal sliding windows, as well as metal framed sliding windows that are grouped with the larger windows on some elevations. Landscaping includes hedges and a small portion of grass lawn (Exhibit 11).

The building displays additional elements of the Contemporary architectural style including flat roof, wide overhanging eaves, an asymmetrical main façade, stucco aluminum framed windows recessed/ obscured entry, and attached carport.

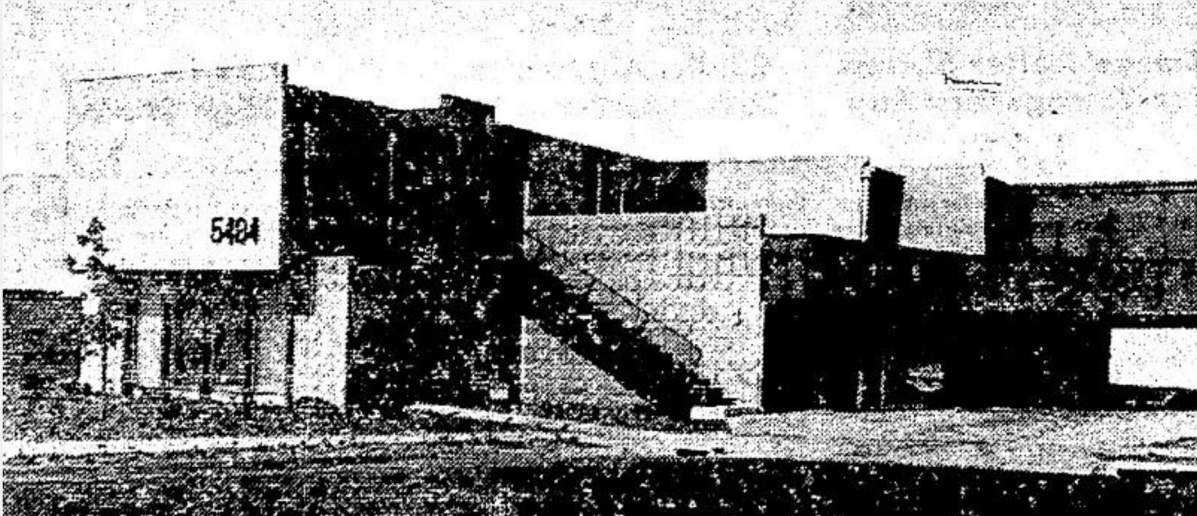
Observed alterations include reroofing at an unknown date, and the partial replacement of the second-story balcony railing with iron in 2020 (Google Maps 2024). Archival research indicates that the building is undergone minimal alterations since its construction (Exhibit 12) (SDUT 1958: 75).

Exhibit 11. View of the primary (east) elevation of 5484 55th Street. Southern driveway leading to rear paved parking lot is visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7147.

Exhibit 12. Historical image of 5484 55th Street in the *San Diego Union* from September 14, 1958.



Source: SDUT 1958.

4.2.2 University Towers East Component Site Description

University Towers East Component site is 0.45 miles south of the Peninsula Component site and is located approximately 0.2 miles south of the SDSU campus at the southeast intersection of Montezuma Road and 55th Street. It consists of one parcel, 5505 Montezuma Road (APN 466-300-12-00), which is listed as Map ID 8. The site is rectangular and contains one multi-story apartment building with a paved surface parking lot located on the eastern portion of the parcel. Montezuma Road runs north of the parcel, 55th Street is to the west, and residential buildings surround the parcel to the south and east. An asphalt driveway provides access from Montezuma Road and a concrete alleyway to the rear (south) of the parcel provides access from 55th Street.

4.2.2.1 Map ID 8: University Towers, 5505 Montezuma Road (APN 466-300-12-00)

Map ID 8, 5505 Montezuma Road, is located on one parcel (APN 466-300-12-00) and was constructed in 1967. The parcel contains one multi-family residential building that is rectangular in plan and nine-stories in height. To the direct west is a single-story commercial building connected to the residential building by a covered concrete walkway. The residential portion of the site is clad in rough-textured stucco CMU blocks. The flat roof is sheathed in rolled composition roofing with a low parapet that encircles the building. The primary entrance is a pair of glass entry door located on the north elevation beneath a metal overhang with low brick walls supporting metal beams. Fenestration consists of metal framed sliding and fixed windows grouped and repeated at regular intervals. Below each window grouping is a decorative concrete platform that extends out from the main body of the building.

The commercial portion of the site is rectangular in plan with a rounded and extended decorative metal corner that faces out to the intersection of Montezuma Road and 55th Street. The building is clad in stucco with a decorative metal overhang that creates a parapet above the primary (north) elevation and entrance. A CMU block wall at the building's northwest corner creates an outdoor patio. The primary entrances are a pair and single metal storefront doors on the north elevation. Fenestration includes metal storefront windows with awning windows above. Landscaping around both buildings consists of mature trees, hedges in raised concrete planters, and small plantings (Exhibit 13). Observed alterations include reroofing of the one-story building and remodel of the primary (north) elevation ca. 2013, removal of driveway along the primary (north) elevation and addition of a curved covered walkway enclosed by a concrete wall ca. 2013, and window replacements at an unknown date (Google Maps 2024; NETR 2024a).

Exhibit 13. View of the primary (north) elevation of 5505 Montezuma Road. Single-story western addition is partially visible. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7096.

Statements of Significance

All eight of the buildings were constructed outside the period of significance (1930–1947) of the NRHP-listed San Diego State College historic district and are not within the boundary of the historic district. The following analysis addresses the potential historic significance of each of the subject eight structures independent of the historic district.

Map ID 8 5505 Montezuma Road was previously evaluated in 2012 using the NRHP criteria and was recommended not eligible for the NRHP. Because of the age of the evaluation and that it was not evaluated for all three registration programs, Dudek prepared an updated evaluation using the NRHP and CRHR criteria.

NRHP and CRHR Evaluations for Map IDs 1–6 (Peninsula Component)

Under NRHP Criterion A and CRHR Criterion 1, the properties identified as Map IDs 1, 2, 3, 4, 5, and 6 lack a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject properties, were constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject properties, were constructed during this period. Map IDs 1–6 have operated as multi-family residential properties since their construction between 1958 and 1962. As resources constructed in the late 1950s and mid-1960s, the subject properties represent San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 1, 2, 3, 4, 5, and 6 do not meet NRHP Criterion A or CRHR Criterion 1 in that they lack a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the properties identified as Map IDs 1, 2, 3, 4, 5, and 6 lack a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owners of the properties. According to ParcelQuest, the buildings are currently owned by the Aztec Shops LTD, who operated the commercial and real estate properties throughout the SDSU campus. The buildings are not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP nomination for the historic district. As apartment buildings the units have been occupied by a variety of people. Archival research did not identify associations for these properties with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map IDs 1, 2, 3, 4, 5, and 6 do not meet NRHP Criterion B or CRHR Criterion 2 in that they lack a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the buildings identified as Map IDs 1, 2, 3, 4, 5, and 6 lack design and construction value because they do not possess architectural distinction or high artistic value, do not represent the work of a master or contribute to the significance of a district. The multi-family residential buildings display some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject properties are some of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco

cladding, and parking lots surrounding the buildings. Map IDs 1–6 are not important examples of Mid-Century Modern style multi-family residential buildings in San Diego and merely follow a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject properties appear to have been constructed through already well-documented and common construction techniques and methods. Additionally, they do not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the properties. There is no indication they are associated with a significant method of construction. Additionally, the properties were not noted in the City's Register of Historical Resources as being associated with a notable architect, builder, or designer. There is no indication that the properties are a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The buildings are outside the historic district's boundary do not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. As a grouping the buildings do not represent their own district. Overall, the subject properties lack sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that they lack design and construction value because they do not possess architectural distinction or high artistic value, do not represent the work of a master, and do not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map IDs 1–6 are not significant as sources, or likely sources, of important historical information, nor do they appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject properties lack significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluations for Map IDs 1–6 (Peninsula Component)

As discussed under NRHP/CRHR Criterion A/1, the Map IDs1-6 are a ubiquitous typology in California and Southern California . They are not the first, last, only, or most significant examples of their type within the state or region. Therefore, they are recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, Map IDs1-6 are not associated with an individual or group having a profound influence on the history of California. Therefore, they are recommended not eligible for listing as a CHL under this criterion.

As discussed in NRHP/CRHR Criterion C/3, Map IDs1-6 are not outstanding examples of a period, style, architectural movement, or construction and are not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, they are recommended not eligible for listing as a CHL under this criterion.

Integrity Assessments for Map IDs 1–6

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain

integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject properties evaluated in this report lack sufficient significance to meet any of the criteria for listing in the NRHP or CRHR an integrity analysis was considered immaterial for the subject properties.

NRHP and CRHR Evaluation for Map ID 7 (Mixquic Hall, Peninsula Component)

Under NRHP Criterion A and CRHR Criterion 1, the property identified as Map ID 7 (Mixquic Hall) lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, were constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, were constructed during this period. Map ID 7 has operated as a multi-family residential property since its construction in 1958. As a resource constructed in the late 1950s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that the subject property is associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 7 does not meet NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 7 lacks a direct and significant association with the productive life of any person considered important in history. The La Salle Hotel Company owned the property when it was constructed in 1958. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operate commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for the subject property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 7 does not meet NRHP Criterion B or CRHR Criterion 2.

Map ID 7 (Mixquic Hall) meets NRHP Criterion C and CRHR Criterion 3 in the area of architecture because it embodies the distinctive characteristics of the Contemporary style which is evidenced by the building's plan with an enclosed courtyard, flat roof with overhangs, stucco cladding, repetitive ornamental designs in the masonry walls, balconies and decks, attached carport, aluminum frame windows. The period of significance is 1958, its date of construction. The boundary for the property is the parcel on which it sits because that is its historical boundary. The Contemporary style is evidenced in the building's: plan with an enclosed courtyard, flat roof with overhangs, stucco cladding, repetitive ornamental designs in the masonry walls, balconies and decks, attached carport, aluminum frame windows. The San Diego Modernism Historic Context Statement states that despite the Contemporary architectural style being relatively popular in San Diego post-World War II "many of these homes and buildings have been extensively remodeled diminishing their level of integrity and reducing the abundance of good examples from this sub-style substantially." Due to the low number of intact examples of the style, any property that retains a high degree of integrity such as Map ID 7 "should therefore be considered for individual designation." For these reasons Mixquic Hall is an important local example of its design under this criterion.

As to Criterion C/3 and architectural distinction or the work of a master, archival research did not identify the structure's architect, Romeo Rodriguez, as a notable architect. Newspaper articles indicate that Rodriguez had offices in Beverly Hills, California. There is no indication the subject property is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resources as being associated with a notable architect, builder, or designer. He was also not listed in the City of Los Angeles' SurveyLA historic context statements. There is no indication that the property is a distinguished example of work that was designed by a master architect.

The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the San Diego State College Historic District's boundary and does not contribute to the significance of the district, which previously was deemed historically significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. Mixquic Hall and the surrounding apartment buildings do not constitute a historic district.

Overall, when considered relative to the applicable criterion, the subject property retains sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 7 is not significant as sources, or likely sources, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation for Map ID 7 (Mixquic Hall, Peninsula Component)

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

While the building is architecturally significant, it does not rise to the level of being eligible as a CHL because there are better examples of the Contemporary style applied to an apartment building not only in the Southern California region, but also in the state. This building is not a prototype, and while an important example of its style, it is not an outstanding example which is what is required under the CHL criteria. Nor is it a prototype of or an outstanding example of an architectural movement and is not a notable work of the architect, Romeo Rodriguez or the building firm Selten Construction. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

Integrity Assessments for Map ID 7

The subject property at 5484 55th Street retains a high level of integrity with very minor alterations including reroofing, which is not visible from the public right of way and the replacement of part of the second-story balcony railing with iron in 2020. The fenestration and exterior cladding materials appear to be original, and no building

permits were filed for their replacement. The property retains its original form, proportion, structure, plan, style, and the majority of its materials. In comparing the property to others in mid-century neighborhoods such as La Jolla, Pacific Beach, Hillcrest, Mission Hills, North Park, and Point Loma it is notable for its distinctive characteristics and high level of integrity.

The property retains the integrity of location, as it maintains the physical location where it was constructed in 1958.

Design is defined as the combination of elements that create the form, plan, space, structure and style of the property. This building reflects its historic function (a residential apartment building) as well as its historic functions. The building conveys its Contemporary design in its massing, pattern of fenestration, textures of surface materials, its intended lack of ornamental detailing. Therefore, the subject property retains integrity of design.

Setting is the physical environment of a historic property. The character of the property and its surrounding has not changed. The adjacent apartment complexes were constructed with 5 years of this building. Most importantly nothing has been constructed behind this building leaving the original view west and southwest towards the hills and mesas of College West intact. Therefore, the subject property retains integrity of setting.

