University Community Plan Area Historic Context Statement

Prepared for:

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Acronyms and Abbreviations

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

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1 Introduction

1.1 Purpose of a Historic Context Statement

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

1.2 Project Team

The Dudek project team responsible for this project included Historic Built Environment Lead Sarah Corder, MFA; and Architectural Historian Nicole Frank, MSHP. The Historic Context Statement and all associated archival research efforts were co-authored/completed by Ms. Corder and Ms. Frank with contributions from Fallin Steffen, MPS, and Kate Kaiser, MSHP. The entire Dudek team meets the Secretary of the Interior's Professional Qualification Standards in Architectural History, History, and/or Historic Preservation.

1.3 Project Description and Location

This Historic Context Statement was undertaken by the City of San Diego (City) as part of the comprehensive update to the University CPA and PEIR. The City is updating the University Community Plan, which was adopted in 1987. The updated Community Plan will take into account current conditions, Citywide goals in the Climate Action Plan and the General Plan, and community-specific goals to provide direction for the long-term development of the community. The University CPA is approximately 8,500 acres located in the northeastern portion of the City of San Diego. Specifically, the University CPA is roughly bound by Los Peñasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchison, Topeka, and Santa Fe Railroad, MCAS Miramar, and Interstate 805 (I-805) on the east; State Route 52 (SR-52) on the south; and Interstate 5 (I-5), Gilman Drive, North Torrey Pines Road, La Jolla Farms and the Pacific Ocean on the west. The University Historic Context Statement study area includes the entire CPA. The University CPA is made up of a variety of areas with Torrey Pines State Nature Preserve and Torrey Pines City Park located to the northwest, the University of California, San Diego located in the central western portion of the plan area, La Jolla Village located in the southwestern portion of the

plan area, and University City occupying the southern and eastern section of the plan area. University City is generally bounded by Interstate 5 to the west, Interstate 805 to the east, San Clemente Canyon to the south, and the Interstate 5 and Interstate 805 interchange to the north to create a triangular-shaped boundary.

1.4 Research Methodology

The organization and content of the document is based on the preferred format laid out by the National Park Service (NPS) guidelines of National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation; National Register Bulletin No. 16A How to Complete the National Register Registration Form; National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form; and National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning. Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the OHP Preferred Format for Historic Context Statements, Instructions for Recording Historical Resources, and Writing Historic Contexts.

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

Primary sources consulted for the purposes of this project also included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and historic context statements. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website.

1.5 Document Organization

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

- **1: Introduction** provides an introduction to the document including the purpose of a historic context statement, the project description and location, and research methodology.
- **2: How to Use this Document** provides the scope of the historic context statements, applicable registration programs, and document organization.
- **3: Historic Context** includes a narrative of the area's developmental history broken down into periods that are defined by events, themes, and development trends. Significant themes and Associated Property Types are included in the narrative of the area's developmental history.

- **4: Preservation Goals and Priorities** outlines and prioritizes recommended preservation activities and methods for identifying, evaluating, and treating property types identified as significant with each theme or context.

- **5: Bibliography** provides a complete list of references for all footnotes listed throughout the document.

- **Appendices**

    - **Appendix A** includes a section on architectural styles and a study list of properties of architecture or thematic interest within University CPA.

    - **Appendix B** includes a study list of non-residential properties within University CPA. These properties are identified or discussed in the historic context statement.

    - **Appendix C** outlines periods, themes, associated property types, and registration requirements to guide the evaluation of properties for historical significance.

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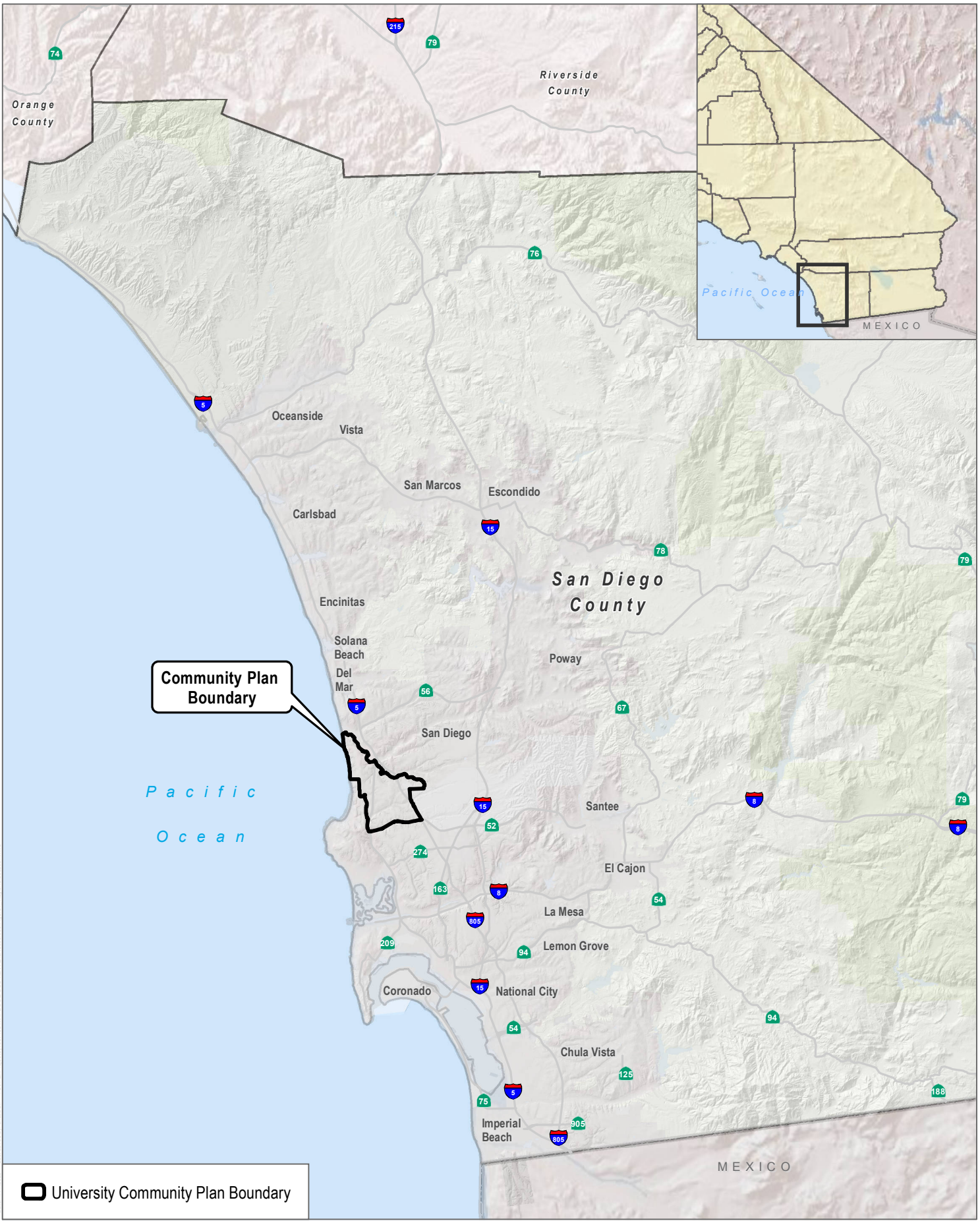

SOURCE: Esri 2014; SanGIS 2017

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0 4 8 Miles

FIGURE 1

Regional Location

University Community Plan Update

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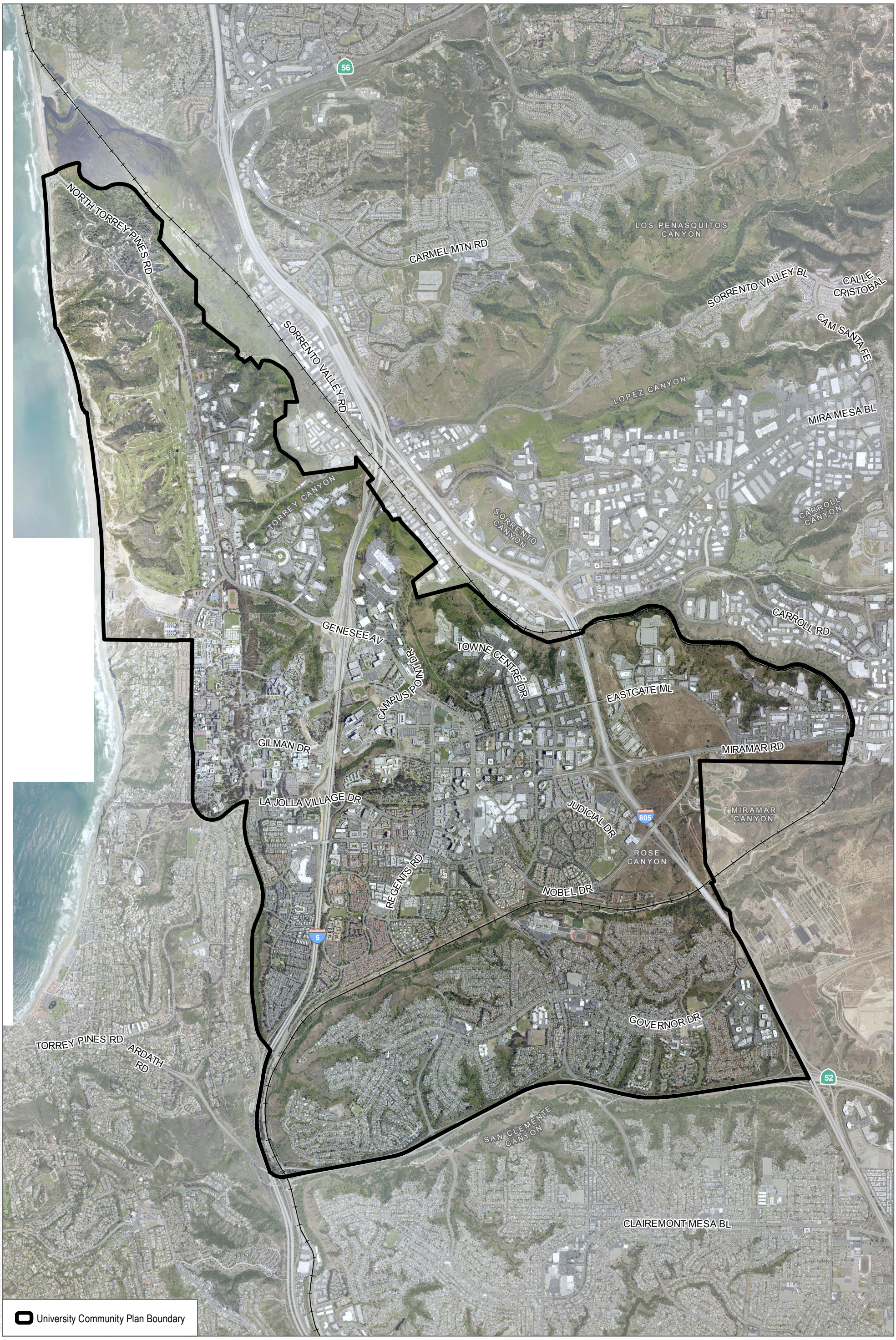

SOURCE: SANGIS 2017, 2019

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0 1,400 2,800 Feet

FIGURE 2

Project Location

University Community Plan Update

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2 How to Use This Document

2.1 Scope of the Historic Context Statement

The University CPA Historic Context Statement is arranged by chronological sections that relate to the major development periods of University's history from the mission period to 1990. The Historic Context Statement is divided into four chronological periods, each of which is further divided into thematic subsections that reflect the significant themes identified in the University CPA (Section 3.2). The end of each context section includes a summary of the various property types and architectural styles associated with each period of development, and defines specific registration requirements for assessing historical significance and integrity.

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

2.2 Overview of Applicable Regulations and Designation Programs

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

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

2.2.1 Federal

National Register of Historic Places

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

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

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

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

B. That are associated with the lives of persons significant in our past; or

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

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

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

2.2.2 State

California Register of Historical Resources

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

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

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

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

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

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

California Environmental Quality Act

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

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

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

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

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

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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

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

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

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

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

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

2.2.3 Local

City of San Diego Progress Guide and General Plan

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

A. Identification and Preservation of Historical Resources

- Identification of the historical resources of the City.
- Preservation of the City's important historical resources.
- Integration of historic preservation planning in the larger planning process.

B. Historic Preservation, Education, Benefits, and Incentives

- Public education about the importance of historical resources.
- Provision of incentives supporting historic preservation.
- Cultural heritage tourism promoted to the tourist industry.

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

City of San Diego Land Development Code

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

project area contains historical resources, as defined in the Land Development Code Chapter 11, Article 3, Division 1, the regulations apply to the project area.

City of San Diego Historical Resources Board Designation Criteria

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

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

b. Is identified with persons or events significant in local, state or national history;

c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;

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

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

2.2.4 Integrity

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

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.

- Setting is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.
- *Materials* are the physical elements that were combined or deposited during a particular period of time, and in particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- *Association* is the direct link between the important historic event or person and a historic property.

