

APPENDIX 3.3

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California

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MANAGEMENT SUMMARY

This report provides the results of an inventory and evaluation of historical resources within Area of Potential Effect (APE) for the proposed Plaza Linda Verde Project in San Diego, California. This study included a records search and literature review, archival research, a field survey, and documentation and evaluation of historical resources. The records search and literature review provided information on previously recorded resources in the project vicinity. Archival research was conducted to establish a detailed land use history for the project area.

None of the buildings within the project APE meets the criteria for listing on the National Register of Historic Places, California Register of Historic Resources, or the City of San Diego Historical Resources Register. They are not associated with significant events or trends in the region's history and do not exhibit noteworthy, character defining design elements.

1. INTRODUCTION

The primary goals of this study, conducted in support of the Plaza Linda Verde project, were to identify cultural and historical resources that have the potential to be adversely affected by future development plans, and to provide an evaluation of resources identified for eligibility for the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR). As the project area is located within the City of San Diego, evaluation of resources for the City of San Diego Historical Resources Register (City Register) is also provided. The survey accomplished these goals in compliance with the Section 106 of the National Historic Preservation Act of 1966 (NHPA), California Environmental Quality Act (CEQA), and *San Diego Municipal Code, Land Development Code, Historical Resources Guidelines*.

This study included a records search and literature review, pedestrian survey of the project area, photo-documentation of buildings identified during the survey, and archival research.

PROJECT DESCRIPTION

The proposed San Diego State University ("SDSU") Plaza Linda Verde project ("Proposed Project") consists of the development of additional on-campus student housing and retail services to support SDSU and the surrounding community. The Proposed Project is a mixed-use development featuring ground-floor commercial and upper-floor student housing, student apartments, additional parking facilities to accommodate increased parking demand within the area, a Campus Green featuring a public promenade, and pedestrian malls in place of existing streets/alleys linking the proposed mixed-use buildings to the main campus.

The Proposed Project would be located adjacent to the main SDSU campus, which is located approximately 8 miles east of downtown San Diego (Figure 1). The existing boundaries of the SDSU campus generally are Hardy Avenue on the south, East Campus Drive on the east, 55th Street/Remington Road on the west, and Adobe Falls Road/Del Cerro Boulevard (north of Interstate 8 [I-8]) on the north. The Proposed Project would be developed on property located south of the existing Campus Master Plan boundary, generally between Aztec Walk and Montezuma Road (Figure 2). The land on which the Proposed Project would be developed is currently owned by SDSU, the SDSU Foundation, and private entities. Lands currently owned by private entities would be purchased by SDSU prior to development.

The project consists of the demolition of existing structures and parking lots and is on an approximately 18-acre site located immediately south of the SDSU main campus. The development of certain portions of the Proposed Project, primarily including the pedestrian malls, would be contingent upon the vacation of certain existing vehicular rights-of-way; if the subject vacations are not approved, the Proposed Project would proceed on a modified basis.