Integrity of materials is retained because the physical elements that were combined during its design and construction has not changed. When comparing it to photographs in the newspaper the building has not lost most of its historic materials and very little non-historic materials have been introduced. In 2020, portions of the wood balcony railing were replaced with metal railings. Despite this it retains most of its materials including its stucco finishes, concrete stairs, aluminum framing around the windows, and wood accents. The key exterior materials dating from 1958 are intact. Therefore, the subject property retains few materials dating from the period of its historic significance (1958) and retains integrity of materials.

The physical evidence of the craftsmanship required to create the 1958 multi-family residence has remained. With original materials, workmanship, and design remaining intact, the property conveys a sense of a particular period and style. The present physical features convey the property's historic character as a significant Contemporary style design completed in the 1950s. Therefore, the property retains integrity of workmanship.

The building retains integrity of feeling because it projects the historic sense of a late-1950s Contemporary style apartment building. Its historic character can be seen because its integrity of design, materials, workmanship and setting are intact. Therefore, the subject property retains integrity of feeling.

Finally, the subject property retains integrity of association because it is an excellent example of its style and exhibits the character-defining features of the style and period. The property reflects this architectural style and retains its association. Therefore, there is no historic association of which the subject property would retain integrity.

In summary, the subject property retains integrity of location, design, setting, materials, workmanship, feeling, and association. Therefore, the property meets the requisite integrity to warrant designation as a historic resource.

NRHP and CRHR Evaluations for Map ID 8 (University Towers East Component)

Under NRHP Criterion A and CRHR Criterion 1, the property identified as Map ID 8 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more

residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, were constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, were constructed during this period. Map ID 8 has operated as multi-family residential property since its construction in 1967. As a resource constructed in the late 1960s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that the subject property is associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 8 does not meet NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 8 lack a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operated the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP nomination for the historic district. As an apartment building the units have been occupied by a variety of people. Archival research did not identify associations for the subject property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 8 does not meet NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 8 lacks design and construction value because it does not possess architectural distinction or high artistic value and do represent the work of a master or contribute to the significance of a district. The multi-family residential building does not represent a distinct architectural style. Map ID 8 is not the first nor the last multi-family residential buildings in San Diego and merely followed a pattern of development previously established in the area. There are better and more intact examples of multi-family residential buildings from this period throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resources as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary do not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. There is no evidence of another district in this building's vicinity. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 8 is not significant as sources, or likely sources, of important historical information, nor does it appear likely to yield important information about historic construction methods,

materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation for Map ID 8 (University Towers East Component)

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Assessments for Map ID 8 (University Towers East Component)

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lack sufficient significance to meet any of the criteria for listing in the NRHP or CRHR an integrity analysis was considered immaterial for the subject property.

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5 Findings

The subject properties were evaluated in consideration of NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, Map ID 7 (Mixquic Hall/Peninsula Component) is recommended as eligible for the NRHP and CRHR, under Criteria C/3 in the area of architecture. The period of significance is 1958, the year it was constructed. Its boundary is the boundaries of APN 462-180-01-00, which is its historic boundary. Map ID 7 does not meet the criteria as a CHL. Because it meets NRHP Criterion C, Map ID 7 is recommended for listing on the state's Master List.

Map IDs 1, 2, 3, 4, 5, 6, and 8 are recommended ineligible for inclusion in the NRHP, CRHR, and as CHLs. These properties are not recommended for listing on the state's Master List.

Dudek evaluated the resources in the API in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California PRC and California PRC 5024 and 5024.5. Dudek found that one resource, Map ID 7 within the API is considered a historical resource for the purposes of CEQA. Its recommended Status Code is 3S. The remaining properties within the API are not considered historical resources for the purposes of CEQA. The recommended Status Code for Map IDs 1, 2, 3, 4, 5, 6, and 8 is 6Z. A summary of the findings is provided below in Table 4.

Table 4. Built Environment Properties Recorded and Evaluated in the API

Map ID	Address/APN	Year Built	NRHP/ CRHR Eligibility	Assigned California Historical Resource Status code
1	5485 55th Street (APN 462-180-10-00)	1962	6Z	Not Eligible
2	5475 55th Street (APN 462-180-09-00)	1961	6Z	Not Eligible
3	5445 55th Street (APN 462-220-07-00)	1962	6Z	Not Eligible
4	5430 55th Street (APN 462-220-03-00)	1959	6Z	Not Eligible
5	5450 55th Street (APN 462-220-02-00)	1959	6Z	Not Eligible
6	5460 55th Street (APN 462-220-01-00)	1960	6Z	Not Eligible
7	5484 55th Street (APN 462-180-01-00)	1958	3S	Eligible
8	5505 Montezuma Road (APN 466-300-12-00)	1967	6Z	Not Eligible

Notes: API = area of potential impacts; APN = Assessor's Parcel Number; NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources.

6Z = Found ineligible for NR, CR, or local designation through survey evaluation

3S = Appears eligible for NR individually through survey evaluation.⁴

⁴ According to OHP's Technical Assistance Bulletin #8 User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory: "In many cases, more than one status code logically could be assigned. Since resources listed in or determined eligible for the National Register are automatically listed in the California Register, it is not necessary to use codes for both the National register and the California Register" (OHP 2004, p. 6).

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Appendix A

DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: (Assigned by recorder) 5485 55th Street

P1. Other Identifier: Zacatepec Hall/Map ID No. 1

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Mesa, Calif. Date 2024 T 16S; R 2W; ¼ of ¼ of Sec 15 & 22; San Bernardino B.M.

c. Address 5485 55th Street City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-180-10

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

5485 55th Street, is located on one parcel (APN 462-180-10-00) and was constructed in 1962. The parcel contains four two-story multi-family residential buildings: two on the northern side of the parcel that are rectangular in plan, and two buildings adjacent to the south, that are laid out as a semi-circle with rectangular wings on the east and west elevations. The buildings have flat roofs sheathed in rolled composition roofing with no overhang or eaves. See Continuation Sheet Page 4.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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

P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7145.JPG, looking northwest, August 19, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1962 (ParcelQuest 2024)

*P7. Owner and Address:

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

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

Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste.
M210
Pasadena, CA 91101

*P9. Date Recorded:

August 19, 2024

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

*Attachments: ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5485 55th Street

B1. Historic Name: Unknown

B2. Common Name: Zacatepec Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Mid-Century Modern Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** N/A

Area: N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

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

The building at 5485 55th Street does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 5024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5485 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 10.

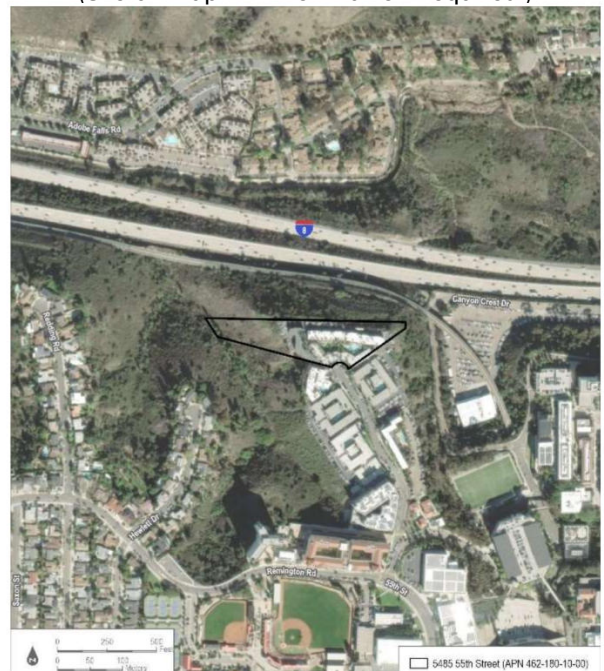
B13. Remarks:

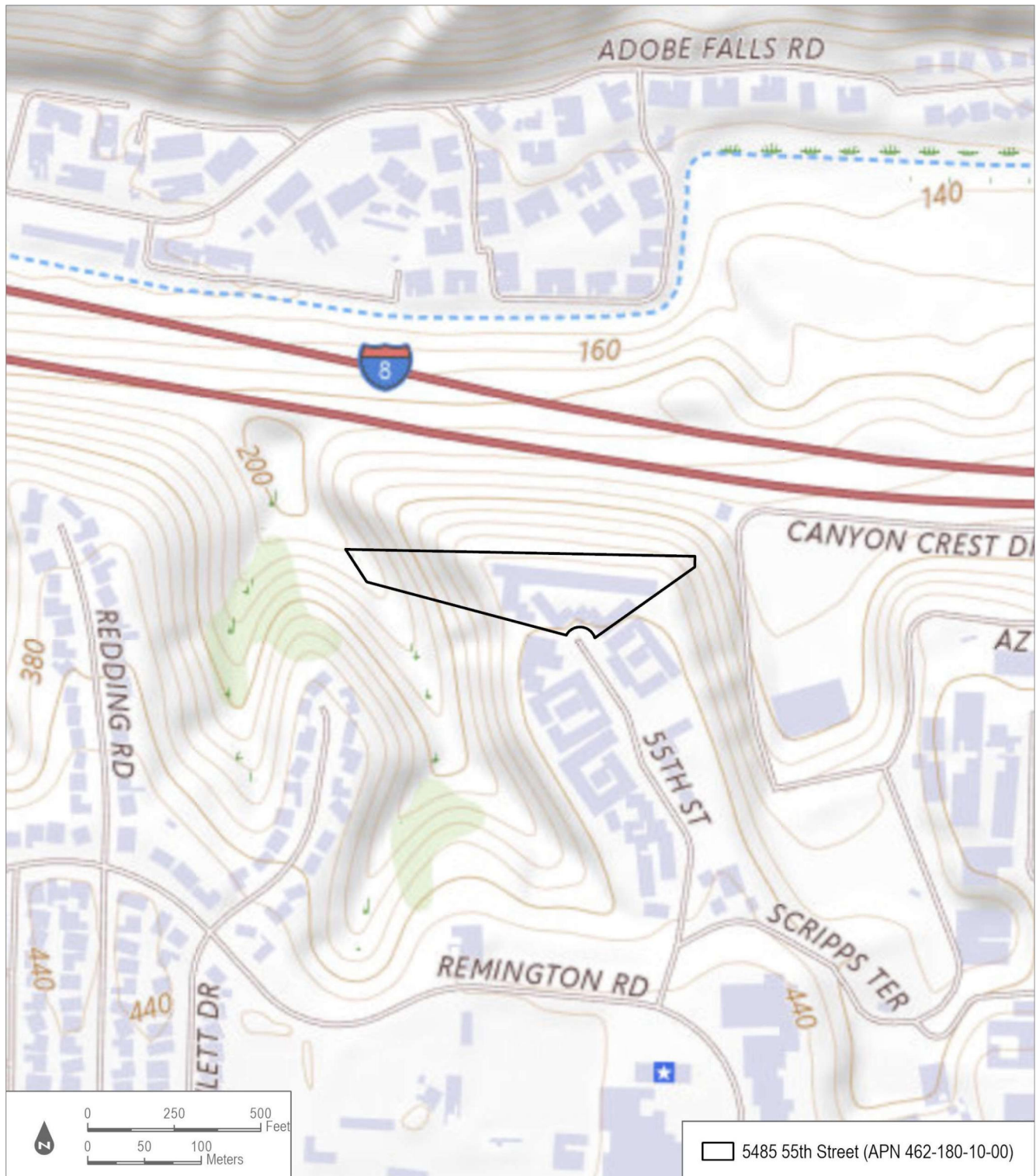
*B14. **Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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*Resource Name or # (Assigned by recorder) 5485 55th Street

*Recorded by: K. Ahmanson, Dudek

*Date: October 4, 2024 ☒ Continuation ☐ Update

P3a. Description (continued from page 1)

Connecting the two farthest south buildings is a raised flat roofed stucco canopy with Mid-Century Modern detailing including a central chandelier and L-shaped stucco supports down the length of the canopy. The canopy creates a breezeway that leads from the metal entrance gate into the courtyard at the center of the complex. The exterior walls are clad in stucco with painted vertical wood panels at evenly spaced intervals on the primary (south) elevation of the building. Fenestration on the primary (south), east, west, and north elevations include grouped, metal frame sliding windows that repeat at regular intervals. Landscaping features grass lawns, mature palm trees, and shrubs.

Relevant exterior alteration permits include a roof replacement in 2007 (Permit No. 564428). Observed alterations include the addition of a gate to the main entrance on the primary (south) elevation ca. 2020 (Google Maps 2024).

The buildings display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; industrially plain doors; and deeply recessed vestibules (Photograph 2).

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In

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addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that.