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

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3 Historic Context

3.1 Summary Overview

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

3.1.1 Significant Periods and Themes

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

- Early Development Period (1822-1940)
- Military Development Period (1941-1962)
- Development Boom Period (1956-1971)
    - Theme: Residential Development (1960-1971)
    - Theme: Educational Development (1960-1971)
    - Theme: Commercial Development (1960-1971)
    - Theme: Civic and Institutional Development (1963-1971)
- Community Expansion and Continued Development Period (1972-1990)
    - Theme: Residential Development (1972-1990)
    - Theme: Educational Development (1974-1990)
    - Theme: Commercial and Corporate Development (1972-1989)
    - Theme: Civic and Institutional Development (1972-1990)

National Register Bulletin 15 defines a theme as a "means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments of an area during one or more periods of prehistory or history. A theme is considered to be significant if it can be demonstrated through scholarly research, to be important to American history."[1] Important themes have been distilled into residential development, commercial development, civic and institutional development, transportation infrastructure, and agriculture industry and manufacturing. Themes related to architectural significance are addressed in Architectural Styles (Section 5).

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

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

3.1.2 Associated Property Types

The historic built environment serves as an illustration of significant themes in University within each period of development. Therefore, a discussion of associated property types is included following each development period discussion. This consists of relevant architectural styles and building types that are prevalent throughout University during the identified period of development. The following property types were identified in University as part of the development of this historic context:

Residential Properties

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

Commercial Properties

Commercial properties also vary throughout the University planning area, but prior to 1971 typically were one- to two-stories in height and developed as neighborhood shopping centers, regional shopping centers, or business parks. Commercial properties were dispersed throughout the community along main thoroughfares including Governor Drive, Genesee Avenue, and La Jolla Village Drive. Prior to 1971, community shopping centers were developed in the southern portion of University City to service the recently constructed residences. As residential development spread farther north so did commercial properties, leading to the construction of the University Towne Centre, a large regional master planned shopping center. Buildings of this type typically are low, boxy in massing, and surrounded by surface street parking. As was typical in commercial development from this period, mass-produced building forms and strip malls began to dominate the commercial landscape. Architectural styles employed to design commercial properties include Corporate Modern, Contemporary, New Formalism, and Brutalism.

Civic and Institutional Properties

Institutional properties include any building where a public or civic function is performed. While usually city- or publicly owned, they may also be privately owned (such as fraternal organization halls), but usually have a public use, and provide large, accessible spaces for people to congregate. In the University CPA, these may include schools (elementary, middle, and high schools), libraries, churches, post offices, hospitals, and utilities. Public parks and recreational facilities also fall under this category. Buildings of this type became instrumental in facilitating the population rise of the area and present in a variety of sizes and plans. Popular architectural styles employed to design civic and institutional properties include Modern architectural styles.

Post-Secondary Educational Properties and Research Institutions

In the University CPA, both postsecondary education was distinct from primary and secondary schools that served the residential population played a large role in the community's residential development. The development of properties for post-secondary educational (university) and research institutions was not only the source of the CPA's name, but a driving force behind its early development and continues to shape its demographics and built

environment. Buildings from this category present in a variety of sizes, plans, and styles. These buildings range in style from architect-designed Brutalist buildings to simple Mid-Century Modern box forms. The larger educational campuses such as UCSD and the large research institution Salk Institute of Biological Studies were master planned and represent important elements of the community's architectural development patterns (although the City's historic regulations do not apply to State educational properties).

Recreational Properties

Recreational properties are used for the purpose of recreation, for example, sports fields, playgrounds, gymnasiums, playgrounds, public parks, beaches, and green spaces. In the University CPA recreational properties include neighborhood parks, community parks and recreation centers, golf courses, and resource-based parks. The majority of the community's parks and recreation land use presents as open space parks such as Torrey Pines State Natural Reserve and Rose Canyon Open Space Park, which display small auxiliary structures that act as support structures such as restrooms, lifeguard towers, and surface parking lots. The recreational properties such as Torrey Pines Golf Course, Marcy Park, Standley Recreation Center, and Doyle Community Park were built in conjunction to other property types such as schools or open space parks. Buildings and structures associated with this type of recreational property include recreation centers, playgrounds, benches, tennis courts, swimming pools, and baseball fields. Buildings of this type include Modern architectural styles.

3.2 Historical Background

3.2.1 Early Development Period (1822-1940)

Theme: Division of the Ranchos and Early Institutional Development (1822-1977)

In 1822, 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. Land spectators purchased pueblo lands to be divided into smaller lots and sold to new settlers of San Diego for a profit. By the 1840s, the titles of these lands were questioned either as fraudulent or doubtful in validity. In 1843, retired sea captain Henry D. Fitch was given the task of making a map of the countryside, staking the pueblo's claims, and then drawing a map of those claims. This map started at the southern tip of Point Loma, ran east into Chollas Valley, then north to its point of intersection with the ocean at Carmel Valley. Included in this map were the later sites of University City, Torrey Pines, and La Jolla. By 1890, 83 percent of San Diego's pueblo lands were privately held, leaving approximately 8,000 acres to the City. Over the next nine decades, the City-owned pueblo lands would continue to be sold, and by 1977, the remaining pueblo lands held by the City were approximately 300 acres. These sales of pueblo lands included the land to create Torrey Pines State Natural Reserve, the General Atomic laboratory on Torrey Pines Mesa, and University City.[2]

[2] Bob Dorn, "How San Diego Lost its Pueblo Land," *San Diego Reader* (San Diego, CA), July 22, 1982.

Associated Properties

Torrey Pines State Natural Reserve (1890-1930)

The Torrey Pine is a rare pine species in the United States, recognized as such by 1890 in San Diego after the continued degradation of the tree's habitat. In 1890, the City leased its undeveloped holdings for sheep and cattle, leading to cattlemen burning and cutting down multiple Torrey Pines to improve forage for their livestock. Local botanist Belle Angier surveyed the area in 1895 and warned that the continued removal of these trees would lead to their eventual extinction in San Diego. This warning made its way to local politician George Marston, naturalist Daniel Cleveland, and members of the San Diego Society of Natural History who urged the City Council to create a natural Torrey Pine reserve. On August 8, 1899, the City set aside 369 acres as a "free and public park" named Torrey Pines Park in order to preserve the rare and valuable Torrey Pine.[3] Despite the win for land conservation, the ordinance did not specify any protections for the trees, leaving the lands surrounding the park in danger of redevelopment and subdivision. By 1912, a well-known San Diego philanthropist, Ellen Browning Scripps, purchased the private lots and held them in trust for the people of San Diego, adding to the park the areas known as North Grove and the San Dieguito River Estuary.[4]

Woodcutting remained a persistent threat to the trees with campers and picnickers using Torrey Pines for firewood. In 1916, naturalist Guy L. Fleming estimated that there were only 200 trees left and suggested the area should become a national park. In 1921, Scripps appointed Fleming as the park's first custodian and hired master architects Richard S. Requa and Herbert L. Jackson to build a Pueblo Revival-style lodge. Scripps also retained prominent Los Angeles landscape architect Ralph D. Cornell to develop a management plan for the Park, which had developed from a City park to a State Park, changing names to the Torrey Pines State Reserve. In 1924, the City transferred more of its property to the Park, including sea cliffs, canyons, mesas, a salt marsh, and several miles of beachfront land increasing the property's size to nearly 1,000 acres.[5] A major threat to the Park came with the popularity of the automobile in 1929 when commercial interests sought to build a highway through Torrey Pines. In 1930, the City and its opposition, the League to Save Torrey Pines Park, reached an agreement to construct old Highway 101 now North Torrey Pines Road through the eastern part of the Park along the cliffs, minimizing the impact to the land (Figure 3).[6]

[3] Bill Evarts, *Torrey Pines Landscape and Legacy*, La Jolla: Torrey Pines Association, 1994, 4-5.
[4] Vonn Marie May, "University House Cultural Landscape Management Plan," *University of California San Diego* (San Diego, CA), 2013, 12-14.
[5] Evarts, 7.
[6] Ibid.

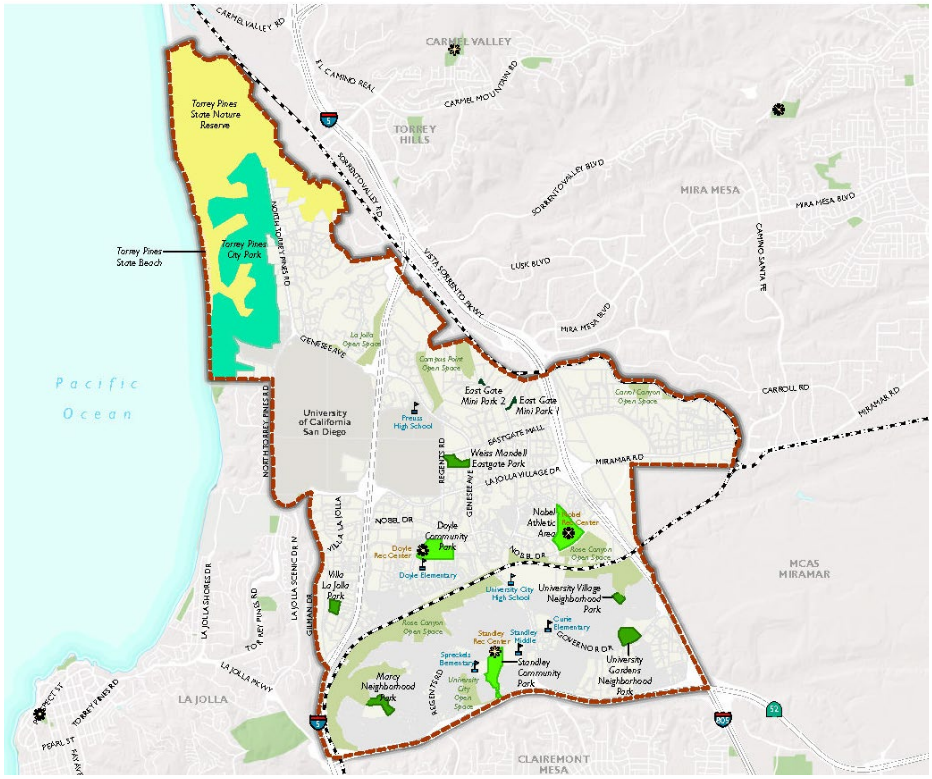

Figure 3. Map of the Torrey Pines State Nature Reserve in yellow and Torrey Pines City Park in teal with the University CPA outlined in red (City of San Diego, 2018)

Scripps Institution for Biological Research (1903-1925)

Development of the Scripps Institution for Biological Research was instrumental in the early development of the University CPA and would later be incorporated into the University of California, San Diego. In 1903, members of the Scripps family and other community leaders founded the Marine Biological Association of San Diego. In 1905, the Association built its first biological research laboratory in La Jolla and acquired the present campus in 1907. Supported by Ellen Browning Scripps, who played a major role in the conservation of Torrey Pines, and her brother E.W. Scripps, the Association had a staff of 12 including a scientific director and six nonresident researchers. In 1912, the Regents of the University of California acquired the Marine Biological Association and renamed the school the Scripps Institution for Biological Research (Figure 4). On October 12, 1925, the Scripps Institution for Biological Research was renamed the Scripps Institution of Oceanography to better reflect the work performed at the school. Since its founding, the school has expanded its curriculum to include physics, chemistry, geology, biology, and climate of the earth. The school's third director, Norwegian oceanographer Harold Ulrik Sverdrup pledged to make Scripps a seagoing institution, persuading Robert Paine Scripps to purchase a research vessel capable of deep-water oceanography. Prior to 1938, the University of California in Berkeley granted graduate degrees for work done at the Scripps Institution. After 1938, Scripps became part of the University of California, Los Angeles, in order to improve the quality of instruction at the school and ensure its longevity. Scripps remains one of the oldest and most robust centers for undergraduate and graduate ocean and Earth science research in the United States.[7]

[7] Deborah Day, "A Short History of SIO," *Scripps Institution of Oceanography,* La Jolla, CA: UCSD Libraries, 1999.

Figure 4. Campus of the Scripps Institution for Biological Research, which would become Scripps Institution of Oceanography, circa 1916 (UC San Diego Library)

3.2.2 Military Development (1941-1962)

Theme: Military Development (1864-1962)

Similar to the majority of San Diego's development between the 1940s and the 1960s, the military's presence had a profound impact on the University CPA as a driving force for development. This began with the development of Camp Callen. Construction began on Camp Callen located on the current site of La Jolla Farms south of Torrey Pines Golf Course along North Torrey Pines Road, in November of 1940 and remained operational during World War II as a Coast Artillery Corps replacement center for new inductees. Officially the base opened in January 1941, located north of San Diego in La Jolla just south of Torrey Pines. The base's name came from a veteran of the Spanish American War and World War I, Major General Robert Callan (1874-1936). Within a year of opening, the base covered 23 blocks and included over 297 buildings including five post exchanges, three theaters, and five chapels. Throughout the war approximately 15,000 men went through the 13-week training cycle, which educated trainees on how to fire long-range weapons in the event the Imperial Japanese Navy tried to attack the West Coast of the United States. Relocation of the Anti-Aircraft training program to Fort Bliss, Texas in 1944 resulted in the declaration of Camp Callen as surplus in November 1945. Most of the 297 buildings located on the site were sold to the City of San Diego, who then resold the materials to veterans and other citizens at reasonable prices in an effort to address building supply and housing shortages in the Post-War period.[8]

[8] Mark Berhow, "History: Historic California Posts, Camps, Stations and Airfields Camp Callan," Coast Defense Study Group, July 3, 2017, http://www.militarymuseum.org/CpCallan.html.