1. Introduction

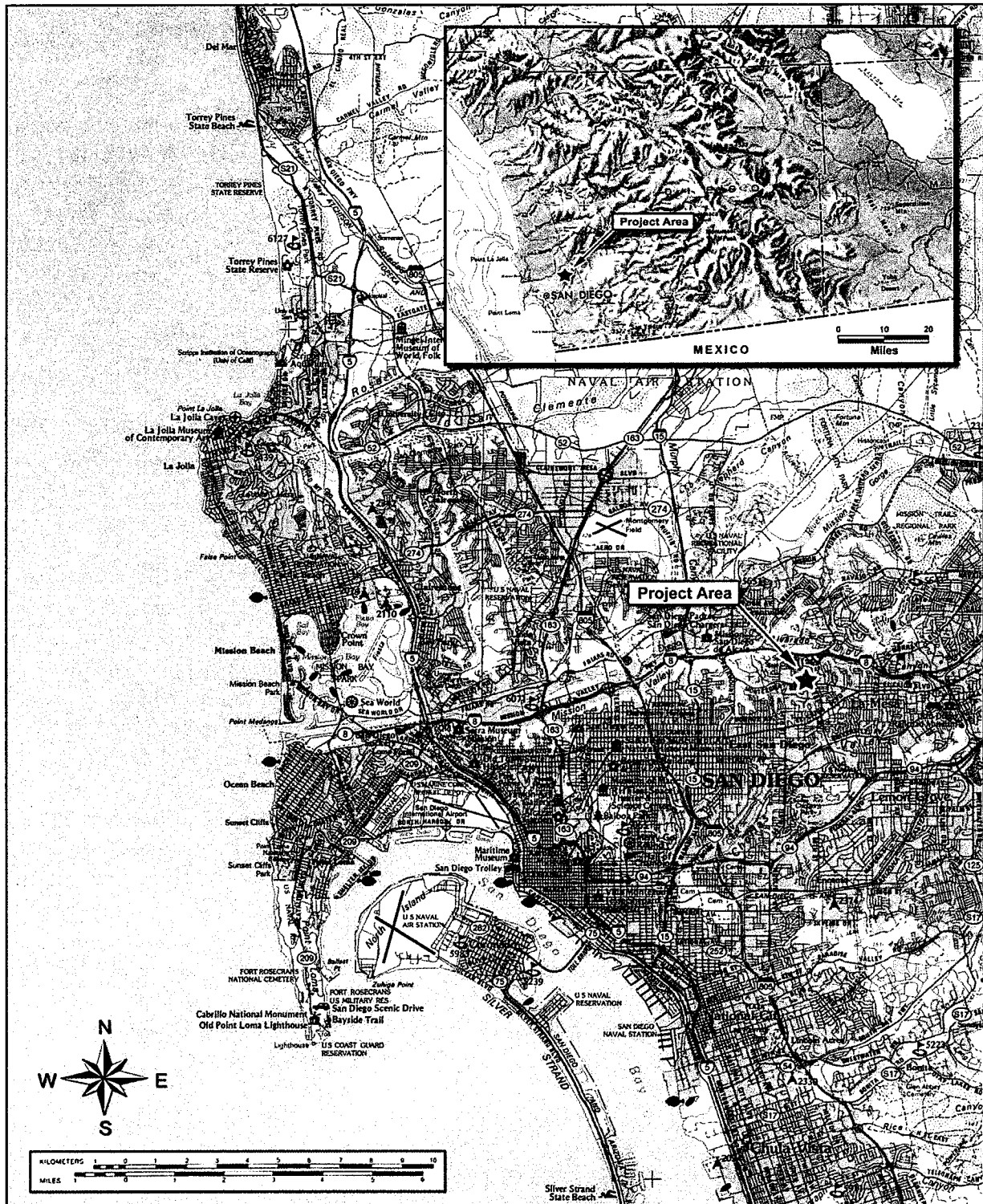


Figure 1. Regional project location.

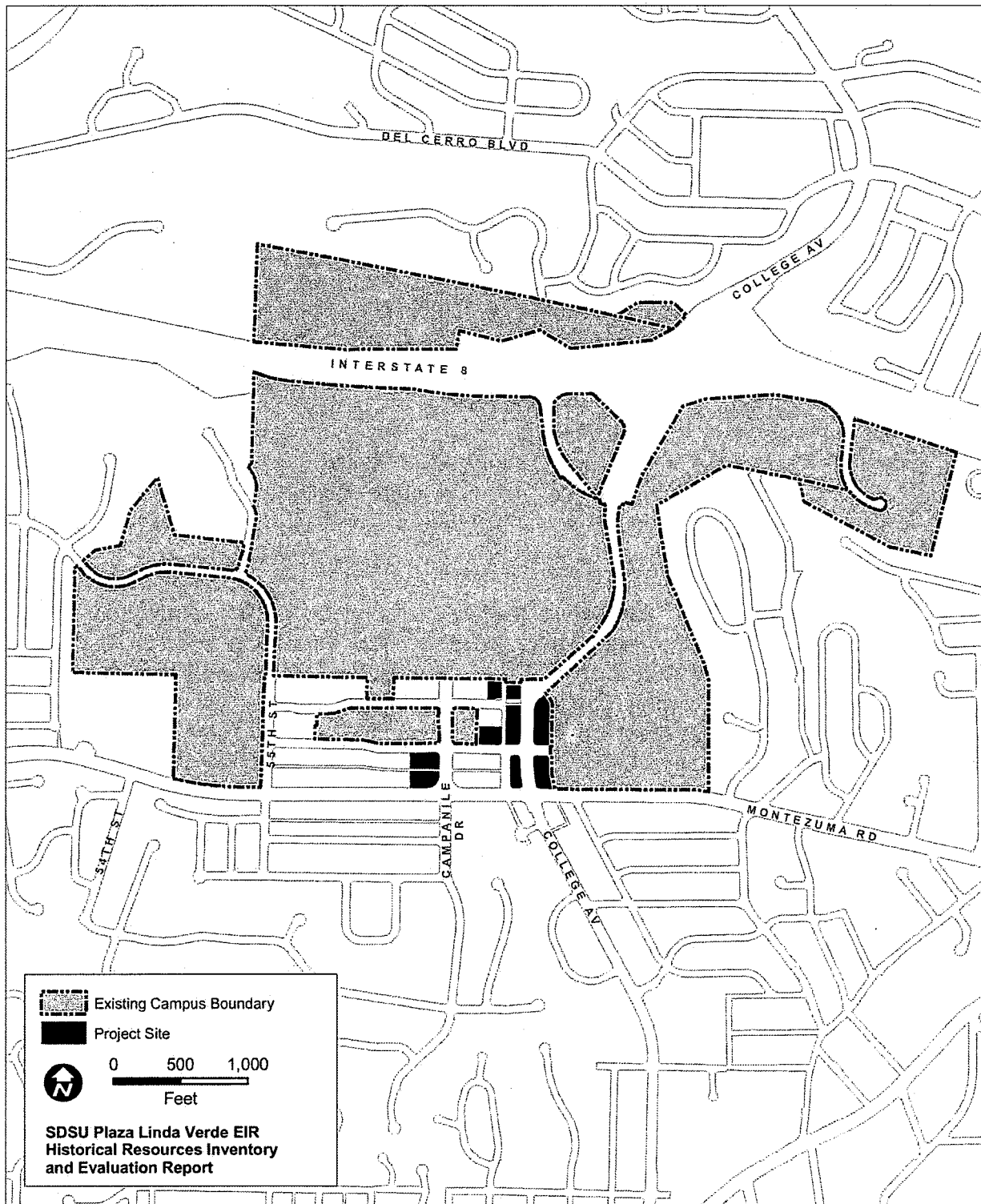


Figure 2. Project vicinity.

In conjunction with the Proposed Project, SDSU also is proposing to amend the SDSU Campus Master Plan boundary such that the southern campus boundary between 55th Street and one block east of College Avenue would extend south generally from Aztec Walk to Montezuma Road.

The Proposed Project would consist of development of the following five project components (Figure 3):

I. Mixed-Use Retail/Student Housing. This project component consists of the development of four ground-floor retail and upper-floor residential buildings located south of Hardy Avenue, north of Montezuma Road, and west and east of College Avenue. Collectively, the four buildings would contain approximately 294 apartments to house approximately 1,216 students, and also would contain approximately 75,394 square feet of university/community serving retail uses.

II. Student Apartments. This project component would consist of two four-story buildings located west of Campanile Drive, north of Montezuma Road, and south of Lindo Paseo. Collectively, the two buildings would contain approximately 96 apartments to house 416 students.