2

Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSU 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICOHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company’s Mission Palisades tract

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in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect “the cloisters of a Spanish monastery or university” (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, “San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time” (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU's degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1962, Zacatepec Hall was constructed. This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Zacatepec Hall has continued to operate as multi-family residences with minimal alterations.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

CONTINUATION SHEET

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The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

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*Resource Name or # (Assigned by recorder) 5485 55th Street

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Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified Map ID 1 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, was constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, was constructed during this period. Map ID 1 has operated as a multi-family residential property since its construction in 1962. As a resource constructed in the early-1960s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 1 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 1 lacks a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operates the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910-1935), or Walter R. Hepner, the third president of SDSU (1935-1952), both of whom are cited as significant in the NRHP

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nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for this property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 1 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 1 lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, or contribute to the significance of a district. The multi-family residential building displays some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property is one of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. Map ID 1 is not an important example of a Mid-Century Modern style multi-family residential building in San Diego and merely follows a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resource as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary does not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. The building does not appear to contribute to a district. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 1 is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California . It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 5485 55th Street

*Recorded by: K. Ahmanson, Dudek

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As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR, an integrity analysis was considered immaterial for the subject property.

Summary of Evaluation Findings

The subject property was evaluated in consideration of the NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5485 55th Street is recommended not eligible for inclusion in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit.

***B12. References (continued from page 2):**

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*Date: October 4, 2024 ☒ Continuation ☐ Update

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*Date: October 4, 2024 ☒ Continuation ☐ Update

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***Pfa. Photographs (continued from page 1):**

Photograph 2. View of the rear (north) elevation of 5485 55th Street. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7179.JPG.

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

Primary #
HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: (Assigned by recorder) 5475 55th Street

P1. Other Identifier: Huastec Hall/Map ID No. 2

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Mesa, Calif. Date 2024 T 16S; R 2W; ¼ of ¼ of Sec 15 & 22; San Bernardino B.M.

c. Address 5475 55th Street City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-180-09

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

Map ID 2, 5475 55th Street, is located on one parcel (APN 462-180-09-00) and was constructed in 1961. The parcel contains two U-shape and irregular in plan two-story multi-family residential buildings with an open courtyard in the center. The stucco clad buildings have flat roofs sheathed in rolled composition roofing with metal gutters creating a minor overhang. See Continuation Sheet Page 4.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7273.JPG, looking northeast, August 19, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1961 (ParcelQuest 2024)

*P7. Owner and Address:

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

*P8. Recorded by: (Name,

affiliation, address)
Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste.
M210
Pasadena, CA 91101

*P9. Date Recorded:

August 19, 2024

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

*Attachments: ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 13

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5475 55th Street

B1. Historic Name: Unknown

B2. Common Name: Huaxtepec Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Mid-Century Modern Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

5475 55th Street does not meet the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 2024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5475 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 10.

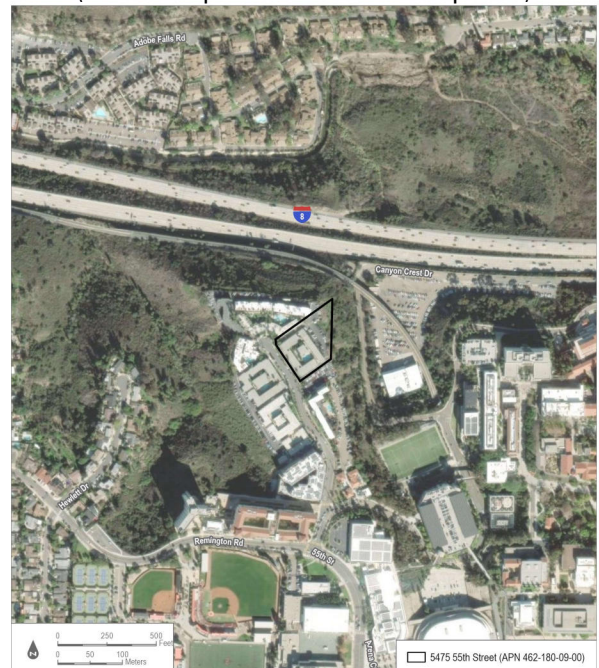
B13. Remarks:

*B14. **Evaluator:** Katie Ahmanson, MHC

*Date of Evaluation: October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP

Primary #

HRI#

Trinomial

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*Map Name: La Mesa, Calif.

*Scale: 1:24,000

*Resource Name or # (Assigned by recorder) 5475 55th Street

*Date of Map: 2024



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*Resource Name or # (Assigned by recorder) 5475 55th Street

*Recorded by: K. Ahmanson, Dudek

*Date: October 4, 2024 ☒ Continuation ☐ Update

P3a. Description (continued from page 1)

The building on the northeast side of the parcel connects by what appears to be a breezeway or corridor to a smaller rectangular building in the middle of the courtyard. The primary entrance is located on the primary (southwest) elevation and features a metal rail security gate that provides access to the courtyard and wall projections. Uncovered concrete balconies with metal railings extend from first and second stories of the rear (northeast) elevation and the second story of the southeast elevation. Fenestration on the primary (southwest), southeast, rear (northeast), and northwest elevations include grouped, metal frame sliding windows that repeat at regular intervals. The southeast portion of the courtyard contains a kidney-shaped swimming pool. Landscaping features grass lawns, mature palm trees, and shrubs. There are two paved driveways along the northwest and southeast sides of the parcel that lead to a paved parking lot that encircles the parcel to the rear (northeast) elevation and the southeast elevation. Relevant exterior alteration permits include the 2010 removal of the wooden exterior stairs and replace with concrete (Permit No. 204971). The roof material was also replaced in 2014 (Permit No. 358180). Observed alterations include the addition of a gate to the main entrance on the primary (west) elevation ca. 2018, and the replacement of the 10 balconies on the rear (east) elevation (Google Maps 2024).

The buildings display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Photograph 2).

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

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San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSU 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who

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owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company's Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect "the cloisters of a Spanish monastery or university" (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, "San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time" (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU's degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1961, Huaxtepec Hall was constructed. This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Huaxtepec Hall has continued to operate as multi-family residences with minimal alterations.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

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The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

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Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified Map ID 2 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, was constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, was constructed during this period. Map ID 2 has operated as a multi-family residential property since its construction in 1961. As a resource constructed in the early-1960s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 2 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 2 lacks a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operates the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910-1935), or Walter R. Hepner, the third president of SDSU (1935-1952), both of whom are cited as significant in the NRHP

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nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for this property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 2 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 2 lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, or contribute to the significance of a district. The multi-family residential building displays some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property is one of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. Map ID 2 is not an important example of a Mid-Century Modern style multi-family residential building in San Diego and merely follows a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resource as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary does not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. The building does not appear to contribute to a district. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 2 is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

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As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR, an integrity analysis was considered immaterial for the subject property.

Summary of Evaluation Findings

The subject property was evaluated in consideration of the NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5475 55th Street is recommended not eligible for inclusion in the NRHP, CRHR, or as a CHL due to a lack of significant associations and architectural merit.

***B12. References (continued from page 2):**

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Continuation



Update

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***P5b. Photographs (continued from page 1):**

Photograph 2. View of the rear (southeast) and northeast elevations of 5475 55th Street. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7272.

State of California - The Resources Agency
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PRIMARY RECORD

Primary #
HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) 5445 55th Street

P1. Other Identifier: Tarastec Hall/Map ID No. 3

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Mesa, Calif. Date 2024 T 16S; R 2W; ¼ of ¼ of Sec 15 & 22; San Bernardino B.M.

c. Address 5445 55th Street City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-220-07

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

Map ID 3, 5445 55th Street, is located on one parcel (APN 462-220-07-00) and was constructed in 1962. The parcel contains one multi-family residential building that is relatively "L" shaped in plan and four stories tall. The exterior walls are clad in smooth textured stucco and painted concrete masonry units (CMUs). The primary (southwest) elevation includes a paved driveway leading to the interior surface parking lot. See Continuation Sheet Page 4.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7268.JPG, looking southeast, August 19, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1962 (ParcelQuest 2024)

*P7. Owner and Address:

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

*P8. Recorded by: (Name, affiliation, address)
Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste. M210
Pasadena, CA 91101

*P9. Date Recorded:
August 19, 2024

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

*Attachments: ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5445 55th Street

B1. Historic Name: Unknown

B2. Common Name Tarastec Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Mid-Century Modern Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

5445 55th Street does not meet the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 5024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5445 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 10.

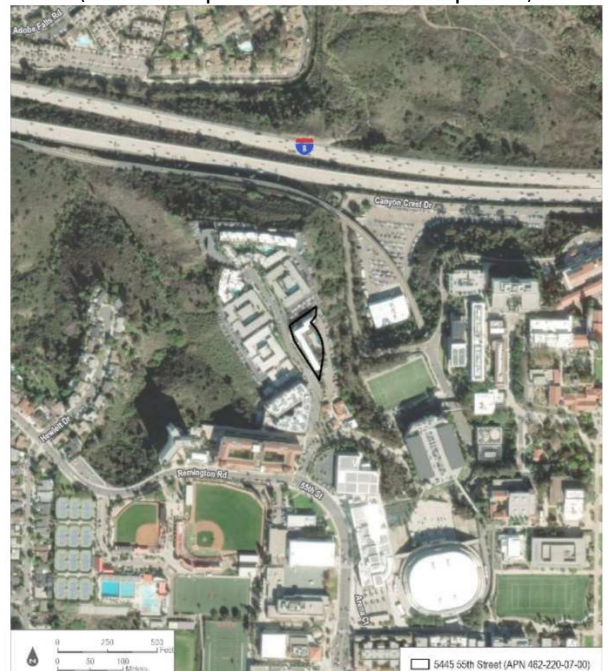
B13. Remarks:

*B14. **Evaluator:** Katie Ahmanson, MHC

*Date of Evaluation: October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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P3a. Description (continued from page 1)

The primary entrance consists of a metal security door set into a gate that leads to a stairwell. The stairwell is within a boxy five-story structure that extends approximately 8 feet from the main body of the building's primary (southwest) elevation and has exterior landings with concrete balconies and ornamental metal gates. The structure appears to provide access to the roof. The building's roof is flat with a wide overhang supported by metal poles on the primary (southwest) and rear (southeast) elevation that connect to the metal balcony railings below. This is repeated on floors two and three. Fenestration on all elevations include grouped, metal frame sliding windows with some floor-length glass sliding doors on the rear elevation. Landscaping features grass lawns, mature trees, and shrubs. Known alterations include the 2013 structural beam replacement (Permit No. 373573). Observed alterations include recladding of the building in stucco at an unknown date, the replacement of stucco clad balcony railings with metal railings at an unknown date, and addition to the top of the boxy five-story structure on the primary (southwest) elevation at an unknown date (SDSU Library 2024; Google Maps 2024).

The building displays additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; industrially plain doors; and deeply recessed vestibules (Photograph 2).

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

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San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSU 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who

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owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company's Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect "the cloisters of a Spanish monastery or university" (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, "San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time" (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU's degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1962, Tarastec Hall was constructed. This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Tarastec Hall has continued to operate as multi-family residences with minimal alterations.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

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The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

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Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified Map ID 3 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, was constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, was constructed during this period. Map ID 3 has operated as a multi-family residential property since its construction in 1962. As a resource constructed in the early-1960s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 3 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 3 lacks a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operates the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910-1935), or Walter R. Hepner, the third president of SDSU (1935-1952), both of whom are cited as significant in the NRHP

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nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for this property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 3 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 3 lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, or contribute to the significance of a district. The multi-family residential building displays some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property is one of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. Map ID 3 is not an important example of a Mid-Century Modern style multi-family residential building in San Diego and merely follows a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resource as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary does not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. The building does not appear to contribute to a district. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 3 is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

CONTINUATION SHEET

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Continuation



Update

As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR, an integrity analysis was considered immaterial for the subject property.

Summary of Evaluation Findings

The subject property was evaluated in consideration of the NRHP, the CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5445 55th Street is recommended not eligible for inclusion in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit.

***B12. References (continued from page 2):**

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*Resource Name or # (Assigned by recorder) 5445 55th

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***Pfa. Photographs (continued from page 1):**

Photograph 2. View of the north and rear (east) elevation of 5445 55th Street, facing southeast. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7268.

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

Primary #
HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) 5430 55th Street

P1. Other Identifier: Metepec Hall/Map ID No. 4

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County** San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** La Mesa, Calif. **Date** 2024 **T** 16S; **R** 2W; $\frac{1}{4}$ of $\frac{1}{4}$ of **Sec** 15 & 22; San Bernardino **B.M.**

c. Address 5430 55th Street **City** San Diego **Zip** 92115

d. UTM: (Give more than one for large and/or linear resources) **Zone,** mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-220-03

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

Map ID 4, 5430 55th Street, is located on one parcel (APN 462-220-03-00) and was constructed in 1959. The parcel contains one multi-family residential building that is U-shaped in plan. The northwest elevation opens to a central courtyard and pool accessed by a metal security door and fence. The building is two stories tall with exterior walls clad in smooth textured stucco and a flat roof with no eaves or overhang sheathed in rolled composition roofing. See Continuation Sheet Page 4.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property

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

P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7317.JPG, looking northwest, August 19, 2024

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1959 (ParcelQuest 2024)

***P7. Owner and Address:**

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste.
M210
Pasadena, CA 91101

***P9. Date Recorded:**
August 19, 2024

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

***Attachments:** ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5430 55th Street

B1. Historic Name: Unknown

B2. Common Name: Metepec Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Mid-Century Modern Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** N/A

Area: N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

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

5430 55th Street does not meet the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 5024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5430 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 10.