A Marine Corps rifle range known as Camp Mathews, named after Brigadier General Calvin B. Matthews, a Marine marksman active during the 1930s, reached its peak of activity in 1944. Located inland of Camp Callen in La Jolla, Camp Mathews put 9,000 Marine Corps recruits through marksmanship training every three weeks (Figure 5).[9] Marine recruits from San Diego's Marine Corps Recruit Depot used the facility to complete their training before marching back to the Recruit Depot. After the attack on Pearl Harbor, the rifle range flourished with activity, having 700 permanent personnel stationed at the base, eventually lessening that number to 120 by the mid-1950s. Throughout WWII and the Korean War, the range continued its use as a training facility, with more administrative buildings, streets, and utility services built as time went on. Despite its continued use and development, the nearby community of La Jolla expressed their concerns over the close proximity of a military rifle range to their residences. In 1959, a bill was introduced to Congress to transfer Camp Mathews to the University of California as land used to create its San Diego campus. In 1962, the Marine Corps determined Camp Matthews to be surplus and closed it a year later, which in turn led to its eventual development as part of the University in the years to come.[10]

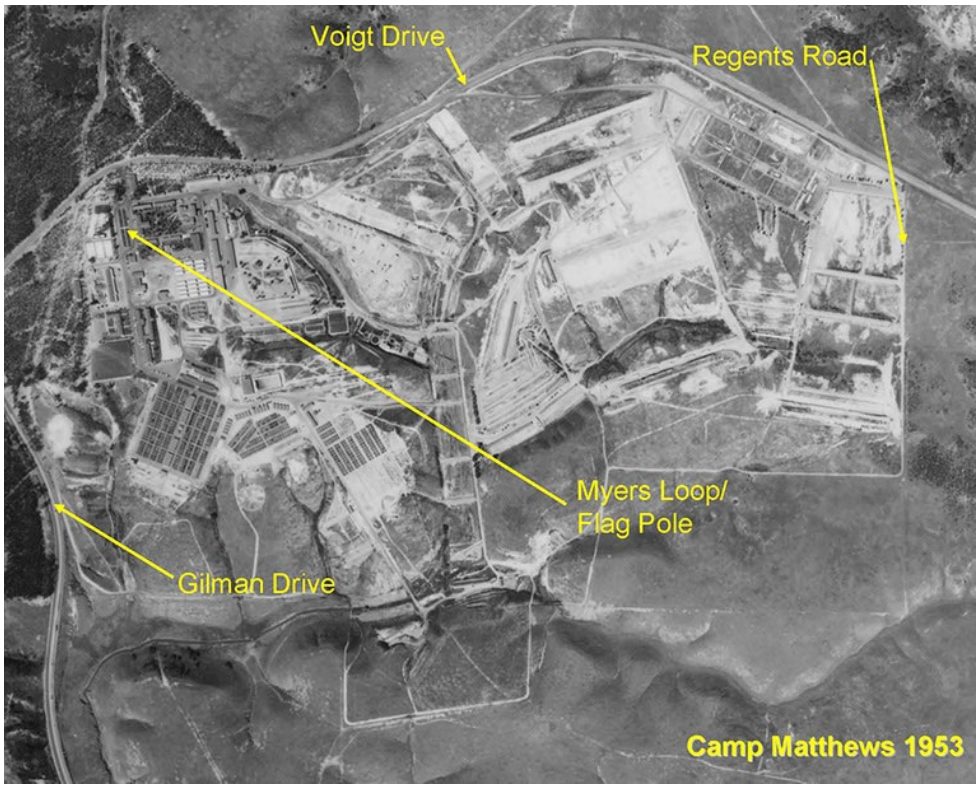

Figure 5. Aerial of Camp Mathews with current UCSD landmarks indicated for reference, 1953 (UC San Diego Library)

Another significant military development influencing growth patterns within the University CPA is Marine Corps Air Station (MCAS) Miramar, located east of the University CPA between the I-805 and I-15 freeways. The base began as 12,721 acres of land acquired during World War I by the Army National Guard as outdoor training grounds for infantrymen on their way to Europe. In 1941, Camp Holcomb grew in size to nearly 32,000 acres and renamed

[9] Historic documents frequently refer to the land now included in the University CPA as "inland La Jolla." The two area's boundaries are frequently misidentified in maps and historic archives, refer to Figure 2 for the current boundaries of the University CPA.

[10] CW2 Mark Denger, "A Brief History of the U.S. Marine Corps in San Diego," The California State Military Museum, accessed April 9, 2020, https://www.webcitation.org/60Hj0AFNh?url=http://www.militarymuseum.org/SDMarines.html.

Camp Elliott. Starting with tents and temporary facilities in 1941, the Camp grew to include barracks, officer's quarters, storehouses, mess halls, warehouses, a chapel, recreation facilities, and multiple other building types. In 1943, construction of the Camp's training facilities was nearly all complete or well underway and a year later work ended on two new concrete runways and taxiways. During this period, both the Navy and the Marine Corps occupied Camp Elliott. The Navy utilized the western side to train pilots and the Marines utilized the eastern side to train artillery and armored personnel. The Navy maintained an additional emergency airfield one mile to the north of Camp Elliott known as Outlying Field Miramar, later known as Hourglass Field because of its shape. Outlying Field Miramar's primary functions included an emergency landing strip and served as a practice range for bombing a target. On September 12, 1943, the Navy and Marines redesignated the Base as Marine Corps Air Depot (MCAD) Miramar, to reflect its dominant function.[11]

After the end of World War II, the Marine Corps decommissioned MCAD Miramar on May 1, 1946, merging it with NAAS Camp Kearny to become Marine Corps Air Station Miramar (MCAS Miramar). Although this name was short-lived and on August 15, 1947, the Navy received the Base and renamed it Naval Auxiliary Air Station Miramar. Operations slowed down and the Navy leased part of the airfield to the City of San Diego as a reserve airstrip for commercial airliners that could not land at Lindbergh Field. Discussions began with the City about turning the base into a municipal airport, but because of its location, most residents deemed it too far from the City. In 1949, Congress passed the Woods Plan, which breathed new life into the Base. By 1953, Miramar spent $14 million for the continued development of a Master Jet Air Station with another $15 million planned for the future.[12]

Associated Property Types

While Military Development influenced land use and development patterns throughout the University CPA, the property type most associated with this period of development would be a base and the buildings, structures, and landscapes that comprise a base. There are no military bases located within the current boundaries of the University CPA.

[11] Noah Stewart and Patrick McGinnis, "Historical Overview Marine Corps Air Station, Miramar, San Diego California," Anteon Corporation (San Diego, CA, January 2004), 31-44.

[12] Ibid., 44-49.

3.2.3 Development Boom (1956-1971)

California experienced a period of population growth immediately following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in huge demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding whole new subdivisions. Before the war in 1934, the Federal Housing Authority (FHA) was established to approve properties for mortgage insurance and publication of housing subdivision standards. Their publications such as *Planning Small Houses* established a standard of home building practices for decades to come, promoting the simple one-story "minimum house" that could be expanded as families grew. These homes developed in San Diego in the 1930s and 1940s in the Streamline Moderne and Minimal Traditional styles.[13]

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

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

The government programs intended to assist working-class families and veterans to purchase a house contributed to a Post-War development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions.[16] Developers started to hire architects not to design a single home but rather a

[13] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 27.

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

[15] Ibid.

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

set of stock plans, resulting in new communities of 300-400 nearly identical homes.[17] Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around usually curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity space such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy.[18] Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features.[19] Customizable features could include: light fixtures, rooflines, exterior cladding materials, cabinetry, and kitchen finishes. In the 1960s, the concept of cluster planning became popular, which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. This allowed developers to move less earth and remove fewer trees, which local governments often supported.[20]

In San Diego, the most advertised and well-known Post-War development during the 1945-1960s era was Clairemont, which in 1950 was a 1,000-acre tract-home community built on Morena Mesa, located east of Bird Rock, south of University City, and north of Linda Vista. The community's planning and design included a series of master-planned neighborhoods with curvilinear streets, landscaping, shopping centers, schools, parks, and other amenities.[21] These planning principles were repeated throughout San Diego in the Post-War era including being duplicated in areas like the University CPA. The University CPA's residential development history reflects a combination of the tract housing development type and the cluster planning development type, which were both common in San Diego and Southern California in the Post-War era. Cluster housing referred to a type of planning that involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. The University CPA followed a similar planning design aesthetic to the nearby neighborhood of Clairemont in that it started with Tract Ranch and Contemporary master-planned neighborhoods and later repeated very similar Tract Ranch and Contemporary designs, which became ubiquitous in San Diego's Post-War era. In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees. With the government programs and new housing opportunities, racial residential patterns began to change in San Diego.

The University CPA's east and west borders generally followed along two of the City's largest north-south freeways, I-5 and I-805. Several sections of I-5 were constructed and opened prior to the passage of the Federal-Aid Highway Act of 1956, but the majority of the freeway was completed as a result of the 1956 Act. After several years of dispute, a new Federal-Aid Highway Act passed in June 1956 which allowed for the construction of a 41,000-mile network of interstate highways that would eventually span the entire continental United States. I-5, beginning at the Mexican border and ending at the Canadian border, began construction in 1956 with the section in San Diego between Balboa Avenue and south Carlsbad opening to traffic in 1968. In the early 1960s, there was a proposal for an Inland Freeway, which would skirt the University of California, San Diego campus and veer north through Sorrento Valley to Del Mar. Starting in 1967, the Inland Freeway, renamed I-805, began construction in phases,

[17] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 36-39.

[18] City of Palo Alto, "Palo Alto Eichler Neighborhood Design Guidelines," Page & Turnbull (City of Palo Alto, CA), Mar. 2018, 33-36.

[19] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 39.

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

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

with the northern portion completed before the southern. By 1974, the junction connecting I-5 and I-805 had finished construction, forming the northern terminus for the future community of University City.

The 1959 City of San Diego University Community Study introduced the name University City for the first time, intended to be the location of residential and commercial development supporting the then-proposed University of California at La Jolla. This was after a 1958 resolution passed by the Board of Regents making way for a land-use study to ensure that essential housing development standards would be met in the community designed to surround the new campus. The community master plan area encompassed north La Jolla, Torrey Pines Park, Torrey Pines Golf Course, the General Atomics Laboratory, and Camp Matthews, which would become part of the school's campus. The University Community encompassed a triangular-shaped area of approximately 10,000 acres bounded on the northeast by Sorrento Valley, on the West by the coastline, and on the south by San Clemente Canyon.

The 1959 study recommended that dense residential developments should be concentrated in the areas immediately surrounding UCSD, with the rate of density decreasing as you traveled outward from the center (Figure 7).[22] The planned distribution of residential density was intended to concentrate housing for students, faculty, and staff members, who were expected to spend the majority of their time on the campus, near the campus, and University center (future site of the Westfield UTC shopping mall). These more centralized high and medium-density developments at the heart of the community would also benefit from the practical advantages of proximate commercial, liturgical, and entertainment services, which were accessible without the need for a car. Single-family residential development on the other hand, was situated in the southern and easternmost areas of the community between the winding canyons.[23] This offered the opportunity for faculty, staff, and students with families to locate away from the centralized student population, but still be within the community.[24]

In addition to the direct influence of the UCSD campus on the University Community's development, the campus also drove the community's initial development with off-campus facilities accommodating students, faculty, non-academic school staff, and those with no real connection to the University, but who desired the type of community atmosphere associated with a college-centered town.[25] The non-university group drew from nearby Sorrento Valley, General Atomics, Miramar Naval Air Station, and other employment centers.[26] The estimated university population included a student body size of 25,000, 2,100 faculty, 7,500 non-academic staff, and an estimated 6,445 others not associated with the school such as family members of those associated. Proposed in the plan to accommodate this population were an estimated 25,000 dwelling units, including 15,000 single-family houses and more than 11,500 apartments. After the formal dedication of the community in September 1960, development commenced with the residential, commercial, and business communities rising concurrently with the major university.[27]

The University CPA in 1959 when UCSD began its initial development categorized its residents into five basic types: students and families, faculty members and families, non-academic staff and families, community support personnel and families, and other residents (those having no university connection). At this time, the CPA's population was projected to be approximately 90,000 persons of which only 14,500 were categorized as residents with no connection to UCSD.[28] These people were drawn from nearby towns, military bases, and companies such

[22] City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

[23] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1990.