III. Parking Facilities. A freestanding parking structure would be constructed at the northwest corner of Lindo Paseo and Montezuma Place. The structure would consist of five levels—one underground parking deck and four aboveground decks—and would provide approximately 342 parking spaces. The parking structure also would support approximately 1,815 square feet of ground-floor retail space. The Mixed-Use Retail/Student Housing buildings to be developed east of College Avenue would contain underground parking for an additional 160 to 210 vehicles, depending on the ultimate configuration.

IV. Campus Green. A Campus Green is planned for development south of the existing SDSU Transit Center and would consist of active and passive recreational areas for public use.

V. Pedestrian Malls. The Proposed Project also would include two pedestrian malls, in place of existing streets/alleys, to be located along the western and eastern flanks of the main mixed-use building area. These corridors would facilitate non-motorized movement between the proposed buildings and main campus and would support meeting/resting space and outdoor eating facilities associated with the adjacent retail shops. This project component would be ancillary to the Mixed-Use Retail/Student Housing component and would not be essential to development of the overall project site.



Figure 3. Proposed site plan.

2. HISTORICAL OVERVIEW AND STUDY METHODOLOGY

HISTORY OF DEVELOPMENT AT SAN DIEGO STATE UNIVERSITY

The current campus for San Diego State University (formerly San Diego State College) was originally laid out in 1929 (Evening Tribune 5-4-1972; SDHS Photo 11628). The location was in an undeveloped area on the northern edge of Mission Valley, beyond the urban neighborhoods of the city of San Diego. Urban development at this time had extended eastward to approximately 51st Street. A smattering of homes and businesses continued east along El Cajon Boulevard. These were well to the south of the new campus site. By 1930, College Avenue, and a segment of Mission Valley Road that would later be named Montezuma, had been laid out to provide access to the new location (Street Map 1930; USGS 1930).

By 1931, campus buildings had been erected, but there was little development in the surrounding area along College Avenue or Mission Valley Road (SDHS Photo 11628-1). An aerial photograph taken in 1934 shows that there was still very little development around the campus. A large building had been erected at the corner of College and Lindero Paseo, and another appears along Mission Valley Road (Montezuma) between Campanile and College. With the exception of College Avenue, the other roads and streets were unpaved dirt roads (SDHS Photo 84:15263-210). By 1948, a few more buildings had been constructed along Hardy and Lindero Paseo. Except for the large structure at Lindero Paseo, there was no other development along College Avenue (USGS 1945). Growth continued at a slow but gradual pace. A 1946 aerial photograph shows an increased density in housing along Hardy and Lindero Paseo. However, there are still many vacant lots in the neighborhood (SDHS Erickson Photo 46-70-20). Around this time Mission Valley Road was renamed Montezuma Road (Street Map 1942, 1949). By 1950, the neighborhood had become more densely built up and there were buildings along the east side of College Avenue (SDHS Photo AT 8248-725). This pattern continued and is shown in aerial photographs taken through the decades of the 1950s to the 1970s (SDHS Photo 99:18835-190; San Diego Union 3-18-1962, 4-30-1971). Over the years, the make up of the neighborhood has changed from residential to one of largely multifamily dwellings and businesses oriented toward the university student body.

PREVIOUS STUDIES

The Plaza Linda Verde study area was included in previous cultural and historical resource inventories completed for the San Diego State University (SDSU) Master Plan (Pierson 2005) and the SDSU Master Plan Revision (Pierson 2007). An archaeological and historical study was also completed for the Paseo at San Diego State University Project EIR (Pierson 2004) the boundaries of which overlap with the current project boundaries. No cultural or historical resources were identified within the Plaza Linda Verde project area by those previous studies.

Since 2005, some of the buildings within the current project area have reached the age threshold for eligibility for the CRHR, the NRHP, and the City Register. This inventory updates the previous studies and focuses specifically on the Plaza Linda Verde project and its anticipated impacts.

FIELD SURVEY METHODOLOGY

Mr. Stephen Van Wormer, M.A., conducted an inspection of buildings within the SDSU Plaza Linda Verde project area on March 10, 2009. Mr. Van Wormer photographed each of the buildings and documented architectural features and degree of integrity. This inventory was completed from the street as access was not available to many of the parcels for a more detailed inspection. The location of the buildings is shown in Figure 4; Table 1 provides details on each of the buildings.

ARCHIVAL RESEARCH

County Assessor records for each of the project parcels was accessed online through Realquest.com. Data available through this service include address, assessor parcel number, owner, type of building present, square footage of the building, current use, and date of construction.

Mr. Van Wormer also conducted archival research at the County of San Diego Department of Planning and Land Use where he inspected historical aerial photographs and maps to document the residential and commercial development in the project vicinity. He also conducted research at the San Diego Historical Society where he obtained copies of historical photographs and maps.



Figure 4. Aerial view showing location of parcels and buildings.

Table 1. Buildings within the Plaza Linda Verde Project Area

Figure 4 ID Number	ADDRESS	YEAR BUILT	STYLE	SOURCE OF CONSTRUCTION DATE
4	5178 COLLEGE AVE.	1980s	Modern Commercial	ESTIMATE
5	5168 COLLEGE AVE.	1948	Mediterranean Style Apartment Building	PIERSON 2007
8	5830 LINDO PASEO	1950-55	Modern Apartment Building	PIERSON 2007; CITY DIRECTORIES 1950 - 1955
9	5822 LINDO PASEO	1937	Tudor Style Single Family Dwelling	PIERSON 2007
12	5185 (5158) COLLEGE AVE	1969	Modern Commercial	County Assessor records per Realquest.com
13	5157 COLLEGE AVE	1958	1950s Commercial	County Assessor records per Realquest.com
14	5155 COLLEGE AVE	1965	Modern Commercial Fast Food (Jack in the Box)	County Assessor records per Realquest.com
15	5141 COLLEGE AVE.	1963	Modern Commercial Convenience Store (7/11)	County Assessor records per Realquest.com
16	5131 COLLEGE AVE	1991	Modern Commercial	County Assessor records per Realquest.com
17	5119 COLLEGE AVE	1940-45	Single Family Tract House Converted to Commercial Use	City Directories 1940-1960
18	5111 COLLEGE AVE	1955	Modern Gas Station	County Assessor records per Realquest.com
19	5721 LINDO PASEO	1941	Post War Tract House	Pierson 2007; County Assessor records per Realquest.com
20	5723 LINDO PASEO	1940	Post War Tract House	Pierson 2007; County Assessor records per Realquest.com
22	5734 MONTEZUMA RD	1955	Modern Apartment Building	County Assessor records per Realquest.com
23	5742 MONTEZUMA RD	1945	Simple Post Modern Style Tract House	County Assessor records per Realquest.com