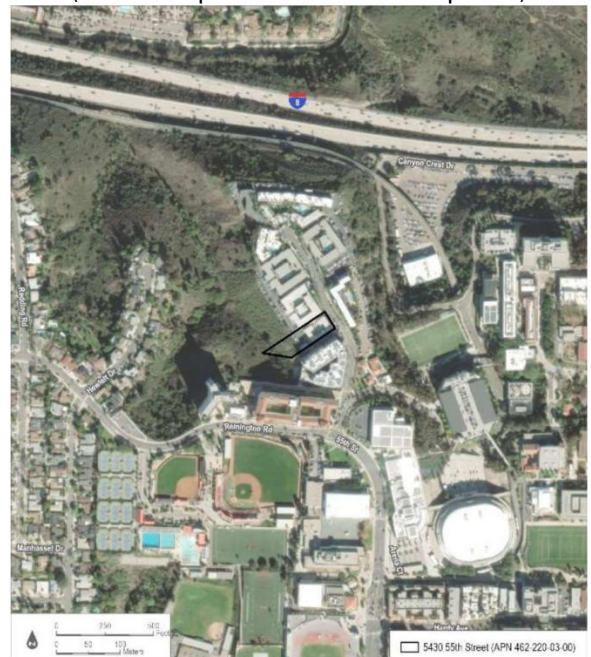
B13. Remarks:

*B14. **Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Primary#

HRI #

Trinomial

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P3a. Description (continued from page 1)

The primary (northeast) elevation with frontage on 55th Street does not have a direct entrance to the building. Landscaping on this elevation includes mature plants obscuring the majority of the first floor and a grass lawn extending to the sidewalk.

The primary (northeast) elevation displays as two sections. The left section is a two-story scored stucco wall with no fenestration. The right section displays a second-story projection with a band of concrete that supports evenly spaced and angled concrete folded plate wall sections. The angled sections appear to be decorative and do not contain windows or other openings. Fenestration on the northwest, northeast, southwest, and southeast elevations consist of grouped, metal frame sliding windows of varying sizes. The rear (southwest) elevation has a wooden staircase leading to a corner unit; the rest of the units are accessible through the courtyard. A paved driveway to the north of the building, as well as a pedestrian walkway along the south of the building, leads to the parking lot at the rear (southwest) of the building.

Observed alterations include recladding with stucco on the rear (southwest) and side elevations at an unknown date, vinyl sash window replacements on the rear (southwest) and side elevations at an unknown date, and the addition of metal rail fencing around the primary entrance at an unknown date.

The building displays additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Photograph 2).

*B10. Significance (continued from page 2):

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

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San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSU 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who

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owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company's Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect "the cloisters of a Spanish monastery or university" (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, "San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time" (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU's degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1959, Metepec Hall was constructed (Exhibit 1). This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Metepec Hall has continued to operate as multi-family residences with minimal alterations.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

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The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

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Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified Map ID 4 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, was constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, was constructed during this period. Map ID 4 has operated as a multi-family residential property since its construction in 1959. As a resource constructed in the late-1950s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 4 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 4 lacks a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operates the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910-1935), or Walter R. Hepner, the third president of SDSU (1935-1952), both of whom are cited as significant in the NRHP

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nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for this property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 4 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 4 lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, or contribute to the significance of a district. The multi-family residential building displays some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property is one of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. Map ID 4 is not an important example of a Mid-Century Modern style multi-family residential building in San Diego and merely follows a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resource as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary does not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. The building does not appear to contribute to a district. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 4 is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

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As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR, an integrity analysis was considered immaterial for the subject property.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5430 55th Street is recommended not eligible for inclusion in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit.

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***Pfa. Photographs (continued from page 1):**

Photograph 2. View of the rear (southwest) and southeast elevations of 5430 55th Street. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7236.JPG.

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

Primary #
HRI #

Trinomial

NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) 5450 55th Street

P1. Other Identifier: Zapotec Hall /Map ID No. 5

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Mesa, Calif. Date 2024 T 16S; R 2W; ¼ of ¼ of Sec 15 & 22; San Bernardino B.M.

c. Address 5450 55th Street City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-220-03

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

Map ID 5, 5450 55th Street, is located on one parcel (APN 462-220-02-00) and was constructed in 1959. The parcel contains three two-story, multi-family residential buildings that are relatively L-shape, U-shape, and square in plan with an open-air courtyard and pool in the center. The buildings are clad with stucco and painted CMU and include flat roofs sheathed in rolled composition roofing featuring horizontal wood board overhangs and open eaves with exposed rafters. See Continuation Sheet Page 4.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7259.JPG, looking northwest, August 19, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1959 (ParcelQuest 2024)

*P7. Owner and Address:

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

*P8. Recorded by: (Name, affiliation, address)
Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste. M210
Pasadena, CA 91101

*P9. Date Recorded:

August 19, 2024

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

*Attachments: ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5450 55th Street

B1. Historic Name: Unknown

B2. Common Name: Zapotec Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Mid-Century Modern Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** N/A

Area: N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

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

5450 55th Street does not meet the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 5024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5450 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 10.

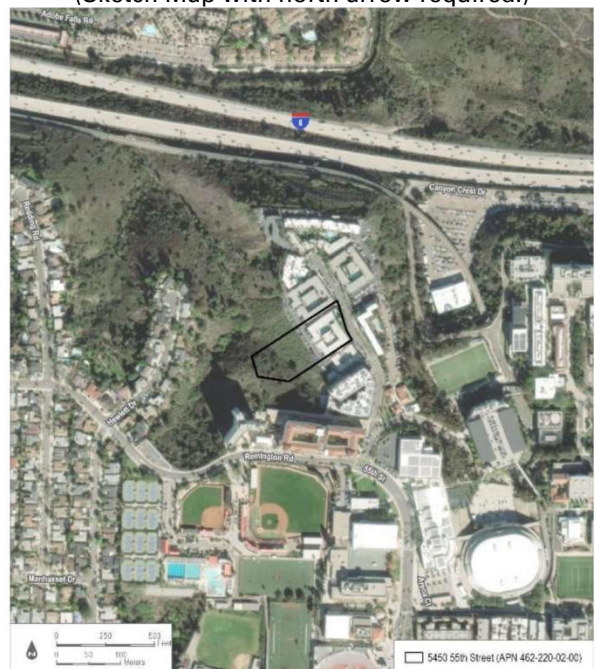
B13. Remarks:

*B14. **Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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P3a. Description (continued from page 1)

This wood board overhang continues beyond the building and connects the north and south buildings. This overhang is present on the other three elevations, but narrower and no eaves are present. A portion of the primary (northeast) elevation extends out farther to the sidewalk along 55th Street and includes two "Vista-View" concrete screen block decorations. A second-story balcony is visible on the primary (northeast) elevation. The rear (southwest) elevation contains one concrete balcony, as well as a tall metal frame security gate that leads to the interior courtyard. Fenestration on the northwest, southwest, and southeast elevations consists of grouped, metal frame sliding windows of varying sizes. There are paved driveways to the north and south of the buildings that lead to a parking lot at the western end of the parcel. A curved concrete pedestrian pathway leads from the sidewalk to the primary entrance, accessed by a metal security door and gate. The primary (northeast) elevation is landscaped with low hedges against the building, a grass lawn that extends to the sidewalk, as well as mature trees and plants.

Noted alterations include replacing the exterior wood stairs with concrete and grading work for storm drain replacements in 2010 (Permit No. 204971; Permit No. 206021). The roofing material was replaced in 2017 (Permit No. 564416). Observed alterations include the addition of metal rail security doors and gates between 2014 and 2017, and at an unknown date the building was reclad in stucco (Google Maps 2024; SDSU Library 2024).

The building display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Photograph 2).

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

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San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSU 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who

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owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company's Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect "the cloisters of a Spanish monastery or university" (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, "San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time" (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU's degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1959, Zapotec Hall was constructed. This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Zapotec has continued to operate as multi-family residences with minimal alterations.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

CONTINUATION SHEET

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The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

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Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified Map ID 5 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, was constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, was constructed during this period. Map ID 5 has operated as a multi-family residential property since its construction in 1959. As a resource constructed in the late-1950s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 5 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 5 lacks a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operates the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP

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nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for this property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 5 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 5 lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, or contribute to the significance of a district. The multi-family residential building displays some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property is one of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. Map ID 5 is not an important example of a Mid-Century Modern style multi-family residential building in San Diego and merely follows a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resource as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary does not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. The building does not appear to contribute to a district. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 5 is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

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As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR, an integrity analysis was considered immaterial for the subject property.

Summary of Evaluation Findings

The subject property was evaluated in consideration of the NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5450 55th Street is recommended not eligible for inclusion in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit.

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***Pfa. Photographs (continued from page 1):**

Photograph 2. View of the rear (northwest) and northeast elevations of 5450 55th Street. Photograph taken on July 30, 2024.



Source: Dudek, IMG_7234.JPG

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: (Assigned by recorder) 5460 55th Street

P1. Other Identifier: Toltec Hall/Map ID No. 6

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Mesa, Calif. Date 2024 T 16S; R 2W; ¼ of ¼ of Sec 15 & 22; San Bernardino B.M.

c. Address 5460 55th Street City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-220-01

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

Map ID 6, 5460 55th Street, is located on one parcel (APN 462-220-01-00) and was constructed in 1960. The parcel contains three two-story, multi-family residential buildings that are relatively U-shape, rectangular, and L-shape in plan with an open-air courtyard and pool in the center. There are paved driveways to the north and south of the buildings that lead to a parking lot at the rear (southwest) elevation. See Continuation Sheet Page 4.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7151.JPG, looking southwest, August 19, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1960 (ParcelQuest 2024)

*P7. Owner and Address:

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

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

Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste.
M210
Pasadena, CA 91101

*P9. Date Recorded:

August 19, 2024

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

*Attachments: ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 13

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5460 55th Street

B1. Historic Name: Unknown

B2. Common Name: Toltec Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Mid-Century Modern Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme** N/A

Area: N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

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

5460 55th Street does not meet the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 5024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5460 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 10.

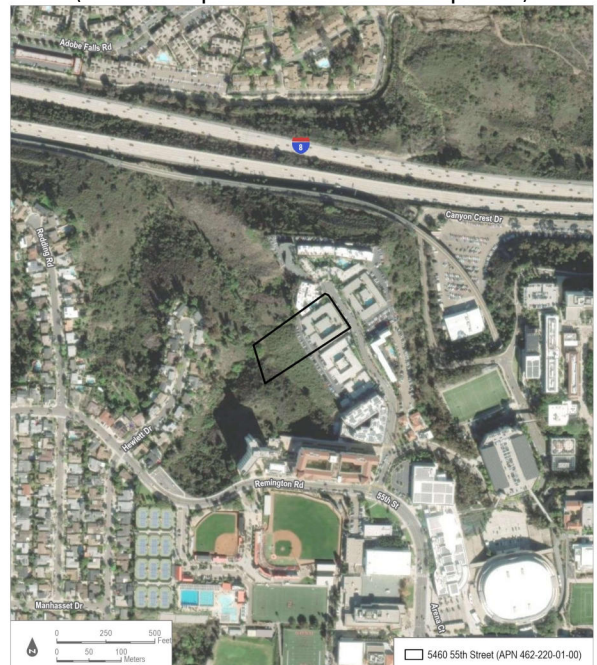
B13. Remarks:

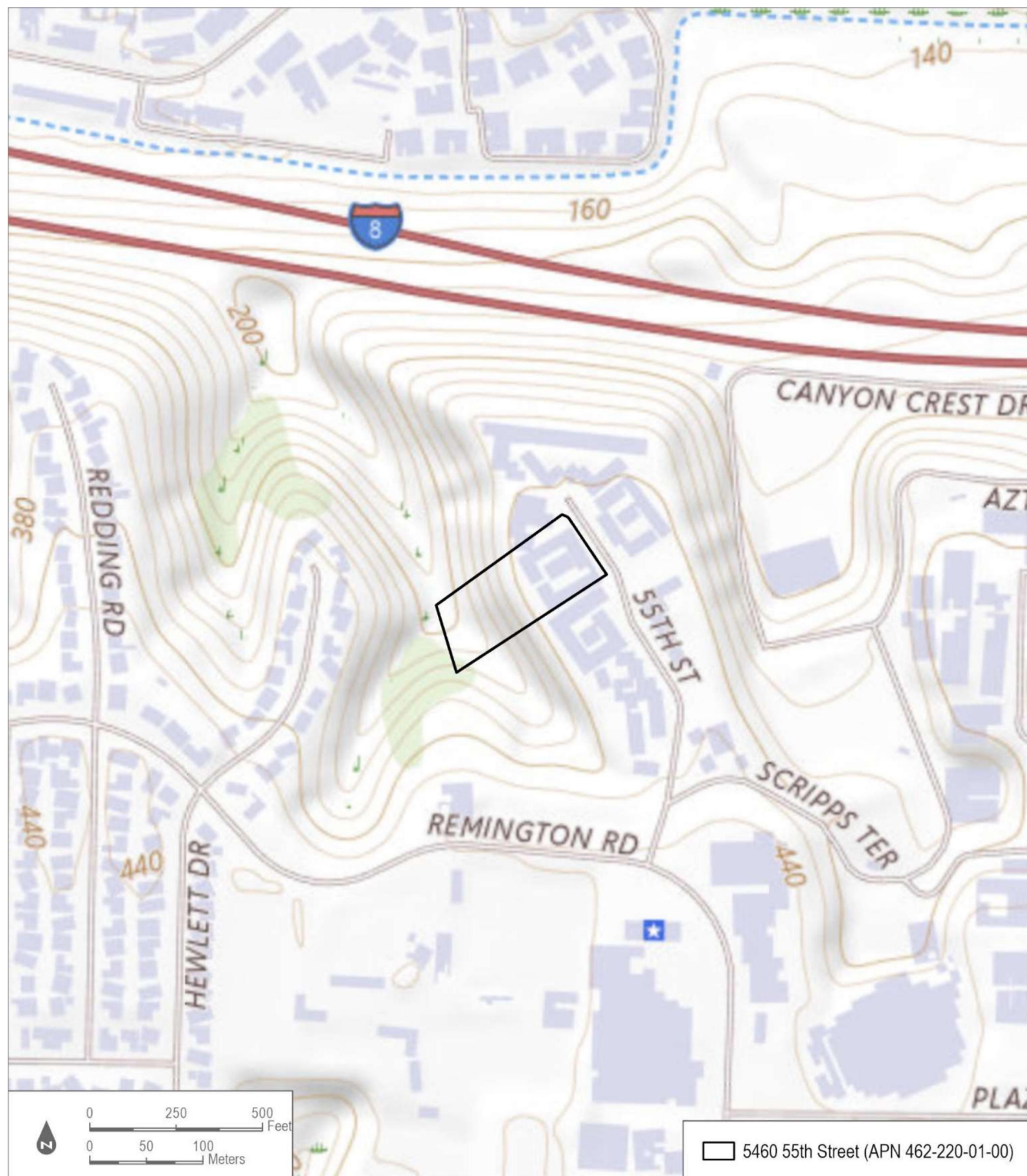
*B14. **Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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P3a. Description (continued from page 1)

The exterior walls are clad in rough textured stucco with sections of stone veneer. A paved pedestrian pathway under a stucco and wood awning that connects two of the buildings provides access to the interior courtyard. The roof is flat with a horizontal wood board overhang and open eaves. This wood board overhang continues beyond the building and connects the north and south buildings. This overhang is present on the other three elevations, but narrower and no eaves are present. Two balconies are visible on the primary elevation at opposite ends of the building. The primary entrance is accessed by a set of concrete steps leading to two metal frame glass doors from 55th Street. The rear (southwest) elevation contains three concrete balconies with a deeper roof overhang as well as a metal frame security gate that leads to the interior courtyard. Fenestration on all elevations consists of grouped, metal frame sliding windows of varying sizes. Landscaping includes low hedges, a grass lawn that extends to the sidewalk, as well as mature trees and plants.

Known alterations include the replacement of the exterior wooden stairs with concrete stairs in 2010, reroofing with plywood in 2014, the addition of ADA-compliant walkways and parking spaces in 2017, and the replacement of the roof in kind in 2016 (Permit No. 204971; Permit No. 357480; Permit No. 409755; Permit No. 504176). Observed alterations include recladding of the building in stucco at an unknown date, and the addition of a metal rail security gate to the primary entrance between 2014 and 2017 (SDSU Library 2024; Google Maps 2024).

The building display additional elements of the Mid-Century Modern architectural style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors (Photograph 2).

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots,

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a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSU 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICOHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

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Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company’s Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect “the cloisters of a Spanish monastery or university” (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, “San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time” (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU’s degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU’s integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Cetrer and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1967, Toltec Hall was constructed. This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Toltec Hall has continued to operate as multi-family residences with minimal alterations.

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Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials

CONTINUATION SHEET

Primary#

HRI #

Trinomial

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- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified Map ID 6 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, was constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, was constructed during this period. Map ID 6 has operated as a multi-family residential property since its construction in 1967. As a resource constructed in the late-1960s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that these resources are associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 6 does not

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meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 6 lacks a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operates the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP nomination for the historic district. As an apartment building, the units have been occupied by a variety of people. Archival research did not identify associations for this property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 6 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 6 lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, or contribute to the significance of a district. The multi-family residential building displays some characteristics of the Mid-Century Modern style including: two stories in height; low, boxy, horizontal proportions; simple geometric forms with a lack of exterior decoration; a flat roof with a parapet; stucco cladding; mass-produced materials; simple metal windows; and industrially plain doors. Due to its easily replicable components and economic efficiency, Mid-Century Modern design elements were commonly applied to multi-family residential buildings in the 1950s and 1960s. As an undistinguished example of the style, the subject property is one of many such multi-family residential buildings that exhibit similar stylistic elements constructed in the post-World War II building boom in on the SDSU campus, as well as in San Diego and California at large. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. Map ID 6 is not an important example of a Mid-Century Modern style multi-family residential building in San Diego and merely follows a pattern of design previously established in the area. There are better and more intact examples of Mid-Century Modern multi-family residential buildings throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resource as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary does not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. The building does not appear to contribute to a district. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 6 is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

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CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR, an integrity analysis was considered immaterial for the subject property.

Summary of Evaluation Findings

The subject property was evaluated in consideration of NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5460 55th Street is recommended not eligible for inclusion in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit.

***B12. References (continued from page 2):**

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*Resource Name or # (Assigned by recorder) 5460 55th Street

*Recorded by: K. Ahmanson, Dudek

*Date: October 4, 2024 ☒ Continuation ☐ Update

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*Resource Name or # (Assigned by recorder) 5460 55th Street

*Recorded by: K. Ahmanson, Dudek

*Date: October 4, 2024 ☒ Continuation ☐ Update

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***Pfa. Photographs (continued from page 1):**

Photograph 2. View of the rear (west) elevation of 5460 55th Street. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7216.JPG.

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

Primary #

HRI #

Trinomial

NRHP Status Code 3S

Other Listings

Review Code

Reviewer

Date

Page 1 of 14

*Resource Name or #: (Assigned by recorder) 5484 55th Street

P1. Other Identifier: Mixquic Hall/Map ID No. 7

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Mesa, Calif. Date 2024 T 16S; R 2W; ¼ of ¼ of Sec 15 & 22; San Bernardino B.M.

c. Address 5484 55th Street City San Diego Zip 92115

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 462-180-01

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

Map ID 7, 5484 55th Street, is located on one parcel (APN 462-180-01-00) and was constructed in 1958. The parcel contains one two-story multi-family residential building that is rectangular in plan and constructed on a semi-circular lot. Exterior walls are clad in smooth textured stucco with sections of painted horizontal wood board and decorative patterned CMU blocks. The flat roof is sheathed in rolled composition roofing. The primary (northeast) elevation has a metal stairway leading to units with frontage on 55th Street. See Continuation Sheet Page 4.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7146.JPG, looking northwest, August 19, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1958 (ParcelQuest 2024)

*P7. Owner and Address:

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

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

Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste. M210
Pasadena, CA 91101

*P9. Date Recorded:

August 19, 2024

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

*Attachments: ☐ NONE ☒ Location 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 ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 14

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 5484 55th Street

B1. Historic Name: Albert Manor

B2. Common Name: Mixquic Hall

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. **Architectural Style:** Contemporary

*B6. **Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Romeo Rodriguez

b. Builder: Selten Construction Company

*B10. **Significance: Theme** Architecture

Area: San Diego

Period of Significance 1958 **Property Type** Apartment Building **Applicable Criteria** NRHP/CRHR C/3

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

5484 55th Street is recommended as eligible for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) under NRHP/CRHR Criterion C/3 in the area of architecture. The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC). The property is considered a historical resource under CEQA. The property was also evaluated in accordance with California PRC 5024 and is recommended for listing on the state's Master List because it meets NRHP Criterion C. The property does not meet the criteria for a California Historical Landmark. This evaluation assigns a 3S California Historical Resources Status Code to 5484 55th Street. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet Page 11.

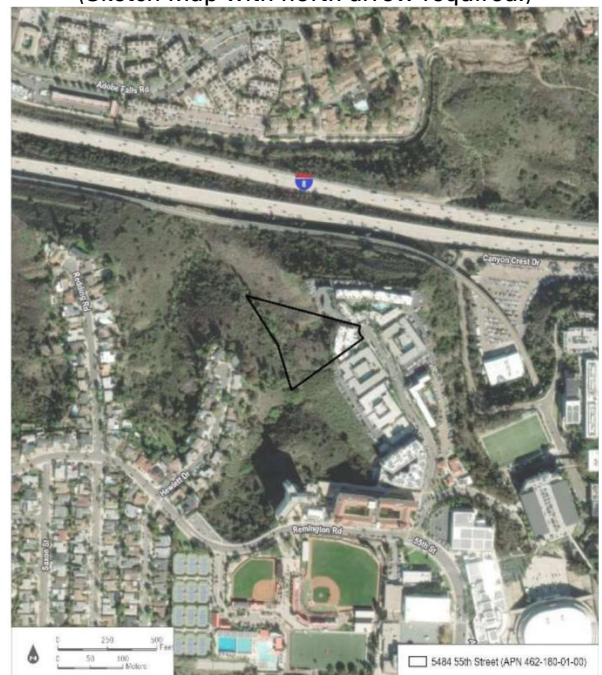
B13. Remarks:

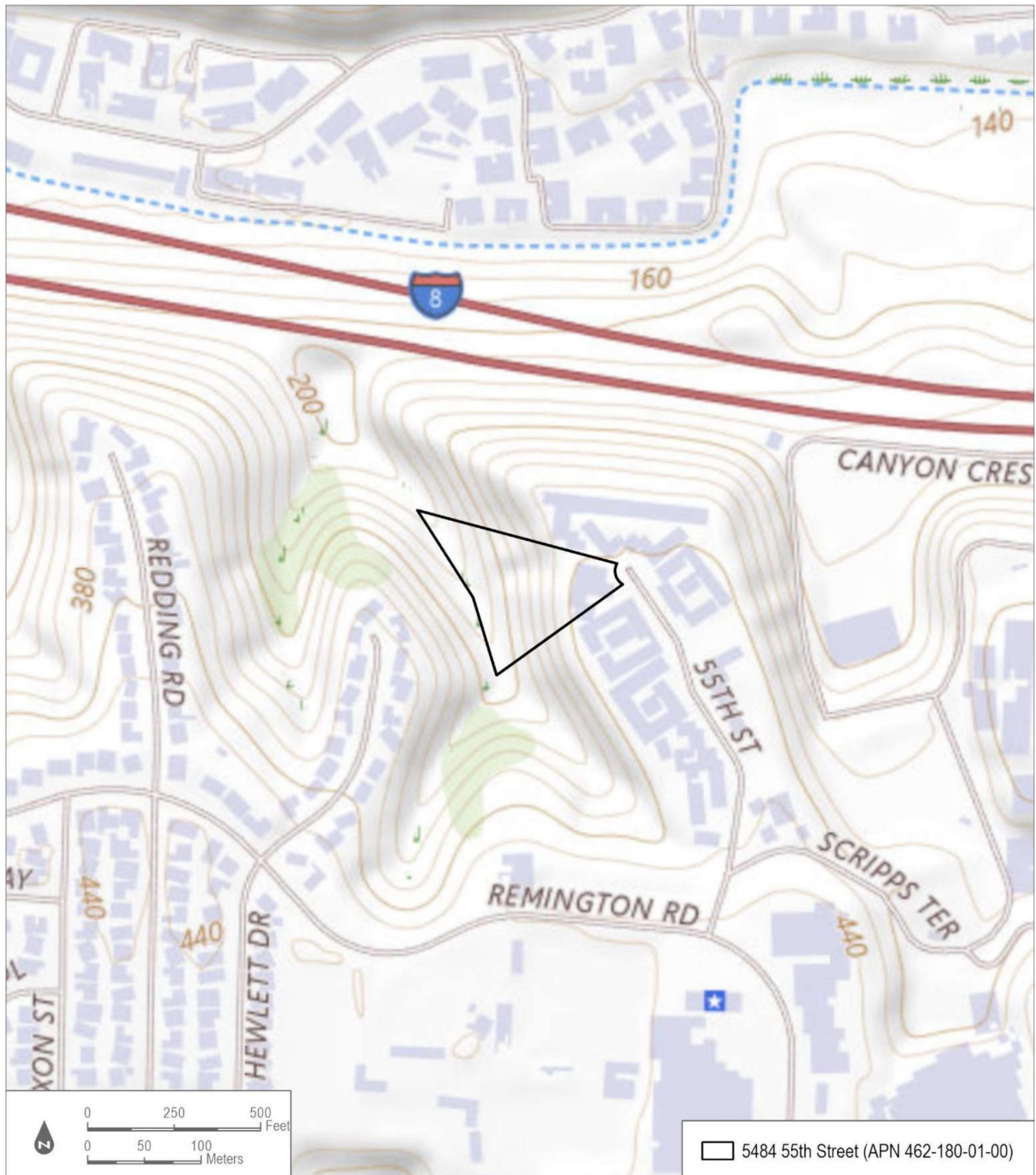
*B14. **Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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*Resource Name or # (Assigned by recorder) 5484 55th Street