[24] City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

[25] Despite early planning documents describing the University CPA as developing into a "college town" atmosphere, this type of feeling and development patterns that would contribute to that type of feeling were never achieved.

[26] City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.

[27] SDU, "Public Can See University City this Weekend," *San Diego Union* (San Diego, CA), Sep. 4, 1960.

[28] The University CPA's population numbers never hit the planned 90,000 people as projected in 1959. As of 2020, the University CPA's population totaled 74,511, 15,483 less than the original predication by the UC Regents and City of San Diego.

as Sorrento Valley, General Atomics, and MCAS Miramar. In addition to the projected approximately 81,000 total "off campus" population, approximately 13,700 students and families were planned to live on campus. On campus housing included single-student residence halls and married-student apartments. Approximately one-third of all students, single and married, planned to live on campus. Of the faculty, nonacademic staff, and married students not living on campus fifty percent were planned to live in the CPA and about fifty percent would live elsewhere in the San Diego metropolitan area. [29] Income levels in San Diego remained high during the Post-War period in comparison to the rest of the United States including high-salaried engineering and research personnel in private industries in the University area. In 1959, the annual worker's income in San Diego was the highest of all western cities except Casper, Wyoming. The average annual worker's income in San Diego was $5,333 compared to the national average of $4,267. The 1959 *University Community Study* did not indicate the area's race and ethnicity percentages or median age.[30]

Theme: Post-Secondary Education and Research Institutions (1956-1971)

One of the greatest influences driving the development of University City during the second half of the twentieth century was the establishment of multiple campuses for post-secondary education and research institutions. The first from the Development Boom period was the San Diego laboratory of the General Atomic division of General Dynamics Corporation. In 1956, this laboratory received the name the John Jay Hopkins Laboratory for Pure and Applied Science after the General Dynamics company's founder, John Jay Hopkins. The same year, General Atomic issued a $1,248,000 contract to Haas-Haynine Frandsen Inc. of Los Angeles to construct the first of four major buildings for the atomic lab. The site, acquired from the City of San Diego in 1955, required the construction of an access road joining Sorrento Road near its junction with Miramar Road east of U.S. Highway 101. The design of the experimental building and site developments as well as three other laboratories, a science building, an office and engineering building, a library, and a technical service building, were handled by a different Los Angeles architecture firm, Pereira and Luckman. In June 1959, an estimated 2,500 guests attended the dedication ceremony for the $10 million John Jay Hopkins Laboratory for Pure and Applied Science located at what is known as Torrey Pines

[29] City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.
[30] Ibid.

Mesa. The opening of the laboratory set the groundwork for Torrey Pines Mesa to be a center for industrial, medical, and scientific development (Figure 6).

Figure 6. Aerial View of General Atomics Headquarters, 1967 (City of San Diego)

Figure 7. Detail of the Land Use plan from the 1959 City of San Diego University Community Study showing the distribution of housing density surrounding the planned UCSD campus site (outlined in yellow). Areas devoted to single-family housing is depicted in off-white, while multi-family housing closer to the campus is represented in three shades of brown: light brown for low density, medium brown for medium density, and dark brown for high density (City of San Diego 1959: Plate 3)

Upon its inception in the late 1950s, one of the paramount goals of the UC Regents and City of San Diego for the area was the creation of a "great" university. The journey towards creating a great university was achieved with the establishment of what is now known as the UCSD campus in University City (then known as the La Jolla Campus). However, the path toward establishing a "great" university got its start much earlier in the twentieth century when the Regents of the University of California (the Regents) acquired what would eventually become the Scripps Institution of Oceanography in 1912. The school from 1912 continued to expand including the construction of the first public aquarium, library, and museum between 1913 and 1916, the construction of Ritter Hall in 1931, and the construction of the Scripps Aquarium in 1950.[31] Despite these additions, the Scripps Institution of Oceanography does not cross into the CPA.

Interest in the creation of a UC campus in San Diego continued throughout the first half of the twentieth century and by the 1950s, significant steps were taken to achieve the goal of creating a "great" university. In 1955, the City Council voted to offer the University of California City-owned land at no cost. In 1957, the citizens of San Diego voted to transfer 450 acres of pueblo land to the University, and in 1959, the Regents approved a community development plan prepared by the City of San Diego Planning Department.[32] The Regents approved the school's La Jolla site in 1959, naming the new school the University of California, La Jolla, which later changed to the University of California, San Diego. UCSD's official establishment on November 18, 1960, was thanks to a combination of state appropriations, a donation from General Dynamics, and a gift from the City of 63 acres.[33]

After the school's opening in 1960, campus development began with the student enrollment reaching 160 with 70 faculty members in 1961. In 1962, President John F. Kennedy signed a bill committing the federal government to transfer 436 acres of the surplus Camp Matthews to the University of California. Throughout the 1960s the University's departments, enrollment, faculty, and buildings continued to expand. The campus planning approach focused on the construction of several smaller colleges clustered to form a larger university in order to accommodate future students. The smaller colleges each had a focused curriculum. For example, the John Muir College encouraged awareness of environmental issues and independent thinking while the University as a whole developed a basic curriculum in humanities, social sciences, biological sciences, physical sciences and mathematics. In 1964, the first undergraduate students enrolled at UCSD. By 1969, campus enrollment reached 3,800 students and 370 faculty members, and student tuition was imposed for the first time.[34] In 1970, the school's third college opened, later named Thurgood Marshall College, with a focus on broad liberal arts education and an awareness of the diversity of cultures. The University's Central Library designed by William L. Pereira and Associates opened in 1971 and served as the school's visual point of reference and the most important building on campus (Figure 9). [35] By 1971 enrollment reached approximately 6,500 students with 500 faculty members.[36]

[31] Deborah Day, "A Short History of SIO," *Scripps Institution of Oceanography,* La Jolla, CA: UCSD Libraries, 1999.

[32] Patricia Aguilar, "The UCSD Master Plan Study and its Antecedents: a History of Physical Planning at the University of California, San Diego." UC San Diego Library, University Planning Associates, Apr. 1995, https://library.ucsd.edu/dc/object/bb77142229.

[33] UC San Diego, "Campus Timeline," accessed Apr. 13, 2020, https://ucsd.edu/timeline/.

[34] Ibid.

[35] William L. Pereira and Associates Planning and Architecture, "Central Library; University of California at San Diego," Corona Del Mar, Aug. 1969.

[36] UC San Diego, "Campus Timeline," accessed April 13, 2020, https://ucsd.edu/timeline/.

Figure 8. The Geisel Library shortly after opening, 1971 (UC San Diego Library)

During this period another research institution, the Salk Institute of Biological Studies, was also under development. In 1957, Jonas Salk, the first developer of the polio vaccine, received 27 acres overlooking the Pacific Ocean to construct a not-for-profit institution of scientific research. The institute, located northwest of UCSD in La Jolla, began thanks to a $20 million grant from the National Science Foundation and additional support from the March of Dimes. The facility opened its doors in 1963 with major study areas including cancer biology, immune system biology, metabolism and diabetes, and plant biology. The facility designed by the firm of Louis Kahn, incorporated travertine, teak wood, and concrete, Salk asked Kahn to "create a facility worthy of a visit by Picasso."[37]

Associated Property Types

Post-secondary education and research institutions played a major role in this period of development for the University CPA. Properties associated with this theme and period of development are large, multi-acre campuses. Some or all of the buildings comprising the campus or smaller sub-campus may be architect-designed and part of a master plan.

Character-Defining Features:

- Large campuses
- Low to medium density

[37] Salk Institute, "History of Salk," accessed Apr. 21, 2020, https://www.salk.edu/about/history-of-salk/.

- Designed by prominent architects
- Buildings linked by pedestrian walkways
- Meandering site plans that deviate from a cartesian street grid
- Automobile parking concentrated in large, multi-story structures distributed throughout the site
- Landscaping lacks rigid formality and follows topography of natural slopes
- Landscaping often includes eucalyptus trees

Theme: Residential Development (1960-1971)

The 1959 City of San Diego University Community Study proposed 15,000 single-family units, for which grading began in 1960. The name chosen for the area, University City, referenced the development as a whole while developers selected the smaller community names. As early as 1960, the City received tentative subdivision maps for the area including one for 600 acres containing 2,481 lots (Figure 8). The area's earliest primary developers included Irvin Kahn and Carlos Tavares, who both played a key role in the development of nearby Clairemont. Kahn and Tavares as well as two other investors, Louise Lesser and C.W. Carlstrom either owned or optioned control on approximately 4,000 acres of land from Clairemont to beyond Miramar Road. Similar to the development of Clairemont, at least a dozen or more building companies participated in University City building activity, producing separate subdivisions. The Kahn-Traverse group by 1960 had already sold 700 lots within their 600 acres to Ray Hommes, a Los Angeles builder. Due to the need for residential housing in San Diego in 1960, Kahn hypothesized that within a maximum of 10-years the first 15,000 single-family units would be filled.[38]

By September 1960, grading, roadwork, and the installation of utilities in the first 600-acre section of University City was well underway.[39] The first 10 model homes opened for public inspection during the same period as the utilities were installed, featuring traditional and modern-designs located along Soderblom Avenue. One development was purported to offer 23 model homes, which was substantially more than the original 10 model options. Kahn and his associates introduced several unusual features to their development including a purchase option plan that allowed buyers to receive their money back, and lots available at 10 percent down with 10 years to pay under conventional financing.[40] The first unit of 144 homes in the Kahn and Associates subdivision included a 15-acre school site and an 11-acre park. From 1961 onward, development in University City, which became known as the golden triangle between the University of California, La Jolla, and San Clemente Canyon Park, expanded to include a range of housing types from luxury dwellings to apartments, while continuing to develop single-family residences. The term golden triangle was initially used in 1961 by development companies and the UC Regents as a marketing tactic to advertise their newly constructed developments.

In 1961, UC Peñasquitos Inc.'s Pennant Village opened exclusively for retired military personnel and their families, originally containing 76 single-family homes and 32 multi-family units. The development featured a "green belt" with a recreational park, community center, and swimming pool located in the center of the community. Pennant Village's cooperative ownership program allowed for Federal Housing Administration (FHA) insured loans for 40 years at a 5 ¼ percent interest rate, allowing many veteran families to live within their means.[41] Developers used the availability of no down payment financing for veterans and flexible FHA financing terms to entice families to move to University City. The community's developers continued to look at development trends to design buildings that could be constructed and sold quickly. In the mid-1960s, the newest trend was the resurgence of multi-story homes, moving away from the dominant one-story Ranch style home seen throughout Southern California. The two-

[38] Clyde V. Smith, "A Campus Metropolis is Started," *San Diego Union* (San Diego, CA), Feb. 21, 1960.
[39] SDU, "Public Can See University City this Weekend," *San Diego Union* (San Diego, CA), Sep. 4, 1960.
[40] SDU, "University City Lots Offered," *San Diego Union* (San Diego, CA), July 8, 1960.
[41] SDU, "University City Unit Planned for Military," *San Diego Union* (San Diego, CA), June 11, 1961.

story or split-level home provided families with more living space for their money and allowed for a bigger structure on the same size lot as a single-story Ranch house. In University City, the Dass Construction Company noticed this trend and offered their University City Manor subdivision in 1962 with the option of a second story master bedroom suite including a dressing area, bathroom, and a large second-story covered balcony.[42]