3. EXISTING CONDITIONS

PROPERTY DESCRIPTIONS

5178 College Avenue

This two story, rectangular, modern commercial building has a flat roof (Figure 5). Parallel rows of sliding windows on the first and second floors are located on the north façade. A single entry door on the ground floor and staircase to a similar door on the second floor provide access to the east side. A three-car garage is located behind the building. It is estimated that this building was constructed in the 1980s.



Figure 5. 5178 College Avenue, view of front façade.

5168 College Avenue

This two story, stuccoed, Mediterranean style, “L”-shaped apartment building has a Spanish tile roof (Figure 6). The second story apartments are accessed by a stairway and porch on the south side of the building. Wood framed multi-light windows and single entry doors are placed around the building. The history of the building was documented by Pierson in 2007. It was built in 1948. None of the previous owners or residents were historically significant (Pierson 2007).



Figure 6. 5168 College Avenue.

5830 Lindo Paseo

This two story, stuccoed, “U”-shaped apartment building is built around a courtyard with a pool (Figure 7). Parking garages are located under the second story of the east wing. The complex has wooden double hung sash windows and an overhanging flat rock covered roof. Concrete stairs with steel railings provide access to the second story. Based on address listings in the city directories the complex was built sometime between 1950 and 1955 (City Directories 1940–1960).

5822 Lindo Paseo

This “L”-shaped Tudor style house has a steeply pitched roof covered with diamond patterned asphalt shingles (Figure 8). The sides of the house are covered with horizontal wooden siding. A stuccoed chimney is located at the southeast corner of the west wing. Wood framed double hung sash windows are irregularly placed along all sides and the main entrance is located on the front of the house at the corner of the inside intersection of the “L”-shaped footprint.



Figure 7. 5830 Lindo Paseo.



Figure 8. 5822 Lindo Paseo.

The history of the building was documented by Pierson in his 2007 study. The house was built in 1937. In 1944, there was an addition to the northeast portion of the building. None of the previous owner or residents were identified as significant historical persons (Pierson 2007).

5185 College Avenue

This is a single story, irregularly shaped, stucco covered, modern commercial structure with a flat roof and modern commercial plate glass windows in a variety of shapes and sizes (Figure 9). Property records indicate it was originally built in 1969 (Realquest 2009). It has apparently undergone a number of modifications since that time. Its current style represents construction closer to a 1980 to 1990 time period.



Figure 9. 5185 College Avenue.

5157 College Avenue

This single story, stucco covered, “L”-shaped 1950s commercial building has a flat roof (Figure 10). Plate glass windows and commercial entry doors are located along the north façade. The building was constructed in 1958 (Realquest 2009).

5155 College Avenue

This two story, modern commercial modern fast food restaurant (Jack in the Box) is an irregular rectangle in shape. It has plate glass windows and is covered with stucco. The flat roof has asphalt shingle-covered hipped parapets along all four sides. According to property records, the building was originally constructed in 1965 (Realquest 2009). It appears to have been remodeled and its current appearance represents construction circa 1980 to 2000 (Figure 11).



Figure 10. 5157 College Avenue.



Figure 11. 5155 College Avenue.

5141 College Avenue

This rectangular, modern commercial convenience store (7/11) is built of cinder block (Figure 12). It has a flat roof and plate glass windows with glass entry doors along the front (west) side. According to property records, the building was constructed in 1963 (Realquest 2009).



Figure 12. 5141 College Avenue.

5131 College Avenue

This irregularly rectangular modern commercial structure is covered with stucco and has a flat roof (Figure 13). It exhibits a variety of plate glass windows and glass entry doors along the north and west façades. Property records indicate the building was constructed in 1963 (Realquest 2009). It has probably been remodeled since then.

5119 College Avenue

This single story, late 1940s, single family residence has been converted to commercial use. It retains its original “L”-shaped footprint, and moderately sloped, asphalt shingle-covered hipped roof (Figure 14). Large plate glass windows have replaced original windows on the front (west) façade. Commercial awnings have also been added along this side of the building. Based on address listings in city directories, the house appears to have been built between 1940 and 1945 (City Directories 1940–1960).



Figure 13. 5131 College Avenue.



Figure 14. 5119 College Avenue.

5111 College Avenue

This modern gas station consists of a single story, rectangular, stucco covered building with rows of plate glass windows (Figure 15). Formerly a garage and office, it has been converted to a convenience store. Large awnings directly in front (west) of the store and on the south side shelter gas pumps. According to property records, the building was constructed in 1955 (Realquest 2009).



Figure 15. 5111 College Avenue.

5721 Lindo Paseo

This rectangular, stucco covered 1940s tract house has a hipped roof with asphalt shingles. A garage is located on the front (north) side of the house (Figure 16). Fixed metal frame casement windows are located on the front side. Steps and a small porch on this face lead to a single entry door that provides access to the interior. A chimney is located on the north side of the building. The building was constructed in 1941 (Pierson 2007).