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P3a. Description (continued from page 1)

Portions of the second story are cantilevered over a carport below some of the residential units. The cantilevered portion of the second floor has a balcony with a low metal railing that are connected to three metal poles supporting a roof overhang that is angled on one side. Along the north end of the property is a low concrete wall. The interior courtyard and pool are accessed from the southeast by a wood fence. The rear (southwest) of the building has balconies overlooking grass lawn and enclosed by chain link fencing. Fenestration includes floor to ceiling aluminum framed windows on both the first and second stories, metal frame horizontal sliding windows, as well as metal framed sliding windows that are grouped with the larger windows on some elevations. Landscaping includes hedges and a small portion of grass lawn (Photograph 2).

Observed alterations include reroofing at an unknown date, and the partial replacement of the second-story balcony railing with iron in 2020 (Google Maps 2024). Archival research indicates that the building is undergone minimal alterations since its construction (SDUT 1958: 75).

The building display additional elements of the Contemporary architectural style including flat roof, wide overhanging eaves, an asymmetrical main façade, stucco aluminum framed windows recessed/ obscured entry, and attached carport.

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

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San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSJL 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who

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owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company's Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (SDSU 2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect "the cloisters of a Spanish monastery or university" (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, "San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time" (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU's degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU's integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1958, Mixquic Hall, which historically was named Albert Manor, was constructed on an undeveloped land by Selten Construction Company and designed by Romeo Rodriguez for the owner, La Salle Hotel Company (SDUT 1958: 71). It was designed in the Contemporary style of architecture and was advertised as "luxurious living" (SDET 1958: 51). It was designed to have 12 units containing 2 and 3 bedrooms. The architect designed the apartments around a central court that contains the swimming pool and a pool-side sun deck (Exhibit 1). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, Mixquic Hall has continued to operate as multi-family residences with minimal alterations.

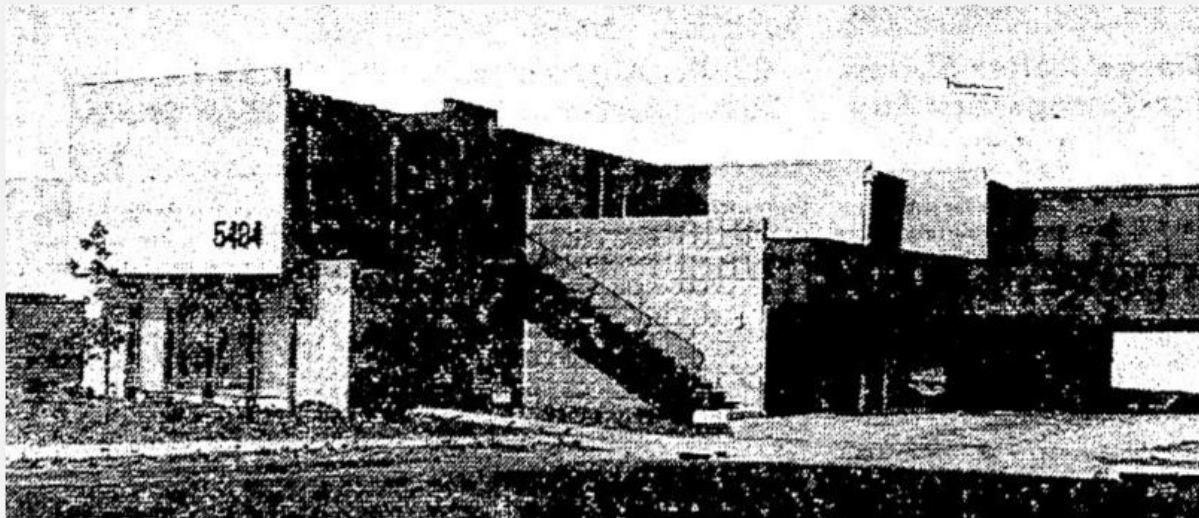
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Exhibit 1. Historical image of 5484 55th Street in the *San Diego Union* from September 14, 1958.



Source: SDUT 1958.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (Heritage Architecture & Planning 2007: 25-27).

The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (Heritage Architecture & Planning 2007: 27).

After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (Heritage Architecture & Planning 2007: 35-36).

Architectural Style: Contemporary (1945–1990)

Contemporary style buildings were prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time period. The style rejects traditional decoration and exterior sleekness. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 5484 55th Street

*Recorded by: K. Ahmanson, Dudek

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(McAlester 2019: 628-645). The Contemporary style integrates into the surrounding landscape.

Key character-defining features of the Contemporary Style include the following (McAlester 2019: 628-645):

- Strong roof forms that are flat, low pitched gable roofs, shed or butterfly
- Wide, overhanging eaves
- Large windows, often aluminum framed
- Non-traditional exterior materials (stucco, concrete block, flagstone, vertical wood) evoking a variety of textures
- Asymmetrical main façade
- Recessed or obscured entry
- Attached garages or carports

Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result, apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified as Map ID 7 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, were constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, were constructed during this period. Map ID 7 has operated as multi-family residential property since its construction in 1958. As a resource constructed in the late 1950s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did

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*Resource Name or # (Assigned by recorder) 5484 55th Street

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not in and of itself represent a significant pattern of development. Research also did not reveal that the subject property is associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 7 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 7 lacks a direct and significant association with the productive life of any person considered important in history. The La Salle Hotel Company owned the property when it was constructed in 1958. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operated the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP nomination for the historic district. As an apartment building the units have been occupied by a variety of people. Archival research did not identify associations for the subject property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 7 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Map ID 7 (Mixquic Hall) meets NRHP Criterion C and CRHR Criterion 3 in the area of architecture at the local level of significance because it embodies the distinctive characteristics of the Contemporary style. The period of significance is 1958, its date of construction. The boundary for the property is the parcel on which it sits because that is its historical boundary. The Contemporary style is evidenced in the building's: plan with an enclosed courtyard, flat roof with overhangs, stucco cladding, repetitive ornamental designs in the masonry walls, balconies and decks, attached carport, aluminum frame windows. The San Diego Modernism Historic Context Statement states that despite the Contemporary architectural style being relatively popular in San Diego post-World War II "many of these homes and buildings have been extensively remodeled diminishing their level of integrity and reducing the abundance of good examples from this sub-style substantially." Due to the low number of intact examples of the style, any property that retains a high degree of integrity such as Map ID 7 "should therefore be considered for individual designation." For these reasons Mixquic Hall is an important local example of its design under this criterion.

As to Criterion C/3 and architectural distinction for the work of a master, archival research did not identify the architect, Romeo Rodriguez as a notable architect. Newspaper articles indicate that Rodriguez had offices in Beverly Hills, California. There is no indication the subject property is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resources as being associated with a notable architect, builder, or designer. He was also not listed in the City of Los Angeles' SurveyLA historic context statements. There is no indication that the property is a distinguished example of work that was designed by a master architect.

The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the San Diego State College Historic District's boundary and does not contribute to the significance of the historic district, which previously was deemed historically significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. Mixquic Hall and the surrounding apartment buildings do not constitute a historic district.

Overall, when considered relative to the applicable criterion, the subject property retains sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 8 is not significant as sources, or likely sources, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lack significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

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*Resource Name or # (Assigned by recorder) 5484 55th Street

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As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

While the building is architecturally significant, it does not rise to the level of being eligible as a CHL because there are better examples of the Contemporary style applied to an apartment building not only in the Southern California region, but also in the state. This building is not a prototype, and while an important example of its style, it is not an outstanding example which is what is required under the CHL criteria. Nor is it a prototype of or an outstanding example of an architectural movement and is not a notable work of the architect, Romeo Rodriguez or the building firm Selten Construction. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

The subject property at 5484 55th Street retains a high level of integrity with very minor alterations including reroofing, which is not visible from the public right of way and the replacement of part of the second-story balcony railing with iron in 2020. The fenestration and exterior cladding materials appear to be original, and no building permits were filed for their replacement. The property retains its original form, proportion, structure, plan, style, and the majority of its materials. In comparing the property to others in mid-century neighborhoods such as La Jolla, Pacific Beach, Hillcrest, Mission Hills, North Park, and Point Loma it is notable for its distinctive characteristics and high level of integrity.

The property retains the integrity of location, as it maintains the physical location where it was constructed in 1958.

Design is defined as the combination of elements that create the form, plan, space, structure and style of the property. This building reflects its historic function (a residential apartment building) as well as its historic functions. The building conveys its Contemporary design in its massing, pattern of fenestration, textures of surface materials, its intended lack of ornamental detailing. Therefore, the subject property retains integrity of design.

Setting is the physical environment of a historic property. The character of the property and its surrounding has not changed. The adjacent apartment complexes were constructed with 5 years of this building. Most importantly nothing has been constructed behind this building leaving the original view west and southwest towards the hills and mesas of College West intact. Therefore, the subject property retains integrity of setting.

Integrity of materials is retained because the physical elements that were combined during its design and construction has not changed. When comparing it to photographs in the newspaper the building has not lost most of its historic materials and very little non-historic materials have been introduced. In 2020, portions of the wood balcony railing were replaced with metal railings. Despite this it retains most of its materials including its stucco finishes, concrete stairs, aluminum framing around the windows, and wood accents. The key exterior materials dating from 1958 are intact. Therefore, the subject property retains few materials dating from the period of its historic significance (1958) and retains integrity of materials.

The physical evidence of the craftsmanship required to create the 1958 multi-family residence has remained. With original materials, workmanship, and design remaining intact, the property conveys a sense of a particular period and style. The present physical features convey the property's historic character as a significant Contemporary style design completed in the 1950s. Therefore, the property retains integrity of workmanship.

The building retains integrity of feeling because it projects the historic sense of a late-1950s Contemporary style apartment building. Its historic character can be seen because its integrity of design, materials, workmanship and setting are intact. Therefore, the subject property retains integrity of feeling.

Finally, the subject property retains integrity of association because it is an excellent example of its style and exhibits the character-defining features of the style and period. The property reflects this architectural style and retains its association. Therefore, there is no historic association of which the subject property would retain integrity.

In summary, the subject property retains integrity of location, design, setting, materials, workmanship, feeling, and association. Therefore, the property meets the requisite integrity to warrant designation as a historic resource.

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*Resource Name or # (Assigned by recorder) 5484 55th Street

*Recorded by: K. Ahmanson, Dudek

*Date: October 4, 2024 ☒ Continuation ☐ Update

Summary of Evaluation Findings

The subject property was evaluated in consideration of the NRHP, CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5450 55th Street is recommended eligible for inclusion in the NRHP, CRHR, under Criterion C/3 in the area of architecture. It is recommended that it be listed on state's Master List.

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*Recorded by: K. Ahmanson, Dudek

*Date: October 4, 2024 ☒ Continuation ☐ Update

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*Pfa. **Photographs (continued from page 1):**

Photograph 2. View of the south elevation of 5484 55th Street. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7208.JPG.