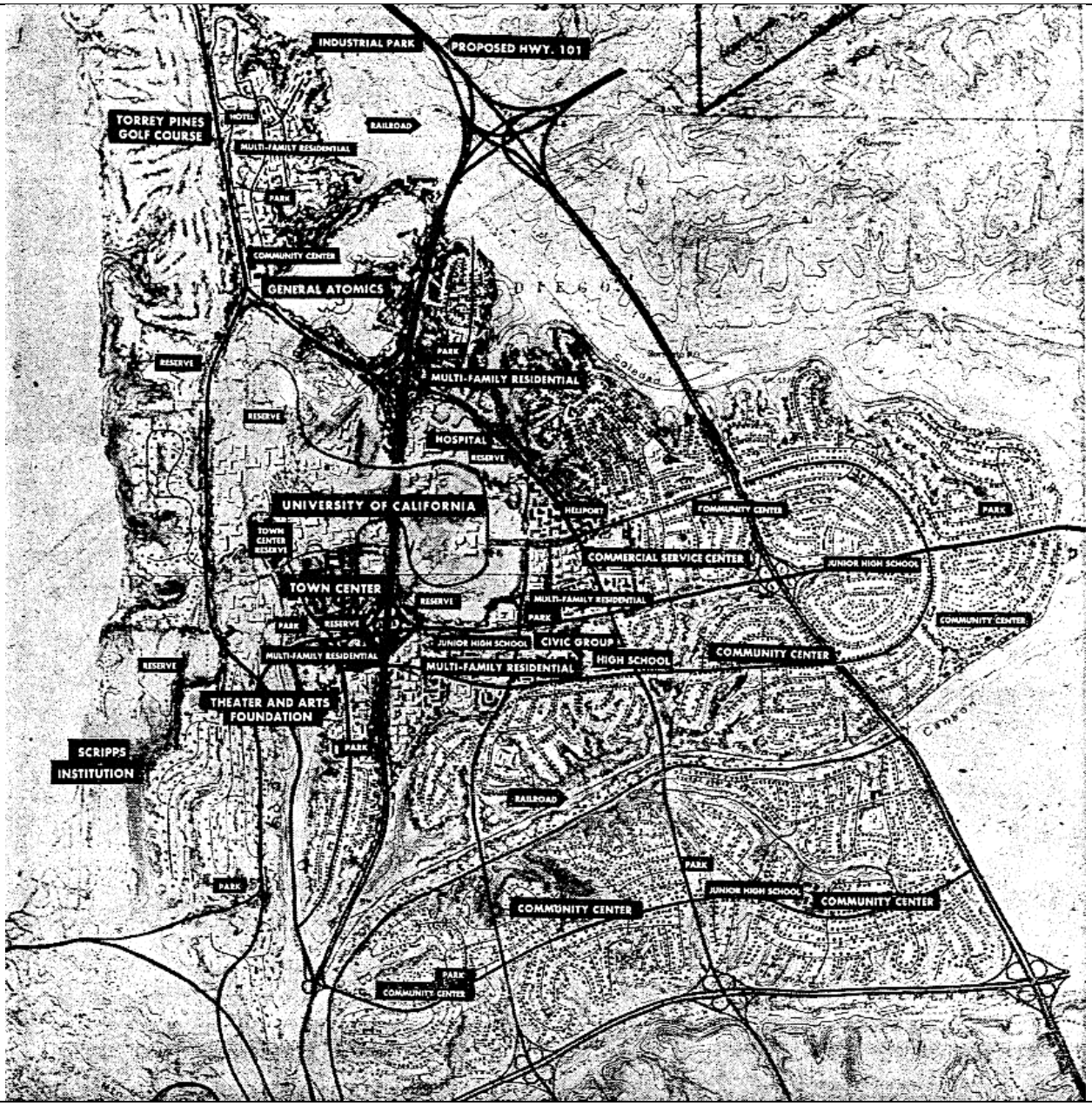

Figure 9. Map from the University Community Study, 1960 (SDU February 21, 1960)

Despite financing options and pursuing the latest housing trends, home sales in University City started slowing compared to previous years in 1965. A 1967 article stated, "The new surge of building, primarily residential, stems from several factors. Housing demand is increasing. Financing, still relatively expensive in comparison with a few

[42] Clyde V. Smith, "Multi-Floor Trend Gains Momentum," *San Diego Union* (San Diego, CA), Aug. 16, 1964.

years ago, is available. It was practically unobtainable at this time last year."[43] The University Community's 1971 Plan noted the economic pressure to develop the areas north of Rose Canyon in the same manner as the areas south of the Canyon in order to meet citywide market demands for low- to moderately priced single-family housing.[44] By 1971, the largely developed land to the south of Rose Canyon contained single-family detached homes, duplexes, and low-scale multi-family residential buildings. Going forward, the community needed to resist the pressures of building more single-family detached residences and construct townhomes and high-rise apartment buildings in addition to single-family homes. Pressure was described as coming from potential home buyers who looked to purchase single family homes, the predominant housing type throughout the United States from the end of World War II through the 1950s.[45] After financing became more readily available, the demand for housing-for-purchase increased, however the population did not always desire of the options available, due to either size or price. Starting in the early-1970s, community's leaders, including the City Council reassessed the area's housing stock and instituted a plan to design a higher variety of residential buildings and stop repeating the same housing types available south of Rose Canyon.

Associated Property Types

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

Character-Defining Features:

- Constructed as groups in the form of tract housing developments, cluster housing, and master-planned communities.
- Tract Ranch and Contemporary architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots
- Single-family residences L-shaped, rectangular, or irregular in plan
- Multi-family residences rectangular or square in plan
- Minimal architectural embellishments
- Attached garages or detached carports
- Uniform setbacks

Residential Properties Study List

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

[43] Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.
[44] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1971.
[45] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011, 53.

Theme: Commercial Development (1960-1971)

When the master planned community of University was first presented to the public in 1960, the master plan provided for a town center (near UCSD), complete with a shopping center, commercial service businesses, lumberyards, repair garages, and similar services, while emphasizing the city's relationship to University of California San Diego and the research and development community.[46] The master plan provided areas for the listed uses but not all were constructed. Compared to surrounding communities, University didn't immediately begin developing industrial parks or business parks like Sorrento Valley to the east, or Kearny Mesa to the southeast, and instead focused on the shopping centers promised in the master plan.[47] The area's development depended on its proximity to the University of California San Diego science organizations, like the Salk Institute and the Scripps Institution of Oceanography, which also attracted private research and development companies such as General Atomic Division of General Dynamics and North American Aviation.[48] Along with Sorrento Valley just to the east, the Torrey Pines Mesa and Sorrento Valley area had 16 firms established in industrial parks and research & development campuses by 1964.[49]

The University CPA's first community shopping center began construction in March 1962 at the northeast corner of Governor Drive and Regents Road. The 8.5-acre site would contain a $2 million center consisting of 30 commercial units, businesses, and professional offices. The lot's developer, Irvin J. Khan, hired architects Daun and Hoelck to design the shopping center including a market, liquor store, barbershop, cleaners, hardware store, drug store, variety store, dance studio, garden shop, service station, restaurant, and offices for doctors and dentists.[50] Given the name The University City Shopping Center, the group of stores became the first of the two neighborhood centers planned for the southern section of University City.[51]

In 1967, construction of the University Square Shopping Center began at the southeast corner of Governor Drive and Genesee Avenue. The seven-acre site was purchased for $1.5 million and was built in two phases. The first phase included a 24,500-square-foot Safeway grocery store and 17,000 square feet of shop areas. The second phase included a 4,000-square-foot San Diego Trust and Savings Bank branch, and a 20,000-square-foot Thrifty Drug Store. The development company intended the shopping center to have a balance of general office space and retail space. Construction previously on the property was a Union Oil Station, which by 1967 was open for business.[52] The shopping center, a joint venture of S.D.C. Inc. of Coronado Del Mar and La Jolla Investment Corporation, became the second commercial development in University City and the last constructed in the southern portion of the CPA.[53]

Associated Property Types

The University CPA development boom between 1956 and 1971 saw a wave of new commercial and institutional development. Shopping centers were built at key locations in the community, surrounded by a parking lot. The centers offered a variety of uses from grocery stores, retail stores, to small businesses. The centers built during this period were not as large as regional shopping centers but fulfilled a need in the area for accessible commercial

[46] SDU, "Public Can See University City This Weekend," *San Diego Union* (San Diego, CA), Sep. 4, 1960.
[47] SDU, "Top Priority," *San Diego Union* (San Diego, CA), Jan. 5, 1962.
[48] SDU, "West's First Science City Envisioned," *San Diego Union* (San Diego, CA), July 2, 1961.
[49] SDU, "Research Aiding Foundation Due," *San Diego Union* (San Diego, CA), Sep. 29, 1964.
[50] SDU, "Store Center Scheduled for University City," *San Diego Union* (San Diego, CA), Nov. 26, 1961.
[51] Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.
[52] SDU, "University Shop Center Work Starts," *San Diego Union* (San Diego, CA), June 21, 1967.
[53] Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.

properties. Buildings associated with this period of development include shopping centers, parking lots, parking structures, and office buildings.

Character-Defining Features:

- Incorporates Modern architectural styles
- Business or industrial parks designed with unifying architectural style
- Constructed at heavily trafficked intersections
- Dedicated surface parking lot or parking structure
- Complex of building intended for the same or similar use
- Minimal architectural details

Commercial Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
3358 Governor Drive	348-290-43-00	University City Shopping Center	Ranch	Commercial Development (1960-1971)

Theme: Primary and Secondary Education (1960-1971)

In addition to the developments in postsecondary education in University, there was also a need for educational facilities for the children living within University City. The 1959 University City Community Study estimated that an elementary school would be required for every 600-1,000 residential units constructed, a junior high school for every 4 or 5 elementary schools on a site of 25 to 30 acres, and a senior high school for every 1 to 3 junior high schools on sites 50 to 60 acres each.[54] The community's first school, Marcy Elementary School, began as eight portable school buildings before its completion in 1964. The school's location at 2640 Soderblom Avenue put it in close proximity to Irvin J. Kahn's University City development. The school accommodated approximately 180 students ranging from kindergarten to sixth grade and occupied 11.5 acres.[55] The temporary classrooms at Marcy Elementary School were the area's first education facility while the community's first permanent school, Curie Elementary School, opened at 4080 Governor Drive in 1963 with 185 students.[56] The community's third elementary school, Spreckels, located at 6033 Stadium Street opened in 1968 as portable classrooms for 415 students in kindergarten through third grade.[57] The subsequent 1971 community plan outlined that in addition to the present three elementary schools, three sites for future development would allow the construction of more elementary schools as need occurred. By 1971, the City acquired sites for junior and senior high schools, but their

[54] City of San Diego Planning Department, "City of San Diego University Community Study," (San Diego, CA), Mar. 1959.
[55] SDU, "University City: Temporary Classrooms Will Open," *San Diego Union* (San Diego, CA), Dec. 3, 1961.
[56] SDU, "New School in University City to Open," *San Diego Union* (San Diego, CA), Feb. 22, 1963.
[57] SDU, "22 Students Travel in New Safety Unit," *San Diego Union* (San Diego, CA), Nov. 5, 1968.

development had not begun, resulting in some students of this age group attending schools in La Jolla and Clairemont.[58]

Associated Property Types

Educational facilities including those for primary, secondary and postsecondary education played an important role in the development of University between 1960 and 1971. The CPA was intended to be focused on the construction of a "great" university, which became UCSD. The area around UCSD and the Salk Institute of Biological Studies became comprised of many postsecondary educational building types including classroom buildings, dormitories, libraries, parking structures, and laboratories. These buildings were soon followed by the development of primary and secondary educational facilities, servicing the southern portion of University City and the newly developed residential communities. Some of these schools began as temporary structures, subsequently replaced with permanent classrooms and education buildings.

Character-Defining Features:

- Use of Modern architectural styles
- Multiple buildings clustered to create a campus
- Adjacent to greenspace or recreational space
- Parking lots or structures
- Minimal architectural details

Primary and Secondary Educational Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
4080 Governor Drive	348-111-26-00	Curie Elementary School	Contemporary	Educational Development (1960-1971)

Theme: Civic and Institutional Development (1963-1971)

In 1963, Scripps Memorial Hospital asked the Superior Court to permit the sale of its Prospect Street property in favor of a property on the Torrey Pines Mesa, not legally in La Jolla. The new hospital located at 3770 Miramar Road, later changed to 9888 Genesee Avenue had the possibility of violating the trust set up by the late Ellen Browning Scripps, who bequeathed the property for "a hospital in La Jolla."[59] After a year of delays due to lawsuits associated with the possible violation of the trust, the $6 million Scripps Memorial Hospital seven-story building opened in April 1964. Louis M. Peelyon, then executive director of the facility, said the area around the hospital "will be one of the greatest educational, medical and research complexes in the world someday."[60] The new Scripps Memorial Hospital was intentionally located near the campus of UCSD and easily accessed from the I-5 freeway.

[58] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1971.
[59] SDU, "Scripps Asks Ok to Sell Hospital Site," *San Diego Union* (San Diego, CA), Nov. 7, 1963.
[60] Dave Farmer, "Scripps Hospital Rites Draw 350," *San Diego Union* (San Diego, CA), Apr. 27, 1964.