5723 Lindo Paseo

This rectangular, stucco covered, single family dwelling has a complex hip roof covered with asphalt shingles (Figure 17). An attached garage is located at the northwest corner. The building exhibits wooden double hung sash, and aluminum framed sliding windows. A two story addition has been added to the rear of the building. The house was constructed in 1940 (Pierson 2007).



Figure 16. 5721 Lindo Paseo.



Figure 17. 5723 Lindo Paseo.

5734 Montezuma Road

This two story, rectangular 1950s apartment building has a shallow pitched roof covered with asphalt shingles (Figure 18). The building is covered with stucco except for the front (south) portion facing the street. Here the bottom floor exterior has been treated with flagstone and the upper floor is covered with a vertical placed wooden siding. Rows of aluminum framed sliding windows are located throughout the building. According to property records, the apartment complex was constructed in 1955 (Realquest 2009).

5742 Montezuma Road

This very simple, rectangular shaped, postmodern style tract house has a flat roof covered with red rock (Figure 19). The roof on a detached garage at the west end of the house is of the same design and material. The building is covered with stucco and has rows of plate glass windows just below the roof line. It was built in 1945 (Realquest 2009).



Figure 18. 5734 Montezuma Road.



Figure 19. 5742 Montezuma Road.

4. SIGNIFICANCE THRESHOLDS

The project would have a significant affect on the environment if it caused a substantial adverse change in the significance of a historical resource as defined in 14 CCR Section 15064.5.

Under the California Environmental Quality Act (CEQA) a historic resource is defined as:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

The historic significance of the properties was determined by applying the criterion for the NRHP and the CRHR. They are explained in detail below.

NATIONAL REGISTER OF HISTORIC PLACES

The criteria for NRHP eligibility are stated as follows (36 CFR 60.4): The NRHP is the nation's most comprehensive inventory of historic resources. The NRHP is administered by the National Park Service and includes buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. In general, a resource may be eligible for listing in the NRHP if it is associated with significant historical events or persons, if it possesses architectural value, or if it has the potential to yield historic or prehistoric information. The NRHP is an authoritative guide to significant architectural, archaeological, and historical resources in the U.S. In order to be determined eligible for listing on the NRHP, a property must be demonstrated to be significant under one or more of the following criteria (U.S. Department of the Interior 1995):

Criterion A: That are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: That are associated with the lives of persons significant in our past.

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

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

Generally, properties eligible for the NRHP are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP (U.S. Department of the Interior 1995).

CALIFORNIA REGISTER OF HISTORIC RESOURCES (CRHR)

The criteria for eligibility to the CRHR are stated as follows (PRC Section 21084.1, 14 CCR Section 15064.5(3)). The CRHR is an authoritative guide to significant architectural, archaeological, and historical resources in California, and functions in a parallel manner to the NRHP. The evaluative criteria used to determine eligibility are closely based on those developed for use by the National Park Service for determining eligibility for the NRHP. In order to be determined eligible for listing in the CRHR, a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2: Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Generally, properties eligible for the CRHR are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. All

properties listed on the NRHP are automatically listed on the CRHR (California Office of Historic Preservation 2006a).

CITY OF SAN DIEGO HISTORICAL RESOURCES REGISTER

Any improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following criteria:

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

Integrity

Properties eligible for listing on the NRHP and CRHR and City Register must also be deemed to have sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources, and hence, evaluating adverse change. According to the California Office of Historic Preservation, integrity is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance" (California Office of Historic Preservation 2006b:3). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the NRHP, are location, design, setting, materials, workmanship, feeling and association. The CRHR may include properties that have suffered a greater degree of impairment to their integrity than would be acceptable for listing on the NRHP. For example, a resource that has lost its historic character or appearance for the NRHP may still have sufficient integrity for the CRHR if it maintains the potential to yield significant or historical information or specific data (California Office of Historic Preservation 2006b).

4. Significance Thresholds

Guidelines published by the National Parks Service (U.S. Department of the Interior 1995) define the seven key characteristics of integrity as:

Location: The place where the historic property was constructed.

Design: The combination of elements that create the form, plans, space, structure, and style of the property.

Setting: The physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling: The property's expression of the aesthetic or historic sense of a particular period of time.

Association: The direct link between an important historic event or person and a historic property.

ASSESSMENT OF ELIGIBILITY

As discussed above, the criteria used to determine eligibility for the CRHR are closely based on those developed for use by the National Park Service for determining eligibility of historical and cultural resources for listing on the NRHP. For example, Criterion A for the NRHP is very similar to Criterion 1 of the CRHR, which applies to resources that are significant to the broader patterns of history. Based on research conducted for this report as well as previous studies (Pierson 2007), no significant events in local, regional, or national history were identified that directly related to any of the properties that were over 50 years old. In addition, historical research failed to identify any association with people or events significant in local, regional or national history. This is not surprising; the properties are a mixture of common post-World War II commercial and residential buildings that are unlikely to have had an association with any historically important persons or events. For the same reasons, they do not exhibit noteworthy, character defining, or unique design elements. In addition, many have had additions or been remodeled to a degree that constitutes a major impact to their integrity.

The properties within the project area also fail to meet the criteria for eligibility to the City Register. The City's eligibility criteria mirror those of the NRHP and the CRHR for the most part. The properties eligibility under criteria "b", "c", "d" and "e" have been discussed above.

The City's criteria also include two additional criteria (a and f) that are more specific to the history and development of the City of San Diego. The properties within the project area fail to meet Criterion "a" as none exemplifies or reflects special elements of the City's, community's or neighborhood's historical, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The buildings include a 1930s single-family home, post-war tract housing, 1950s apartment buildings and commercial buildings, none of which exemplify special elements of the City's, community's or neighborhood's development. The diverse range of properties in the project area also fails to meet Criterion "f" as they do not relate to one another in terms of architectural style, historical time period or historical theme with respect to the history and development of the City or neighborhood. Under the *San Diego Municipal Code, Land Development Code, Historical Resources Guidelines* resources found to be non-significant as a result of the survey and assessment will require no further work beyond documentation of the resources and inclusion in the survey and assessment report.