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

Primary # P-37-035268 - UPDATE
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) 5505 Montezuma Road - UPDATE

P1. Other Identifier: University Towers/Map ID No. 8

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County** San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** La Mesa, Calif. **Date** 2024 **T** 16S; **R** 2W; $\frac{1}{4}$ of $\frac{1}{4}$ of **Sec** 15 & 22; San Bernardino **B.M.**

c. Address 5505 Montezuma Road **City** San Diego **Zip** 92115

d. UTM: (Give more than one for large and/or linear resources) **Zone,** mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 466-300-12

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

Map ID 8, 5505 Montezuma Road, is located on one parcel (APN 466-300-12-00) and was constructed in 1967. The parcel contains one multi-family residential building that is rectangular in plan and nine-stories in height. To the direct west is a single-story commercial building connected to the residential building by a covered concrete walkway. The residential portion of the site is clad in rough-textured stucco CMU blocks. See Continuation Sheet Page 4.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, IMG_7104.JPG, looking southwest, August 19, 2024

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1967 (ParcelQuest 2024)

***P7. Owner and Address:**

Aztec Shops LTD
5500 Campanile Drive
San Diego, CA 92182

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, MHC
Dudek
225 South Lake Avenue, Ste. M210
Pasadena, CA 91101

***P9. Date Recorded:**
August 19, 2024

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Historic Resources Technical Report Evolve Student Housing Project*. Prepared for San Diego State University.

***Attachments:** ☐ NONE ☒ Location 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 ☐ Sketch Map ☒ Other (List): DPR Form Set for P-37-035268

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 5505 Montezuma Road - UPDATE

B1. Historic Name: Unknown

B2. Common Name: University Towers

B3. Original Use: Apartment Building

B4. Present Use: Apartment Building

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations) See Continuation Sheet Page 4.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: parking lot to the east.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area: N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

The subject property was previously evaluated by ACE Environmental, LLC in 2012 and assigned a 6Y California Historical Resources Status Code. The previous DPR form set is attached.

Dudek reevaluated the property and recommends that 5505 Montezuma Road does not meet the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or California Historical Landmark (CHL). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC) and California PRC 5024. The property is not considered a historical resource under CEQA and is not recommended to be placed on the state's Master List. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 5505 Montezuma Road. See Continuation Sheet Page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet Page 10.

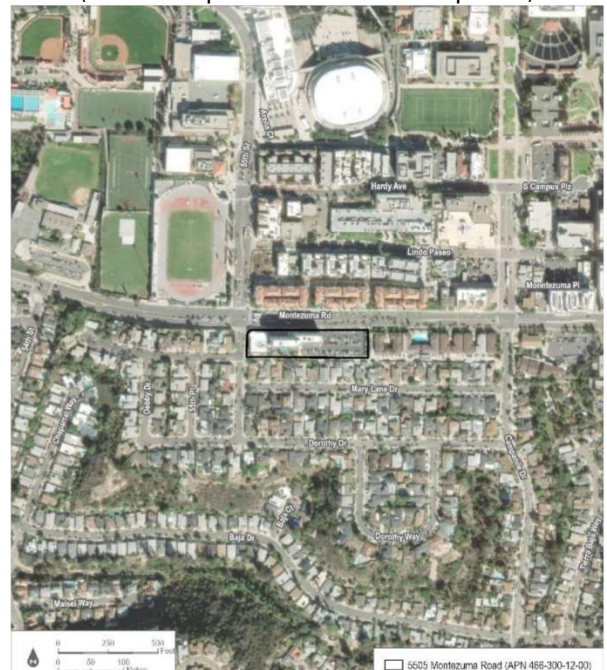
B13. Remarks:

*B14. Evaluator: Katie Ahmanson, MHC

*Date of Evaluation: October 4, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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***Resource Name or #** (Assigned by recorder) 5505 Montezuma Road – UPDATE

***Recorded by:** K. Ahmanson, Dudek

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P3a. Description (continued from page 1)

The flat roof is sheathed in rolled composition roofing with a low parapet that encircles the building. The primary entrance is a pair of glass entry door located on the north elevation beneath a metal overhang with low brick walls supporting metal beams. Fenestration consists of metal framed sliding and fixed windows grouped and repeated at regular intervals. Below each window grouping is a decorative concrete platform that extends out from the main body of the building.

The commercial portion of the site is rectangular in plan with a rounded and extended decorative metal corner that faces out to the intersection of Montezuma Road and 55th Street. The building is clad in stucco with a decorative metal overhang that creates a parapet above the primary (north) elevation and entrance. A CMU block wall at the building's northwest corner creates an outdoor patio. The primary entrances are a pair and single metal storefront doors on the north elevation. Fenestration includes metal storefront windows with awning windows above. Landscaping around both buildings consist of mature trees, hedges in raised concrete planters, and small plantings (Photograph 2). Observed alterations include reroofing of the one-story building and remodel of the primary (north) elevation ca. 2013, removal of driveway along the primary (north) elevation and addition of a curved covered walkway enclosed by a concrete wall ca. 2013, and window replacements at an unknown date (Google Maps 2024; NETR 2024a).

***B10. Significance (continued from page 2):**

The following historic context is adapted from the Cultural Resources Inventory and Evaluation Report for the Evolve Student Housing Project prepared in October 2024 by Dudek.

Historical Overview of the City of San Diego

In 1769, Spanish colonial settlement began, and multiple expeditions arrived in San Diego by land and sea within that year. In 1798, the Mission San Luis Rey de Francia was founded by padre Fermín Lasuén, with the Mission itself being completed in 1802. Outside the Mission itself, the Spanish built a system of *asistencias* in interior Riverside and northern San Diego Counties, including at Pala and Santa Ysabel to support the Mission and raised cattle and crops to feed the Mission (McGrew 1922: 25; Sherman 2001: 20–22).

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations (Sherman 2001: 23, 27; Mills 1985: 1-20).

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. On February 18, 1850, the California State Legislature formally organized San Diego County. San Diego grew slowly during the next decade. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (Mills 1985: 1-20; Sherman 2001: 45–46).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Examples of the Victorian Era architectural styles remain in these communities. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved (Mills 1985: 1-20; McGrew 1922: 117-135).

San Ysidro began to be developed around the turn of the twentieth century. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. In

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addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes (Mills 1985: 1-20; McGrew 1922: 182-183).

There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. Many of the communities that have developed since represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks (Mills 1985: 1-20; McGrew 1922: 272-277).

Development of Higher Education in San Diego

Universities and Colleges were developed in the state as the population expanded during the California Gold Rush (1848–1855). SDSU was the first school of higher education established in San Diego when it was constructed as the San Diego Normal School in 1897 (SDSU 2024). In 1914, San Diego City College was the first community college in San Diego and the fifth community college established in California. Classes were initially held at San Diego High School before sharing facilities with the San Diego Normal School in 1921 (SDCC 2024). Early colleges and universities during this period often consisted of rectangular plan multistory massing, with high ceilings and tall windows for interior illumination. These buildings often exhibited Period Revival styles, such as the Neo-Classical style of the San Diego Normal School (Stadtman 1967).

During the 1920s and 1930s, school design trended toward Period-Eclectic styles and began to emphasize outdoor space, openness, and interconnection between buildings (Sapphos 2014: 33). Building plans including elongated L shapes, T shapes, H shapes, or U shapes, which created outdoor courtyard spaces (Sapphos 2014: 35). The desire for indoor-outdoor connection further manifested in the creation of outdoor fields for sports and physical education. In 1931, SDSU moved to its current location at 5500 Campanile Drive on 29 acres, after enrollment at the school outgrew the previous campus. The school was expanded to include a central quad that embodied the Progressive Era focus on outdoor learning spaces (SDSU 2024).

After the conclusion of World War II in 1945, Southern California experienced a population and corresponding construction boom. The population of San Diego increased from 203,341 in 1940 to 333,865 in 1950 (SDHC 2024). To serve to growing community, several new colleges and universities were constructed during the second half of the twentieth-century including the University of San Diego in 1949, California Western School of Law in 1952, San Diego Mesa College in 1964, Thomas Jefferson School of Law in 1969, San Diego Miramar College in 1969, Point Loma Nazarene University in 1973, International College of Holistic Studies College in 1984, and NewSchool of Architecture and Design in 1991 (USD 2024; CWSL 2024; SD Mesa College 2024; TJSL 2024; SD Miramar College 2024; PLNU 2024; NCAD 2024; ICOHS College 2024). While schools such as the University of San Diego and SDSU embraced the popularity of the Spanish Colonial Revival and Mediterranean Revival style from the early twentieth-century, later schools began to display the Mid-Century Modern style including San Diego Mesa College, Thomas Jefferson School of Law, and San Diego Miramar College.

Historical Overview of San Diego State University

SDSU was originally founded as a training facility for elementary school teachers by a board of trustees appointed by the governor. The school was expanded in 1905 with roads, landscaping, two new tennis courts, and a basketball court, and a new building was constructed in 1909 (SDS 1905: 4; SDS 1909: 6). The campus was further expanded in 1923, with the *San Diego Sun* reporting that “one of the most imposing buildings in the country—where twenty-five high-grade instructors, constitute its ever-increasing faculty—is situated in about the center of a great and beautiful plateau” (SDS 1912: 13). In 1921, the school was reestablished as the San Diego State Teachers College. During this period, the curriculum, faculty, degree and credential programs, and facilities were each expanded. In 1928, Alphonzo E. Bell, who owned the Bell-Lloyd Investment Company of Los Angeles, donated 125 acres of the company’s Mission Palisades tract in San Diego for the construction of a new campus. Construction of the campus began on October 7, 1929, and by 1931, the college was moved to the newly completed campus, the present site of the SDSU campus (Exhibit 2) (SDSU

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2024; Wade et al. 1997: Section 7: 2).

The San Diego State Teachers College was designed by architect Howard Spencer Hazen. Each building was designed in the Spanish Colonial Revival style to reflect “the cloisters of a Spanish monastery or university” (Wade et al. 1997: Section 7:2). In 1934, the *San Diego Sun* reported that, “San Diego State College has grown faster than any other state college in the past five years ... Its enrollment has increased 275 per cent in that space of time” (SDS 1934: 13). As a result, the school faced a problem of inadequate student housing (SDS 1937: 2). Despite setbacks due to the Great Depression, construction of the campus continued during the early 1930s with pre-allocated funds, donations, and the help of the Works Progress Administration (WPA) (Wade et al. 1997: Section 7: 2). In 1937, the first off-campus student residence hall, Quetzal Hall, was constructed at 5186 College Avenue to accommodate forty female students (Ceballos 2012). Followed by the construction of two more residences halls, Toltec and Tarastec Halls, in 1950 at 5375 Remington Road (SDSU Library 2024).

The state legislature authorized the expansion of SDSU’s degree programs beyond teacher education to become a state college in 1935, thus San Diego State Teachers College became San Diego State College. The onset of World War II saw a decrease in enrollment and faculty because many departed SDSU to participate in the war effort. Following World War II, the pent-up demand and rapid population growth throughout the state, along with the GI Bill and its educational funding component, helped trigger a significant expansion in enrollment numbers (SDSU 2024).

In 1960, San Diego State College was incorporated into the newly established California College system, currently known as the California State University system. By the early 1970s, the school received legislative approval to become SDSU, part of the California State University system. After SDSU’s integration into the California State College system, campus facilities were expanded to accommodate the ongoing increase in enrollment (SDSU 2024). The development of additional student housing in the surrounding area followed during the next five decades including: Zura Hall circa (ca.) 1968; Villa Alvarado Hall in 1986; Chapultepec Hall in 1991; Piedra del Sol Hall in 1999; Aztec Corner Hall ca. 2000; Tenochca, Tepeyav and Tacuba Halls ca. 2002; Granada Hall ca. 2012; Sunset Plaza Hall ca. 2014; South Campus Plaza North and South Towers ca. 2016; M@College and Huaxyacac Halls ca. 2019; and Viva Hall ca. 2022 (SDSU Housing 2024; NETR 2024a). According to historic aerial photography, Toltec and Tarastec Halls were demolished and replaced by the Aztec Tennis Center and Aztec Softball Field ca. 2005, and by 2016, Quetzal Hall was demolished and replaced by the South Campus Plaza North Tower (NETR 2024a).

Development of the Subject Property

Historic aerial photographs reveal that the area surrounding the campus included single- and multi-family housing (NETR 2024a). By 1967, University Towers was constructed. This building is presently owned by the Aztec Shops LTD (ParcelQuest 2024). Aztec Shops LTD was established in 1931 as a non-profit that supports SDSU with products and services including the SDSU Bookstore, SDSU Dining, and Commercial and Real Estate properties surrounding campus (Aztec Shops 2024). Since its construction, University Towers has continued to operate as multi-family residences with minimal alterations.

Modernism in San Diego

Early Modernism in San Diego was influenced by architects such as Irving Gill and Rudolph Schindler who emphasized functionalism and simple forms in their designs in the early 1900s to the 1920s. By 1934, the Federal Housing Administration established a national priority of improving the design and efficiency of residential properties to regulate home building practices. These practices emphasized the use of the Modernist styles such as the Streamline Moderne and Art Deco styles with simplified forms and a lack of ornamentation. In San Diego, examples of Streamline Moderne architecture occur as single-lot development by property owners who were interested in a modern aesthetic and are somewhat rare, especially in comparison to the Minimal Traditional style (City of San Diego 2007: 25-27).