In 1969, the City issued a $71,060 permit for the construction of a building at 3298 Governor Drive for use by the United States Postal Service. The Post Office building, designed by Donald M. Forker, was located on the same lot as the University City Shopping Center, creating a central neighborhood commercial core (Figure 10).[61]

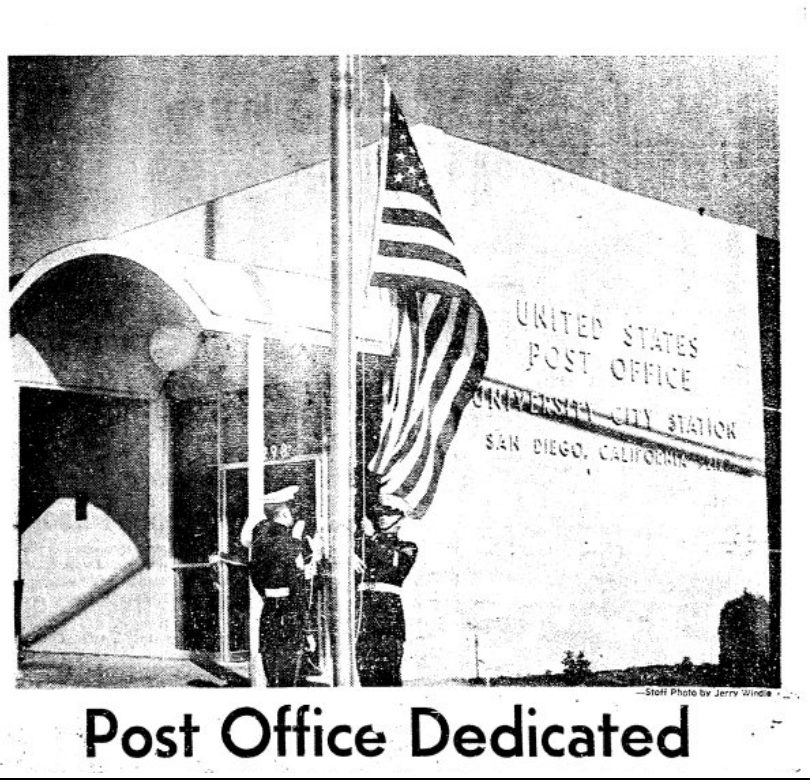

Figure 10. University City Post Office opening ceremony, 1969 (SDU December 7, 1969)

Prior to 1971, San Diego's Fire Station 35 was located on the UCSD campus before moving its location in December 1971 to 4275 Eastgate Mall along with the San Diego Police Department Northern Division. The two departments shared a 12,480- square foot building constructed of masonry and concrete. The building included police administration and business offices, conference rooms, detective's offices, locker and dining rooms, and a parking lot.[62] Civic and institutional development continued with the construction of multiple religious buildings throughout the 1960s. The first, Our Mother-Confidence Catholic church opened in 1965 at 3131 Governor Drive. Ray Hommes reported the church's progress, the developer of the University Hills and Panorama Park subdivisions in University City.[63] In 1967, the University City Unified Church, then known as the University City United Church, located at 2877 Governor Drive opened. The churches' design looked to reflect the mission heritage of San Diego with rough-hewn wooden beams in the pueblo style and carved entry doors.[64] The final religious property constructed during the 1960s was the La Jolla Community Church, also known as the First Baptist Church of University City, located at 4377 Eastgate Mall. The 6,419-square foot structure at the intersection of Genesee Avenue and Eastgate Mall cost nearly $150,000 with the site and furnishings.[65]

[61] SDU, "Reality Roundup: Commercial Deals Reported," *San Diego Union* (San Diego, CA), Mar. 9, 1969.
[62] SDU, "Police Plan North Division Open House," *San Diego Union* (San Diego, CA), Nov. 13, 1971.
[63] SDU, "Progress Reported on New Churches," *San Diego Union* (San Diego, CA), May 16, 1965.
[64] SDU, "Ground-Breaking Rites Tomorrow," *San Diego Union* (San Diego, CA), May 6, 1967.
[65] SDU, "New Baptist Church Dedication Planned," *San Diego Union* (San Diego, CA), Mar. 9, 1968.

Associated Property Types

The University CPA development boom between 1956 and 1971 is characterized by an increase in development of all types. Despite not being as prevalent as residential and educational development, institutional and civic properties acted as support for the growing population. Similarly, to commercial development they were placed strategically throughout the community and spread farther north as the area aged. These facilities included Scripps Memorial Hospital, San Diego's Fire Station 35, San Diego Police Department Northern Division, and the La Jolla Community Church. Buildings associated with this period of development include churches, hospitals, police departments, and fire departments.

Character-Defining Features:

- Incorporates Modern architectural styles
- Constructed at heavily trafficked intersections
- Surface parking lots
- One and a half stories in height or taller
- Large main building with smaller auxiliary buildings

Civic and Institutional Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
9888 Genesee Avenue	343-160-08-00	Scripps Memorial Hospital	Corporate Modern	Civic and Institutional Development (1963-1971)
2877 Governor Drive	670-164-01-00	University City Unified Church	Futurist-Googie	Civic and Institutional Development (1963-1971)

Registration Requirements

Eligibility Criteria

Associated properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1960-1971) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's commercial development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within commercial theme during the Development Boom period (1960-1971).

Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of the University CPA during the Development Boom period.

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

Integrity Thresholds

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

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within one of the themes with particular respect to the Development Boom period (1960-1971) in the University CPA. Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with one of the themes in the Development Boom period (1960-1971). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

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

3.2.4 Community Expansion and Continued Development (1972-1990)

The University CPA was originally contemplated to support the future development of UCSD, which the City anticipated would generate a "college town" atmosphere surrounding it. In the 1959 and 1971 master plans for the University CPA, intentions for the planning area leaned on the UCSD connection and its students. By 1990, that connection, although still important, become one of several critical aspects to the University CPA. Facilitated by the development of a regional shopping center, University Towne Centre, the expansion of Torrey Pines Mesa as a scientific research center, and the expansion of regional transportation providing easy access to the community, University became a major "urban node." The University CPA functioned as an education, research, health services, industrial and office park center in conjunction with the growing faculty and student populations at UCSD. Throughout the 1970s and 1980s, development in the area was intense, innovative, and mixed-use. These types of new developments generated a different but important suburban type of area to the financial, cultural, and governmental center of the City, downtown San Diego. Due in large part to its variety of zoning types including residential and industrial, and the availability of land, the University CPA was able to take on important land uses required to assist the established urban center of downtown San Diego. These uses included the establishment of large educational, medical, and research facilities as well as the construction of new business centers. Going into 1990, the University CPA continued this diversification in all aspects and sought to continue the evolution of established community focal points such as UCSD.[66]

Census data from 1975 indicates that the University CPA was an upper-income community and predominately non-Hispanic white. Housing was divided into two categories, attached form and detached form. Attached form homes were two or more dwelling units that are on individual lots attached by a common wall or a shared property line. Detached form homes are separate from any other structures and are for single families only. Housing in the community was constructed in an attached form at a slightly above-average rate than the rest of the City of San Diego. Dwellings of this type include townhomes and row houses, the majority of which were concentrated in North University, north of Rose Canyon Open State Park. South University included the majority of the detached form housing which were predominately owner-occupied including single-family residences. The household income for University was $17,249 compared to the citywide standard of $10,625, thus classifying it as predominantly upper income. It is likely that the presence of the affluent neighborhood of La Jolla to the west and employment centers to the north including UCSD contributed to this income distinction. University in 1975 had an ethnic minority of only 9.99 percent compared to the citywide average of 23.83 percent, indicating that the CPA was predominantly non-Hispanic white. UCSD's enrollment numbers also reflect this white majority with the total undergraduate enrollment at 7,620 with 5,651 of which classified as Caucasian.

From 1975 to 1990, the University CPA maintained similar statistical numbers as a predominantly non-Hispanic white upper-income community. Housing in the community after 1975 remained constructed in an attached form at a slightly above-average rate in comparison to the rest of the City of San Diego, with the majority of the residential units owner-occupied.[67] Construction of this type continued to be constructed in North University, close to the UCSD campus, and included condominiums and townhouses.

UCSD's undergraduate enrollment numbers continued to be predominantly Caucasian totaling 8,541 of the 14,392 class size. The specification that higher density housing was to be located nearer to the campus was revised several times during the 1960s, 1970s, and 1980s to address changing conditions precipitated by the construction of UCSD, noise and accident potential from the adjacent Miramar Naval Air Station, and the expansion of property

[66] City of San Diego Planning Department. "University Community Plan," (San Diego, CA), 1990.
[67] Ibid.

dedicated to university research.[68] These revisions mainly included a redistribution of multi-family housing originally planned for the north to the areas directly east and south of campus because the land there was rezoned for research uses.[69]

Theme: Residential Development (1972-1990)

At the start of 1972, the majority of the southern portion of the University City section of the CPA underwent development with single-family homes in accordance with the 1959 community plan (Figure 11). The need for a wider range of housing types to accommodate a broader cross-section of the community only grew going into the 1970s and 1980s. Included within this cross-section were young couples without children, single people living alone, and retirees. The 1971 University community plan stated that going forward there should be a preference given to creating higher-density housing near the University and the Town Center Core.[70] The Town Center Core represented the future site of the Westfield UTC mall at the corner of La Jolla Village Drive and Genesee Avenue. As a result of this community plan, a larger number of townhomes, condominiums, and apartments began construction after 1972 throughout the northern portion of University City including the La Jolla Village area near UCSD. An example of this emerging development type was the Lion Property Company's 'The Woodlands,' located in La Jolla Village on Via Alicante. The $5.5 million 125-townhome project featured meandering waterways and planting of specimen trees. Intended for small families, the development designed by Dale Naegle offered one- to three-bedroom townhomes priced between $33,500 and $48,500.[71] Four years later in 1978, the Lion Property Company expanded The Woodlands with 60 additional townhomes in La Jolla Village.[72]

[68] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1971.
[69] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1990.
[70] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1971.
[71] SDU, "The Woodlands Condos Planned," *San Diego Union* (San Diego, CA), July 7, 1974.
[72] SDU, "Lion to Build 296 Town Homes," *San Diego Union* (San Diego, CA), Mar. 26, 1978.

Figure 11. Aerial displaying the growth of single family residences in the southern portion of the CPA, 1975 (UCSB 2020)

The construction of townhomes in La Jolla Village continued in 1978 with the McKellar Development Corporation's La Jolla Village Park. The development's first phase opened with 80 split-level townhomes followed closely by an additional 124 townhouses. McKellar's master plan for the project called for 500 homes on 28 acres, offering a study, powder room, two bathrooms, a 460-square-foot garage, and about 1,750 square feet of living space.[73] In 1980, the Los Angeles-based Bren Company proposed a 222-acre, 3,600-unit housing development called La Jolla Colony, the largest development proposed up to that point in the University area. La Jolla Colony received little opposition from City planners, allowing the Bren Company to break ground in 1980. The project, which accommodated 10,000 people and was developed in four major stages, offered townhomes and multi-level condominiums. The original plans included high-rise towers but these were never constructed. The project included separate developments including Avalon, Verano, La Palmas, and La Paz, all intended to be competitively priced with the middle-market levels in the area.[74]

In 1977, the mixed-use University Towne Centre opened with adjoining townhouses, apartments, and single-family homes on 108 acres along with the large mall, which included retail and restaurants. In 1977, Vista La Jolla, a $10 million single-family home development opened with 32 of the 56 homes planned for the site, the rest scheduled for completion in February 1978. The homes ranged in price from $125,000 to $165,000 with floorplans ranging from 2,065 to 2,540 square feet and either one- or two-stories in height. A green belt and bike paths connected the residential development with the shopping center. The community's developer Harry L. Summers, Inc. planned

[73] SDU, "La Jolla Condo Project Started," *San Diego Union* (San Diego, CA), Feb. 12, 1978.
[74] Roger Showley, "Details of 3,600-Home La Jolla Colony Unveiled," *San Diego Union* (San Diego, CA), Aug. 27, 1980.

an additional 117 homes adjacent to the first 56 planned for construction In 1978.[75] The Harry L. Summers, Inc. expanded Vista La Jolla in 1979 with Vista La Jolla Townhomes, located within walking distance to University Towne Centre. The community's master plan called for 117 units with two to four-bedroom plans and was designed to give residents of the 39 homes their own recreation facilities, which included swimming and therapy pools, bathhouses, and barbecues. The townhouses prices started at $147,000.[76]

Associated Property Types

Residential development continued to play a major role in this period of development for the University CPA. Properties associated with this theme and period of development are residential buildings that include single-family, multiple-family apartment buildings, multi-family condominiums, townhomes, stacked flats, and duplexes. Popular architectural styles used in this period of development largely included both the Contemporary and New Traditional styles with Neo-Spanish Colonial Revival detailing.

Character-Defining Features:

- Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots
- L-shaped or Irregular plans
- Uniform setbacks
- Attached garages or detached carports
- Carports
- Minimal architectural embellishments

Residential Properties Study List

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

Theme: Primary and Secondary Education (1974-1990)

In November 1974, city Proposition XX, a $93,420,000 school building measure passed allowing for the planning and eventual construction of University City High School. Prior to construction, a group of homeowners in University City filed suit in Superior Court to block the school's construction, stating that the San Diego Unified School Board failed to adequately measure the environmental impact of the project on a canyon site. In May 1977, the homeowners lost their court battle, but the school remained unbuilt until 1980 due to a continued lack of support by school board members.[77] Scaled down by about $2 million, the project passed with a vote of 3-2 and cost $19 million to construct. A groundbreaking ceremony occurred on February 3, 1980, and by the end of the year,

[75] SDU, "Homes Opened Adjacent to New Center," *San Diego Union* (San Diego, CA), Oct. 30, 1977.
[76] SDU, "Mission Valley Condos on Sale," *San Diego Union* (San Diego, CA), July 22, 1979.
[77] Michael D. Lopez, "University City High School Ban Lifted," *San Diego Union* (San Diego, CA), July 13, 1979.

University City had its first high school (Figure 12). During the same period, University City's first middle school, Standley Junior High, was undergoing its initial planning phase.