CONCLUSION

Although some of the properties in the study area meet the 50-year age requirement for inclusion in the NRHP and the CRHR, and the 45-year threshold for eligibility to the City Register, none of the buildings appears to meet any of the criterion for listing in the NRHP, the CRHR, nor the City Register and therefore, are determined to be not eligible for these Registers due to their lack of historical and architectural significance and their poor integrity.

5. IMPACTS

The proposed project will necessitate the demolition of all existing buildings. As none of the existing buildings is eligible to the NRHP, CRHR or local historical registers the proposed project will not result in adverse impacts to historic resources.

MITIGATION MEASURES

As the proposed project will not result in adverse impacts to historic resources no mitigation measures are required.

CUMULATIVE IMPACTS

Fifteen buildings will be directly impacted by the proposed Plaza Linda Verde project. Of these buildings, five are not old enough to be considered historic under federal, state or local guidelines. The remaining ten buildings are old enough to meet the threshold age for eligibility, but did not meet the other criteria for eligibility. They are therefore recommended not eligible to the NRHP and the CRHR. Because none of the fifteen buildings evaluated for this study were found to be significant under federal, state or local criteria, their loss would not constitute a cumulative adverse effect on local and regional historic resources, therefore, no cumulatively considerable impact on the environment would result.

6. LIST OF PREPARERS

Steve Van Wormer M.A.: Field survey, archival research, principal author

Sinéad Ní Ghabhláin, Ph.D., RPA Project Manager, co-author

Suzanne Slade Report production

Zee Graphics

REFERENCES

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- 2006a Technical Assistance Series #6: California & National Register Programs Comparison. Sacramento, California.
- 2006b Technical Assistance Series #3: California Register Questions & Answers. Sacramento, California.

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- 2004 *An Archaeological/Historical Study for the Paseo at San Diego State University Project*. Brian F. Smith and Associates, Poway, California. On file at the South Coastal Information Center, San Diego State University.
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- 2007 *A Cultural Resources Study for the SDSU 2007 Campus Master Plan Revision*. Brian F. Smith and Associates, Poway, California. On file at the South Coastal Information Center, San Diego State University.

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- 1929-1955 Various photographs cited in text, on file at the San Diego Historical Society.

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1945 La Mesa Quadrangle (based on 1938 aerial photographs), San Diego Historical Society.

APPENDICES

APPENDIX A

DPR Forms

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5111 College Avenue

P1. Other Identifier: 5111 College Avenue

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5111 College Avenue City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 46701025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This modern gas station consists of a single story, rectangular, stucco covered building with rows of plate glass windows. Formerly a garage and office, it has been converted to a convenience store. Large awnings directly in front (west) of the store and on the south side shelter gas pumps. According to property records, the building was constructed in 1955.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building.

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5111 College Avenue, facing southeast, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Built in 1955.

County Assessor Office.

*P7. Owner and Address:

Cons # College Corner LLC

5111 College Avenue

San Diego, CA 92115

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

Steve Van Wormer M.A.

ASM Affiliates

2034 Corte del Nogal

Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary# _____

HRI # _____

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5111 College Avenue

B1. Historic Name: 5111 College Avenue

B2. Common Name: 5111 College Avenue

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Modern Gas Station

*B6. Construction History: (Construction date, alterations, and date of alterations)
5111 College Avenue was constructed in 1955.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: Property Type: Commercial Applicable Criteria: see below

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

Although 5111 College Avenue meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5119 College Avenue

P1. Other Identifier: 5119 College Avenue

***P2. Location:** ☒ Not for Publication ☐ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad** La Mesa, CA **Date** 1967; **T** 16 South; **R** 2 West; **S.B. B.M.:** Unsectioned

c. Address: 5119 College Avenue **City:** San Diego **Zip:** 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN:** 46701011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This single story, late 1940s, single family residence has been converted to commercial use. It retains its original "L"-shaped footprint, and moderately sloped, asphalt shingle-covered hipped roof. Large plate glass windows have replaced original windows on the front (west) façade. Commercial awnings have also been added along this side of the building. Based on address listings in city directories, the house appears to have been built between 1940 and 1945.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 Story Commercial Building.

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
 View of 5119 College Avenue, facing east, 3-10-2009.

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

☒ Historic ☐ Prehistoric ☐ Both
 Built sometime between 1940 and 1945.
 City Directories 1940-1960.

***P7. Owner and Address:**

Cons # College Corner LLC
 5111 College Avenue
 San Diego, CA 92115

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

Steve Van Wormer M.A.
 ASM Affiliates
 2034 Corte del Nogal
 Carlsbad, CA 92011

***P9. Date Recorded:**

March 10, 2009

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

Historic Resource Evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary# _____

HRI # _____

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5119 College Avenue

B1. Historic Name: 5119 College Avenue

B2. Common Name: 5119 College Avenue

B3. Original Use: Residential

B4. Present Use: Commercial

*B5. Architectural Style: Post War Track House

*B6. Construction History: (Construction date, alterations, and date of alterations)
5119 College Avenue was constructed sometime between 1940 and 1945.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: Property Type: Residential converted to Commercial Applicable Criteria: see below

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

Although 5119 College Avenue meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5141 College Avenue

P1. Other Identifier: 5141 College Avenue

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5141 College Avenue City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN: 46701023**

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This rectangular, modern commercial convenience store (7/11) is built of cinder block. It has a flat roof and plate glass windows with glass entry doors along the front (west) side. According to property records, the building was constructed in 1963.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building.

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5141 College Avenue, facing east, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Built in 1963.

County Assessor Office.

*P7. Owner and Address:

The Southland Corp.

P. O. Box 711

Dallas, Tx 75221

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

Steve Van Wormer M.A.