The Minimal Traditional style is a simplified interpretation of previous architectural styles that emerged as a result of the Great Depression. Unlike the Art Deco and Streamline Moderne styles, it incorporates traditional elements such as hipped roofs, wood shutters, and wood or stucco siding. Between In San Diego, Minimal Traditional style houses were typically used as in-fill development in established subdivisions until the 1940s when they were mass produced in tracts to provide war time housing (City of San Diego 2007: 27).

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After the end of World War II in 1945, Contemporary and Modern styles were popularized and largely influenced by the Case Study Program. Three Case Study Houses were constructed in San Diego in the Modern style with an emphasis on post and beam construction. Known as the Case Study Triad Houses built by Killingsworth, Brady, and Smith in 1959. Residences constructed in these styles included: indoor/outdoor living spaces with large patios; open, free flowing floor plans, liberal use of glass; simple, economical structure and materials; and incorporated conveniences such as low maintenance materials and landscape (City of San Diego 2007: 35-36).

Architectural Style: Mid-Century Modern Style (1945-1970)

The development of the Mid-Century Modern style in the United States was largely fostered by World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war. Early Modernists practicing in California included Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright who brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. The designs rarely incorporate applied ornamentation or references to historical styles (ARG 2016: 98; McAlester 2019: 630-646; Morgan 2004: 362; Moruzzi 2013: E6).

Characteristics of the Mid-Century Modern style for educational properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Low-pitched gabled or flat roofs without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Deeply recessed and or angled vestibules
- May have integrated planters
- Projecting vertical elements

Building Typology: Apartment Courts

Apartment courts first appear in San Diego in the 1920s during the areas building boom. The typology typically features two stories and a common central courtyard that provides access to the street while maintaining private individual entrances long the interior of the courtyard. Often the buildings reflected architectural styles popular during their period of construction. Historically, apartment courts have been located along commercial corridors or along streetcar routes to the suburbs in the surrounding area. In 1960, the off-street parking ordinance went into effect requiring on-site parking for residents to prevent parking in front of driveways on private streets that are open to the public. As a result,

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apartment court designs were adjusted to include parking at the street front, smaller courtyards, or courtyards with different functions other than as a landscape feature (Page & Turnbull 2021: 69-70).

Character defining features of the apartment court typology include:

- One or more two-story
- Multi-unit residential buildings arranged around a central common open space, or court
- Primary entrances to individual units open directly onto the court, though front units may open onto the street
- Exterior stairs, walkways, and balconies connect the second-story units to the court
- Typical plan arrangements include U-shape, parallel, or staggered buildings flanking the court, and other shapes
- The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways, and steps, and vegetation in the planted areas such as flowers, trees, and ground cover
- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street
- Parking areas or garages are typically at the rear of the property and accessed from alleys
- Minor variations may include parking facilities at the front
- The property as a whole exhibits a unified, consistent architectural style
- Buildings reflect architectural styles popular during their period of construction

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the property identified as Map ID 8 lacks a direct and important association with any event significant in local, state, or national history. Following the conclusion of World War II in 1945, San Diego experienced exponential population growth, which necessitated the development of more residential properties to accommodate the area's growing population. Historical aerial photography indicates that several new buildings, including the subject property, were constructed during this period. As noted previously, SDSU's enrollment increased fivefold between 1946 and 1950, which resulted in the growth of the campus in the surrounding area throughout the 1950s into the late 1990s. Several multi-family residential buildings in the surrounding area, including the subject property, were constructed during this period. Map ID 8 has operated as multi-family residential property since its construction in 1967. As a resource constructed in the late 1960s, the subject property represents San Diego's trend of post-World War II residential expansion. This expansion, however, was common throughout California and did not in and of itself represent a significant pattern of development. Research also did not reveal that the subject property is associated with events that have made a significant contribution to the history of the city, region, state, or nation. Therefore, Map ID 8 does not meet NRHP Criterion A or CRHR Criterion 1 in that it lacks a direct and important association with any event significant in local, state, or national history.

Under NRHP Criterion B and CRHR Criterion 2, the property identified as Map ID 8 lack a direct and significant association with the productive life of any person considered important in history. Archival research was unable to determine the original owner of the property. According to ParcelQuest, the building is currently owned by the Aztec Shops LTD, who operated the commercial and real estate properties throughout the SDSU campus. The building is not associated with Dr. Edward L. Hardy, the second president of SDSU (1910–1935), or Walter R. Hepner, the third president of SDSU (1935–1952), both of whom are cited as significant in the NRHP nomination for the historic district. As an apartment building the units have been occupied by a variety of people. Archival research did not identify associations for the subject property with individuals who were significant in the history of the city, region, state, or nation. Therefore, Map ID 8 does not meet NRHP Criterion B or CRHR Criterion 2 in that it lacks a direct and significant association with the productive life of any person considered important in history.

Under NRHP Criterion C and CRHR Criterion 3, the building identified as Map ID 8 lacks design and construction value because it does not possess architectural distinction or high artistic value and do represent the work of

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a master or contribute to the significance of a district. The multi-family residential building does not represent a distinct architectural style. Map ID 8 is not the first nor the last multi-family residential buildings in San Diego and merely followed a pattern of development previously established in the area. There are better and more intact examples of multi-family residential buildings from this period throughout San Diego, San Diego County, and California. The subject property appears to have been constructed through already well-documented and common construction techniques and methods. Additionally, it does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Archival research could not identify the architect or builder for the property. There is no indication it is associated with a significant method of construction. Additionally, the property was not noted in the City's Register of Historical Resources as being associated with a notable architect, builder, or designer. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of educational design. The last portion of Criterion C refers to a district, which is defined as a significant and distinguishable entity whose components may lack individual distinction. The building is outside the historic district's boundary do not contribute to the significance of the San Diego State College Historic District, which is significant under NRHP Criterion C because it is a representation of the Southern California Spanish Colonial Revival architecture, and significant accomplishments of the WPA. There is no evidence of another district in this building's vicinity. Overall, the subject property lacks sufficient design and construction value to meet NRHP Criterion C or CRHR Criterion 3 in that it lacks design and construction value because it does not possess architectural distinction or high artistic value, does not represent the work of a master, and does not contribute to the significance of a district.

Under NRHP Criterion D and CRHR Criterion 4, Map ID 8 is not significant as sources, or likely sources, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lack significance under NRHP Criterion D and CRHR Criterion 4.

CHL Evaluation

As discussed under NRHP/CRHR Criterion A/1, the subject property is a ubiquitous typology in California and Southern California. It is not the first, last, only, or most significant example of its type within the state or region. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

As discussed under NRHP/CRHR Criterion B/2, the subject property is not associated with an individual or group having a profound influence on the history of California. Therefore, the property is recommended not eligible for listing as a CHL under this criterion.

As discussed in NRHP/CRHR Criterion C/3, the subject property is not an outstanding example of a period, style, architectural movement, or construction and is not one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR, an integrity analysis was considered immaterial for the subject property.

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Continuation



Update

Summary of Evaluation Findings

The subject property was evaluated in consideration of the NRHP, the CRHR, and CHL criteria and integrity requirements. As a result of the evaluation, 5505 Montezuma Road is recommended not eligible for inclusion in the NRHP, the CRHR, or as a CHL due to a lack of significant associations and architectural merit.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# P-37-035268 – UPDATE
HRI #
Trinomial

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UPDATE

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***Recorded by:** K. Ahmanson, Dudek

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UPDATE

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***Recorded by:** K. Ahmanson, Dudek

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***Pfa. Photographs (continued from page 1):**

Photograph 2. View of the rear (south) elevation of 5505 Montezuma Road. Photograph taken on July 30, 2024.



Source: Dudek 2024, IMG_7123.JPG.

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

Primary # P-37-035268
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Residence Hall/University Towers

P1. Other Identifier: SD0775 (AT&T), Montezuma (Cox Arena)

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County:

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

*b. USGS 7.5' Quad: La Mesa

Date: 1994 T ; N/A R N/A ¼ of ¼ of Sec N/A; SB.B.M.

c. Address: 5505 Montezuma Road

City: San Diego

Zip: 92115

d. UTM: Zone: 11 ; 492984mE/ 3625837mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

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

The host building is nine-stories in height, thus is considered a low-rise building. The building is configured as two-intersection rectangle, and when view from above has a minimal S-form. The style of the building is Modern-Contemporary and is an early expression of the International style as evinced by the minimalist approach to any fenestration. The visual expression is one of repetitive symmetry; windows aligned vertically, each identical, and each with a projecting awning element. The roof is flat and features rooftop utilities, mechanical rooms, and mechanical screening. Existing antenna collocations are present at the northeast corner cornice line along the facade and are enclosed within antenna screening. The walls are dressed cement, or smoothed stucco. The windows and doors are all metal framed and appear to be single-pane. The first floor window and door arrangement is form-follows-function type and features, paired glass entry doors, and a combination of window arrangements to include sliding, fixed, and identical to those above. The second through ninth stories are as follows; a blue skirt (painted metal), below a set of square, single-light sliding windows beneath a fixed light transom. The window arrangement is slightly recessed and is located below a horizontally projecting and fixed awning element. This arrangement is singular window type along the margins of the building and is of paired type within the central portions of the facade, thereby identifying dormitory room orientation as facing one another, or back-to-back.

*P3b. Resource Attributes: (List attributes and codes) HP3: Multi-family building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) See Continuation Sheet for additional P5a and b.



P5b. Description of Photo View to north

*P6. Date Constructed/Age and Sources: 1966 (AT&T) ☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Aztec Shops, LTd.

SDSU

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

Shannon L. Loftus MAHP/RPA

For: ACE Environmental, LLC

9976 Peak Lookout Street

Las Vegas, NV 89178

*P9. Date Recorded: August 24th 2012

*P10. Survey Type: Historic Architectural Inventory and Assessment

*P11. Report Citation: Loftus, Shannon L.

for ACE Environmental, LLC. *Historic Architectural Resource-Inventory and Assessment, AT&T Site SD0775, Montezuma (Cox Arena), 5505 Montezuma Road, San Diego, San Diego County, California 92115*

*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):

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*NRHP Status Code 6Y

*Resource Name or # Residence Hall/University Towers

B2. Common Name: University Towers

B3. Original Use: Dormitory

B4. Present Use: Dormitory

*B5. Architectural Style: Modern-Contemporary/International overtones

*B6. Construction History: Refere to cited study

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect:None

b. Builder: unknown

*B10. Significance: none Theme: Education

Area: secondary

Period of Significance: 1960s

Property Type: educational dormitory

Applicable Criteria: all

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

Historic architectural resources are evaluated in part, according to seven aspects of integrity as stated in the NHPA; (1) *Location* of the resource, (2) *Design* of the resource, (3) *Setting* of the resource, (4) *Materials* of construction, (5) *Workmanship* of the resource, (6) *Feeling* evoked by the resource, and/or (7) *Association* of the resource with a person or even of historical significance. These seven aspects of integrity are assessed and weighed against the four "Criteria of Significance" also found within the NHPA. The four Criteria are; (A) Associated with events which have made a significant contribution to the broad patterns of our history, or (B) Associated with the lives of persons significant in our past, or (C) Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value, or are representative of a significant and distinguishable entity of which the component may lack individual distinction, or (D) Yield, or are likely to yield, data important to our understanding of prehistory and/or history.

Integrity Thresholds

With respect to the Site, the building retains a high level of historical integrity as the appearance is in keeping with the mid 1960s Modern-Contemporary styles that also serve as the earliest expressions of the International style movement. The architectural style, while reflective of the era of construction, is not unique as this type of architecture is present within many southern California cities and within a variety of venues. The building retains multi-family functionality as a dormitory, or student-apartment, as has been the function since construction. The condition of the building is fair-good.

Eligibility Criteria

The additional research conducted as part of the Cultural Resource Records Search and Site Survey Report (submitted under separate cover) and this Historic Architectural Resource-I&A did not identify an "Association" of the building with an event (Criteria A), or a person (Criteria B) of historical significance. Although the dormitory appears to have been constructed in response to a rise in student population that coincides with the college's admission to the CSU system, this is a natural progression and response to such a situation and is not historically significant in and of itself. The Site does not possess qualities of design or style suggestive of the "Embodiment" of distinctive characteristics of design and the work of a master (Criteria C). Lastly, the Site lacks potential to yield data important to our understanding of history (Criteria D). Thus, the Site building is not eligible for the NRHP given its failure to satisfy the NHPA Criteria.

B11. Additional Resource Attributes HP3: Multi-family

See Cited Report

B13. Remarks:

The results of the Historic Architectural Resources inventory and Assessment indicate that building does not appear to satisfy the Criteria of the NHPA, and is recommended as ineligible for inclusion in the NRHP.

*B14. Evaluator:

Shannon L. Loftus MA HP, RPA/RPH

*Date of Evaluation: July 12th -August 4th 2012