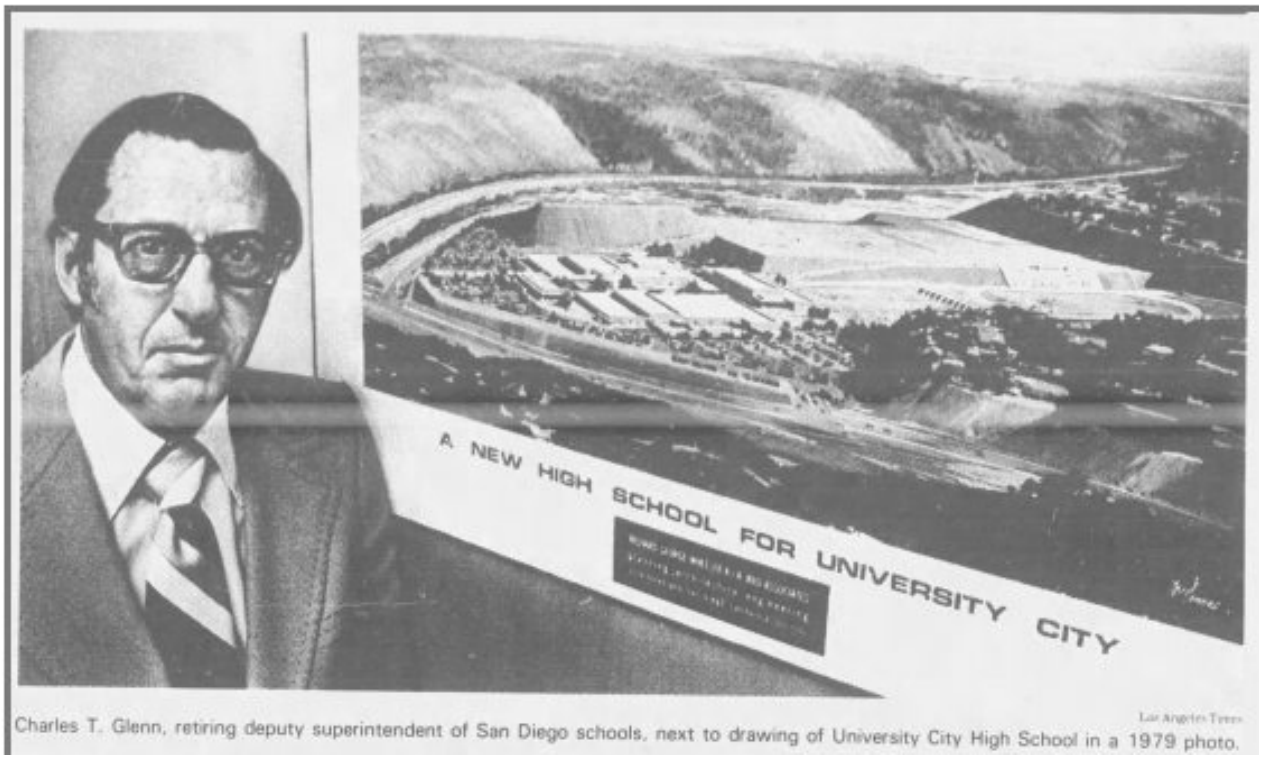

Figure 12. Charles T. Glenn, superintendent of San Diego schools, next to drawing of University City High School, 1979 (LAT February 12, 1981)

Standley Junior High, named after Admiral William H. Standley, former U.S. ambassador to Russia and chief of naval operations got its original approval in 1965. Similar to University City High School, the middle school's construction underwent a series of delays until its construction in 1976. Located at 6298 Radcliffe Drive, the school opened with 1,100 students with eight one-story buildings occupying a 30-acre campus.[78] Along with the construction of the middle school, a community park named Standley Community Park and Recreation Center began its development in 1975. The 24-acre complex represented the City's first recreational center developed through an assessment district. An assessment district is a financing mechanism under The California Streets and Highways Code, which allows cities to collect special assessments to finance improvements that provide a direct and special benefit.[79] The community park, located at 3585 Governor Drive, was developed jointly through the City Parks and Recreation Department and the San Diego Unified School District (SDUSD). The $2 million facility included an outdoor playing field, six tennis courts, two four-walled handball courts, racquetball courts, and a $700,000 swimming pool. The park served an area with approximately 14,000 persons and 4,000 homes in the University City area, as well as the students of Standley Middle School.[80] During this period of development, two additional

[78] Eston McMahon," 700 Attend Dedication of Standley Junior High," *San Diego Union* (San Diego, CA), Nov. 15, 1976.
[79] City of San Mateo, "What is an Assessment District?" accessed April 21, 2020, https://www.cityofsanmateo.org/1765/What-is-an-Assessment-District.
[80] SDU, "Recreation Facility Dedicated," *San Diego Union* (San Diego, CA), Dec. 14, 1975.

elementary schools, Doyle Elementary School and La Jolla Country Day School, continued the pattern of educational expansion in University City.

Associated Property Types

The University CPA continued to expand into the 1970s resulting in the continued need for primary, secondary, and recreation buildings to service the community's children. For the first time, University had a middle school and a high school as well as a recreation center. These buildings were strategically placed at higher trafficked areas than the earlier elementary schools developed in the 1960s. Primary schools opened during this expansion period filled in the need for schools in the northern section of University City. Associated property types include classrooms, auxiliary buildings, parking structures, surface parking lots, and recreational facilities.

Character-Defining Features:

- Use of Modern architectural styles
- Designed as planned unit
- Buildings clustered to create campus
- Minimal architectural details
- Close proximity to greenspace or recreational facilities
- Surface parking lots
- One- or two-stories in height

Educational Properties Study List

Educational properties from this time period and theme were found to be commonplace and lacked architectural significance. Given this information, a study list was not prepared for this property type during this time period.

Theme: Commercial and Corporate Development (1972-1990)

In 1971, a new master plan adopted by University City outlined that the area north and east of University of California campus should be primarily held for scientific research and development facilities. By 1972, the master plan was in progress.[81] The University CPA's large mall, University Towne Centre, underwent five years of planning and many disputes before its construction in 1977. Originally introduced in 1972 to the La Jolla Town Council, the mall's plans called for the development of 150 acres, including 10 high-rise buildings, underground parking, a 200-room hotel, and 4,000 residential units. A proposed office building planned adjacent to the mall complex upon completion would have been 10 stories high but was never constructed. Protests quickly enveloped the project plans coming from various public and private stakeholders, including the U.S. Navy with concerns over the project's proximity to Miramar Naval Air Station. The project's developer, Ernest Hahn, scaled down the plans to its final size of 74 acres and in August 1977, construction began on the building after trucking in several 40-foot Indian Laurel fig trees from the Los Angeles area. Three major retail department stores acted as anchors to the development including a 127,130-square-foot Robinson's, a 155,600-square-foot Broadway, and a 190,000-square-foot Sears.[82] The one- and two-story open-court mixed-use shopping center also featured a variety of amenities including child care services, community meeting rooms, an ice skating rink, a museum, an art gallery, a six-screen theater,

[81] University Community Planning Group and City of San Diego Planning Department. *University Community Plan*. Draft (San Diego, CA, 2019)

[82] Carl Ritter, "Center to Open Oct. 15," *San Diego Union* (San Diego, CA), June 5, 1977.

and a discotheque.[83] University Towne Centre, later renamed Westfield UTC, became a hub of the University community, providing a range of uses needed in the area.

In 1977, two additional shopping centers proposed along La Jolla Village Drive went under review of the City Planning Commission. A 30-acre site owned by Donald L. Bren would include two buildings north and south of Nobel Drive anchored by Bullocks Wilshire on the south end and the May Company anchoring the north. The $5 million center was originally called La Jolla Village Specialty Center, designed by Charles Kober Associates with the intention of reflecting the ambiance of an outdoor European shopping street.[84]

Aside from shopping centers, industrial and business parks became a popular development type during the 1970s and 1980s in the University planning area. In 1983, at the far southeastern corner of University City along Greenwich Drive and Governor's Drive the Summers Governor Park, a business park began construction including the Building Industry Association of San Diego's headquarters occupying 4,800 square feet of a new Frank J. Drake 15,00-square foot office building.[85] Development continued in the Summers Governor office park throughout the 1980s, creating a center for industry in the predominantly residential southern portion of University City. Other than Summers Governor Park, The Plaza at La Jolla Village, a 17-acre office site, was also proposed for development.[86] Some plans for industrial park development were thwarted by location opposition. Also in 1983, the proposed 234-acre Eastgate Technology Park, between Genesee Avenue and Interstate 805, north of University Towne Center was appealed by homeowner groups. Eventually, the Eastgate Technology Park development went forward but zoned only for "science research" rather than industrial uses.[87]

Associated Property Types

Commercial and corporate development during this period, including regional shopping centers, smaller shopping centers, and office parks, played an important role in the University community's development between 1972 and 1990. A large regional shopping center represented a break from the smaller shopping centers constructed earlier in University and intended to fulfill the basic everyday needs of citizens. The Westfield UTC regional shopping center became a regional commercial anchor and a large attractor for the community because it included not only retail but also restaurants, recreation, and entertainment.

Character-Defining Features:

- Modern architectural styles
- Planned and designed as a unit
- Surface parking lots or parking structures
- Minimal architectural details
- One to two-stories in height
- Landscaped areas with greenspace
- Setback from street

[83] SDU, "UTC," *San Diego Union* (San Diego, CA), Oct. 11, 1977.
[84] SDU, "Hearing Due on La Jolla Store Sites," *San Diego Union* (San Diego, CA), Mar. 23, 1977.
[85] SDU, "Live Work Play… 'Golden Triangle'" *San Diego Union* (San Diego, CA), January 17, 1983; SDU, "Realty Row," *San Diego Union* (San Diego, CA), Apr. 3, 1983.
[86] SDU. "Golden Triangle: The Future Looks Bright and Shiny." *San Diego Union* (San Diego, CA), Oct. 17, 1982.
[87] SDU. "Industrial Impact Reduction Favored." *San Diego Union* (San Diego, CA), April 23, 1983.

Commercial and Corporate Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
4545 La Jolla Village Drive	345-090-56-00	University Towne Center (Westfield UTC)	Corporate Modern	Commercial and Corporate Development (1972-1989)

Theme: Civic and Institutional Development (1972-1990)

In 1971, Dow Chemical Company donated land for a new medical-scientific center on the Torrey Pines Mesa, the Scripps Clinic for Research Foundation (SCRF). The 12-acre site overlooking the Pacific Ocean just south of Torrey Pines Golf Course cost an estimated $33 million along with the construction of the complex. The Scripps Clinic trustees did not choose a San Diego architect for the complex, instead they chose New York-based architect Edward Durell Stone. The group of buildings, constructed by the William Simpson Construction Company a subsidiary of the Dillingham Corporation, were built as a low-rise complex standing only two-stories above the street level to the east and four-stories on the west taking advantage of the sloping topography.[88] The complex opened in 1976, Stone used the Scripps logo of three concentric squares as both an exterior and interior decoration to pierce the pyramid of the ceilings in the main lobby, the Kresge Library, and the Margaret Marston Chapel and exterior cladding (Figure 13).[89] The center comprised a complex of interconnected wings incorporating the Hospital of Scripps Clinic, outpatient clinics and diagnostic facilities, offices of the Scripps Medical Group, and biomedical research laboratories. By 1977, two of the three phases of the building were under construction while the third phase was delayed due to a lack of funding.[90] The complex continued to expand into the 1980s and 1990s with the construction of the Scripps Clinic-Anderson Outpatient Pavilion and the Skaggs Institute.

[88] SDU, "Scripps Clinic New Design Unveiled Here," *San Diego Union* (San Diego, CA), Dec. 14, 1971.
[89] SDU, "Scripps Facility Dedicated," *San Diego Union* (San Diego, CA), Nov. 9, 1976.
[90] Lew Scarr, "Hospital Continue Surge," *San Diego Union* (San Diego, CA), Jan 1, 1976.

Figure 13. Scripps Green Hospital, La Jolla, date unknown (RoadsideArchitecture.com)

Prior to 1978, the community of University City's library was housed in a storefront in a shopping center located at the southeast corner of Governor Drive and Genesee Avenue. Local officials decided in in 1976 that a permanent building would better serve the community. The City Council that year approved a land trade with Penasquitos, Inc., where the City gave up nearly two acres of land at the southeast corner of Eastgate Mall and Genesee Avenue valued at $200,000 for a one-acre site valued at $235,000. The difference in land price was paid by the City from unused capital improvement funds.[91] The one-acre site located at 4155 Governor Drive became the location of the 10,000-square-foot University Community Library.

Associated Property Types

The majority of the University CPA's civic and institutional buildings were constructed during the Development Boom period (1956-1971) and the Community Expansion and Continued Development Period (1972-1990). Despite this, the intuitions and civic buildings that existed in the community continued to expand and develop into new areas and as permanent structures. Scripps which had a large influence on the University CPA continued to be a dominating force with the construction of the Scripps Clinic for Research Foundation (SCRF), now Scripps Green Hospital, establishing a lasting presence in the western end of the community along North Torrey Pines Road. Buildings associated with this period of development include hospitals, medical facilities, and libraries.

Character-Defining Features:

- Incorporates Modern architectural styles

[91] SDU, "Council Oks Land Transfers," *San Diego Union* (San Diego, CA), July 22, 1976.