ASM Affiliates

2034 Corte del Nogal

Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary# _____

HRI # _____

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5141 College Avenue

B1. Historic Name: 5141 College Avenue

B2. Common Name: 5141 College Avenue

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Modern Commercial Convenience Store

*B6. Construction History: (Construction date, alterations, and date of alterations)
5141 College Avenue was constructed in 1963.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: Property Type: Commercial Applicable Criteria: see below

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

5141 College Avenue fails to meet the age threshold for the eligibility requirement for inclusion in the NRHP or the CRHR. Also, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5155 College Avenue

P1. Other Identifier: 5155 College Avenue

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5155 College Avenue City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 46701024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This two story, modern commercial modern fast food restaurant (Jack in the Box) is an irregular rectangle in shape. It has plate glass windows and is covered with stucco. The flat roof has asphalt shingle-covered hipped parapets along all four sides. According to property records, the building was originally constructed in 1965. It appears to have been remodeled and its current appearance represents construction circa 1980 to 2000.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building.

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5155 College Avenue, facing northeast, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Built in 1965.

County Assessor Office.

*P7. Owner and Address:

Feldman Earl N; Harry L. Drogin Trust
c/o Property Tax Dept 401
PO Box 4900
Scottsdale, AZ 85261

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

Steve Van Wormer M.A
ASM Affiliates
2034 Corte del Nogal
Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ni Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary# _____

HRI # _____

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5155 College Avenue

B1. Historic Name: 5155 College Avenue

B2. Common Name: 5155 College Avenue

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Modern Commercial Fast Food

*B6. Construction History: (Construction date, alterations, and date of alterations)
5155 College Avenue was constructed in 1965.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: Property Type: Commercial Applicable Criteria: see below

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

5155 College Avenue fails to meet the age threshold for the eligibility requirement for inclusion in the NRHP or the CRHR. Also, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____	Reviewer _____ Date _____

P1. Other Identifier: 5157 College Avenue

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** San Diego
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** La Mesa, CA **Date** 1967; **T** 16 South; **R** 2 West; **S.B. B.M.;** Unsectioned

c. Address: 5157 College Avenue **City:** San Diego **Zip:** 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN:** 46701028

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This single story, stucco covered, "L"-shaped 1950s commercial building has a flat roof. Plate glass windows and commercial entry doors are located along the north façade. The building was constructed in 1958.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 Story Commercial Building.

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
 View of 5751 College Avenue, facing southeast, 3-10-2009.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
 Built in 1958.
 County Assessor Office.

***P7. Owner and Address:**
 San Diego State University Foundation
 5250 Campanile Drive
 San Diego, CA 92182

***P8. Recorded by:** (Name, affiliation, and address)
 Steve Van Wormer M.A.
 ASM Affiliates
 2034 Corte del Nogal
 Carlsbad, CA 92011

***P9. Date Recorded:**
 March 10, 2009

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
 Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)
Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary# _____

HRI # _____

Page 2 of 2

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) 5157 College Avenue

B1. Historic Name: 5157 College Avenue

B2. Common Name: 5157 College Avenue

B3. Original Use: Commercial

B4. Present Use: Commercial

***B5. Architectural Style:** 1950s Commercial

***B6. Construction History:** (Construction date, alterations, and date of alterations)
5157 College Avenue was constructed in 1958.

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

Original Location: _____

***B8. Related Features:** none

B9a. Architect: _____

b. Builder: _____

***B10. Significance:** **Theme:** none

Area: _____

Period of Significance: **Property Type:** Commercial **Applicable Criteria:** see below

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

Although 5157 College Avenue meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

***B12. References:**

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

***B14. Evaluator:** Steve Van Wormer M.A

***Date of Evaluation:** March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5721 Lindo Paseo

P1. Other Identifier: 5721 Lindo Paseo

***P2. Location:** ☒ Not for Publication ☐ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad** La Mesa, CA **Date** 1967; **T** 16 South; **R** 2 West; **S.B. B.M.;** Unsectioned

c. Address: 5721 Lindo Paseo **City:** San Diego **Zip:** 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN:** 46605043

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This rectangular, stucco covered 1940s tract house has a hipped roof with asphalt shingles. A garage is located on the front (north) side of the house. Fixed metal frame casement windows are located on the front side. Steps and a small porch on this face lead to a single entry door that provides access to the interior. A chimney is located on the north side of the building. The building was constructed in 1941.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5721 Lindo Paseo, facing south, 3-10-2009.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Built in 1941.
County Assessor Office.

***P7. Owner and Address:**
Gowen William T & T
4920 Campanile Drive
San Diego, CA 92115

***P8. Recorded by:** (Name, affiliation, and address)
Steve Van Wormer M.A
ASM Affiliates
2034 Corte del Nogal
Carlsbad, CA 92011

***P9. Date Recorded:**
March 10, 2009

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary# _____

HRI # _____

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5721 Lindo Paseo

B1. Historic Name: 5721 Lindo Paseo

B2. Common Name: 5721 Lindo Paseo

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Post War Tract House

*B6. Construction History: (Construction date, alterations, and date of alterations)
5721 Lindo Paseo was constructed in 1941.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: _____ Property Type: Residential Applicable Criteria: see below

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

Although 5721 Lindo Paseo meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A.

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) 5723 Lindo Paseo

P1. Other Identifier: 5723 Lindo Paseo

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5723 Lindo Paseo City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN: 46605042**

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This rectangular, stucco covered, single-family dwelling has a complex hip roof covered with asphalt shingles. An attached garage is located at the northwest corner. The building exhibits wooden double hung sash, and aluminum framed sliding windows. A two-story addition has been added to the rear of the building. The house was constructed in 1940.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5723 Lindo Paseo, facing south, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Built in 1940.

County Assessor Office

*P7. Owner and Address:

San Diego State University Foundation
5250 Campanile Drive
San Diego, CA 92182

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

Steve Van Wormer M.A.
ASM Affiliates
2034 Corte del Nogal
Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

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***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) 5723 Lindo Paseo

B1. Historic Name: 5723 Lindo Paseo

B2. Common Name: 5723 Lindo Paseo

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Post War Tract House

***B6. Construction History:** (Construction date, alterations, and date of alterations)
5723 Lindo Paseo was constructed in 1940.

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

Original Location: _____

***B8. Related Features:** none

B9a. Architect: _____

b. Builder: _____

***B10. Significance:** **Theme:** none

Area: _____

Period of Significance: **Property Type:** Residential **Applicable Criteria:** see below

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

Although 5723 Lindo Paseo meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

***B12. References:**

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

***B14. Evaluator:** Steve Van Wormer M.A.

***Date of Evaluation:** March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
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NRHP Status Code _____

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*Resource Name or #: (Assigned by recorder) 5734 Montezuma Road

P1. Other Identifier: 5734 Montezuma Road

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5734 Montezuma Road City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN: 46606009**

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

This two story, rectangular 1950s apartment building has a shallow pitched roof covered with asphalt shingles. The building is covered with stucco except for the front (south) portion facing the street. Here the bottom floor exterior has been treated with flagstone and the upper floor is covered with a vertical placed wooden siding. Rows of aluminum framed sliding windows are located throughout the building. According to property records, the apartment complex was constructed in 1955.

*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.):

P5a. Photograph or Drawing:



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

View of 5734 Montezuma Road, facing north, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Built in 1955.

County Assessor Office.

*P7. Owner and Address:

San Diego State University Foundation

5250 Campanile Drive

San Diego, CA 92182

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

Steve Van Wormer M.A.

ASM Affiliates

2034 Corte del Nogal

Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5734 Montezuma Road

B1. Historic Name: 5734 Montezuma Road

B2. Common Name: 5734 Montezuma Road

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Modern Apartment Building

*B6. Construction History: (Construction date, alterations, and date of alterations)
5734 Montezuma Road was constructed in 1955.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: Property Type: Residential Applicable Criteria: see below

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

Although 5734 Montezuma Road meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
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PRIMARY RECORD

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NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5742 Montezuma Road

P1. Other Identifier: 5742 Montezuma Road

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5742 Montezuma Road City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 46606008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This very simple, rectangular shaped, postmodern style tract house has a flat roof covered with red rock. The roof on a detached garage at the west end of the house is of the same design and material. The building is covered with stucco and has rows of plate glass windows just below the roofline. It was built in 1945.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5742 Montezuma Road, facing north, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Built in 1945.

County Assessor Office.

*P7. Owner and Address:

San Diego State University Foundation
5250 Campanile Drive
San Diego, CA 92182

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

Steve Van Wormer M.A.
ASM Affiliates
2034 Corte del Nogal
Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

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***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) 5742 Montezuma Road

B1. Historic Name: 5742 Montezuma Road

B2. Common Name: 5742 Montezuma Road

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Simple Post Modern Style Tract House

***B6. Construction History:** (Construction date, alterations, and date of alterations)
5742 Montezuma Road was constructed in 1945.

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

Original Location: _____

***B8. Related Features:** none

B9a. Architect: _____

b. Builder: _____

***B10. Significance:** **Theme:** none

Area: _____

Period of Significance: **Property Type:** Residential **Applicable Criteria:** see below

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

Although 5742 Montezuma Road meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

***B12. References:**

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

***B14. Evaluator:** Steve Van Wormer M.A

***Date of Evaluation:** March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 5830 Lindo Paseo

P1. Other Identifier: 5830 Lindo Paseo

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad La Mesa, CA Date 1967; T 16 South; R 2 West; S.B. B.M.; Unsectioned

c. Address: 5830 Lindo Paseo City: San Diego Zip: 92115

d. UTM: NAD 27, Zone 11S;

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 46605022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This two story, stuccoed, "U"-shaped apartment building is built around a courtyard with a pool. Parking garages are located under the second story of the east wing. The complex has wooden double hung sash windows and an overhanging flat rock covered roof. Concrete stairs with steel railings provide access to the second story. Based on address listings in the city directories the complex was built sometime between 1950 and 1955 (City Directories 1940-1960).

*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.):

P5a. Photograph or Drawing:



P5b. Description of Photo: (View, date, accession #)
View of 5830 Lindo Paseo, facing northwest, 3-10-2009.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
Built sometime between 1950 and 1955.
City Directories 1940-1960.

*P7. Owner and Address:

Board of Trustees — California State University
Chancellor's Office
401 Golden Shore
Long Beach, CA 90802

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

Steve Van Wormer M.A.
ASM Affiliates
2034 Corte del Nogal
Carlsbad, CA 92011

*P9. Date Recorded:

March 10, 2009

*P10. Survey Type: (Describe)

Historic Resource Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

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HRI # _____

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) 5830 Lindo Paseo

B1. Historic Name: 5830 Lindo Paseo

B2. Common Name: 5830 Lindo Paseo

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Modern Apartment Building

*B6. Construction History: (Construction date, alterations, and date of alterations)
5830 Lindo Paseo was constructed sometime between 1950 and 1955.

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

Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme: none

Area: _____

Period of Significance: _____ Property Type: Residential Applicable Criteria: see below

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

Although 5830 Lindo Paseo meets the 50-year age requirement for inclusion in the NRHP or the CRHR, the building does not appear to meet any of the first three criterion for listing on the NRHP or the CRHR, and therefore, is determined to be not eligible for these Registers due to its lack of historical and architectural significance and poor integrity.

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

*B12. References:

Van Wormer, Steve and Sinéad Ní Ghabhláin (2009)

Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California.

B13. Remarks:

*B14. Evaluator: Steve Van Wormer M.A

*Date of Evaluation: March 10, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