- Constructed at heavily trafficked intersections
- Surface parking lots
- Built as a complex of buildings that can be expanded or as single buildings

Civic and Institutional Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
10660 N Torrey Pines Road	340-010-41-00	Scripps Green Hospital	New Formalism	Theme: Civic and Institutional Development (1972-1990)

Registration Requirements

Eligibility Standards

Properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within one of the significant themes identified for the Community Expansion and Continued Development period (1972-1990).

Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution as a civic leader to the growth of the University CPA.

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

Properties may be significant under HRB Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. For modernist buildings, the San Diego Modernism Historic Context Statement to evaluate eligibility under HRB Criterion C. Architectural style guides may be used in conjunction with the San Diego Modernism Context Statement if the building's architectural style is not well addressed in the Modernism Context.

Properties may be significant under HRB Criterion D if they represent the notable work of a Master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Integrity Thresholds

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

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the educational and civic theme with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA. Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the educational and civic theme in the Community Expansion and Continued Development period (1972-1990). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

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

3.3 Notable Developers

Research was conducted on all developers and development companies associated with neighborhoods and housing developments in the University CPA. Architectural research was conducted for each developer, although a majority did not present a high level of information. Despite having an impact on the built environment through the construction and development of these communities, no evidence was found to indicate potential significance for many of the developers. Archival research failed to produce any comprehensive information on the following companies working in University: Diamond Enterprises (Diamond Manor, 1967-68), Baldwin Company (West Hill Homes, 1976), Heritage West Development Company (Cambridge, 1982), M. David Kelly Development Company (Villa Mallorca, 1980), Playmor (Genesee Vista, 1973; Playmor Terrace West, 1977), Dass Construction Company (University City Manor, 1964), Broadmoor Homes (La Jolla Terrace, 1980), Angelucci Enterprises, Ponderosa Homes (The Pines, 1979), Ernest Hahn (La Jolla City Club, 1982), Remmco Associates (La Jolla Mesa, 1974), and Marsco Development Corporation (La Jolla Vista, 1971).

Irvin J. Kahn and Associates/ Penasquitos Inc. (1951-1980s)

Irvin J. Kahn began his professional career as an attorney and lobbyist on city affairs in San Diego. Throughout the 1940s, he was engaged in local issues including representing the Veterans Cab Company in their bid to increase the number of taxis in the city.[92] In 1951, Kahn received his first opportunity to develop a 312-unit apartment complex in Point Loma as part of a military housing initiative. From 1952 until his death in 1973, Kahn became a major developer in the San Diego area, beginning in Clairemont with his business partners Carlos Tavares and Lou Burgener. In 1957, he was involved in the development of a subdivision called Emerald Hills. This subdivision was technically integrated, but in 1961, Irvin J. Kahn devised a plan to trade their homes for other residences in housing developments elsewhere. The plan was criticized by the NAACP as well as by residents of the area.[93] In Clairemont, he developed the Clairemont Shopping Center and multiple housing developments. During the same period, he became active in the development of Chula Vista and La Mesa, soon turning his efforts to the emerging University City.

Kahn, along with Tavares and developer Louis Lesser of Los Angeles became the earliest developers of University City's residential expansion, buying 600 acres along the San Clemente Canyon in 1960.[94] Kahn worked with architect William Krisel, a pioneer of mid-century residential and commercial architecture to design the earliest houses in University City along Soderblom Avenue between Bloch Street and Pennant Way. By 1963, Kahn's investments in University City exceeded $50 million while continuing to build in the Clairemont area. Along with residential subdivisions, Irvin J. Kahn and Associates built the $8 million 17-story United California Bank building and the 24-story First & C Building in downtown San Diego along with a variety of other building types. These included shopping centers, a health and recreation club, bowling alleys, and resort hotels.[95]

In 1962, Kahn began working under the corporate name of Penasquitos Inc. and purchased approximately 12,000 acres in Rancho Penasquitos to begin the development of a new master-planned community. The community, which consisted of a golf course, apartments, single-family homes, retirement housing, and shopping centers, took multiple years to be permitted by the City Planning Commission, threatening the project with foreclosure.[96] By the

[92] SDU, "Gravel Pickets Withdrawn Here," *San Diego Union* (San Diego, CA), May 27, 1941.
[93] *San Diego Union* (San Diego, CA) January 12, 1961.
[94] Clyde V. Smith, "A Campus Metropolis is started," *San Diego Union* (San Diego, CA), Feb. 21, 1960.
[95] SDU, "Kahn Enterprises Planning $220 Million in Projects," *San Diego Union* (San Diego, CA), Jan. 7, 1962.
[96] Clyde V. Smith, "This is Penasquitos Country," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

1970s, Kahn was able to finance the project through the selling of shares, investments, and mortgages but his death in 1973 did not allow him to see the project to competition.[97] Irvin J. Kahn and Associates/ Penasquitos Inc. is no longer constructing buildings.

Ray Hommes Company (1923-2000s)

Ray Hommes from Los Angeles established the Ray Hommes Company in 1923. During World War II, he helped construct military bases and housing at Port Hueneme, Oxnard, and Camp Pendleton, California. In the 1950s, Hommes acted as head of the Pueblo Construction Company building subdivisions in East Clairemont eventually investing in the emerging University City in 1960. Between 1960 and 1967, Hommes built 871 single-family residences in an expanding subdivision called University Hills with land for approximately 250 more lots in University City and additional 20 acres planned for apartments.[98] Throughout the 1970s, Hommes continued to develop residential subdivisions under the name the Ray Hommes Company and in the mid-1970s Hommes became president of the Mercury Construction Company. At the end of his career, Hommes developed mobile home parks and single-family residences in Lancaster, California, and Las Vegas, Nevada.[99] The Ray Hommes Company was dissolved in the early 2000s.

Bren Company (1958-present)

Donald Bren, born in Los Angeles, founded the property development firm the Bren Company in 1958, initially building single-family residences in Orange County. Bren's first subdivision on Lido Isle off the coast of Newport Beach helped fund larger projects throughout Southern California. By the early 1960s the company was designing suburban master-planned communities in Mission Viejo after founding the Mission Viejo Company (MVC) to develop the emerging city. In 1967, Bren sold his interests in MVC and expanded his developments to Westlake Village, Newhall Ranch, and the San Francisco Bay Area. In 1970, International Paper purchased the Bren Company for $35 million then resold the company back to Bren for $22 million in 1972 after a financial recession.[100] In 1977, Bren along with a group of investors purchased the 146-year-old Irvine Company, a California-based real estate investment company along with the 185-square-mile Irvine Ranch. The Irvine Company continued to develop suburban master planned communities throughout central and Southern California including La Jolla Colony in University City in 1980. By 1996, Bren was the sole shareholder in the Irvine Company and acted as company chairman developing the City of Irvine and the Newport Coast.[101] The Irvine Company continues to develop suburban master-planned communities.

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

Harry L. Summers founded Harry L. Summers, Inc. in 1952 building 1,600 on-base rental-housing units at Camp Pendleton. Summers began master planning communities in 1961 with the development of 6,000 acres in San Diego, which became Rancho Bernardo. Summers' Rancho Bernardo development won him international recognition and multiple building awards. He was able to transition a cattle ranch into a community of 25,000 housing units, a 650-acre industrial park, recreation centers, and golf courses with the community being one of the first to move all utilities underground. In 1968, Harry L. Summers, Inc. purchased 7,000 acres of land in Laguna

[97] SDU, "$10M Loan to Aid Development," *San Diego Union* (San Diego, CA), Mar. 28, 1965.
[98] Clyde V. Smith, "Explosive Growth Hits San Diego's University City," *San Diego Union* (San Diego, CA), Aug. 13, 1967.
[99] LAT, "Ray Hommes, Award-Winning Builder of Homes and Military Bases, Dies at 82," *Los Angeles Times* (Los Angeles, CA), Aug. 10, 1983.
[100] Warren Cassell Jr., "How Donald Bren Made His Fortune," last modified Sep. 5, 2019, https://www.investopedia.com/articles/investing/102615/how-donald-bren-made-his-fortune.asp.
[101] "Donald Bren: Biography," Donald Bren online, accessed Apr. 17, 2020. https://www.donaldbren.com/biography/.

Niguel in Orange County and master planned the area selling the parcels to other builders. Throughout the 1970s and 1980s, Summers' focus moved to University City and developing 600 acres into the Plaza at La Jolla Village, an 850,000-square foot office park and residential development.[102] Harry L. Summers, Inc. is no longer constructing buildings.

Lear Land Corporation (1961-2000s)

Lear Simpson moved his family from Pennsylvania to San Diego in 1961. In the early 1960s, Simpson acted as sales manager for the Collins Development Company and the Sunset International Petroleum Corporation before operating his own development company under his name in 1966. The company's first development, Hyde Park Estates in San Carlos began in 1966. In 1967, Simpson announced a new housing development in University City called University Hyde Park. In 1967, Simpson announced the organization of the Lear Land Corporation, a firm "organized for diversified real estate developments throughout San Diego County." The company planned to diversify into apartments, commercial, and industrial construction in addition to single-family housing developments.[103] The development company continued to build housing projects including the Lakes in Santee and Del Cerro Highlands. By the mid-2000s, the Lear Land Corporation stopped constructing buildings.

American Housing Guild (1951-present)

Martin Gleich moved to San Diego from New York in 1951 and established the American Housing Guild San Diego Division in 1952. The American Housing Guild had nine divisional operations including San Diego, San Francisco, Los Angeles, Denver, Dallas, Houston, Chicago, Columbus, and Washington-Maryland. In 1952 under the provisions of the Defense Housing Act, the company built 42 homes in San Diego. In 1960, Guild Mortgage Company was founded as a home financing company for the American Housing Guild in San Diego. In 1972, the company expanded its services to include resale mortgage financing, eventually becoming a national mortgage banking company with more than 175 branch and satellite offices in 16 states by 2013.[104] The American Housing Guild became one of the nation's first geographically diversified builders with divisions expanding across the country throughout the 1960s and 1970s, producing more than 17,000 residential units by 1973. The company emphasized good management, modern construction techniques, economical buying practices, practical design aesthetics, and careful marketing research. They also provided homebuyers a full year's warranty that guaranteed the buyer complete satisfaction with their new home.[105] American Housing Guild developments in San Diego County included Flair in Chula Vista, Tempo near Lake Murray, and the Bluffs in University City. In 1982, the American Housing Guild San Diego merged with the American Housing Guild while Guild Mortgage remains in business.

Tech Bilt, Inc. (1956-present)

Paul Tchang moved to Palmdale, California in 1956 from Stamford, Connecticut to start a construction company. Tchang quickly realized he was unable to compete with the established Los Angeles firms and moved his business to San Diego in 1956. Tchang's company Tech Bilt Inc. purchased its first piece of undeveloped land in 1956 in San Diego to build a 100-unit housing development offering VA and FHA homes starting at $11,000. The company found a niche in building quality starter homes throughout the San Diego suburbs. In 1966, Tech Bilt Inc. collaborated in the creation of the Lomas Santa Fe Gold Course and 1,000 single-family homes in the Lomas Santa

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

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

[104] TA, "Guild Mortgage opens Branch in Baton Rouge," The Advocate (Baton Rouge, LA), Oct. 6, 2013.

[105] TA, "American Housing Guild's San Diego Division Oldest," *Times-Advocate* (Escondido, CA), Sep. 16, 1973.

Fe community. The company continued to develop in the San Diego area with Harbour Heights in Pacific Beach, La Jolla Alta in La Jolla, Solana Del Mar in Solana Beach and La Jolla Scenic Knolls, and University Park North in University City. By 2001, the company either built or developed nearly 15,000 homes and lots from modest entry-level dwellings to large showcase homes. Under the leadership of Tchang in the 2000s, the company expanded into the industrial market, developing office parks in Carlsbad and Poway.[106] Tech Bilt, Inc. continues to develop commercial and residential properties in Southern California.

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

The Time Development Corporation held property throughout San Diego and had its headquarters located in the office park section of University City at 5075 Shoreham Place, Suite 250. The company also went by the name Time for Living, Inc.[107] Archival research did not reveal who started the Time Development Corporation only a brief summary of the company's real estate developments and land holdings in San Diego County. These included 5.5 acres on South Escondido Boulevard and Sunset Drive in Escondido, and 80-unit apartment building at 5150 Balboas Arms Drive in Clairemont, a 96-unit development located at 5400 Balboa Arms Drive in Clairemont, the Times Square Shopping Center in the San Carlos Area, and Topeka Vale in University City.[108]

Fireside Homes (1960s-1980s)

Charles Feurzeig founded Fireside Homes in the early 1960s after leaving his spot as president of Tri-W Builders located in San Diego. Feurzeig became a developer in the 1950s after moving to San Diego in 1952 from Los Angeles. He constructed subdivisions throughout San Diego County including Kearny Mesa, Clairemont, La Mesa, Fletcher Hills, San Carlos, and University City. He later become more focused on constructing shopping centers in the 1980s. His business not only included Fireside Homes but Pacific View Construction and Golden State Realty.[109] Fireside Properties typically named its subdivisions using the Fireside name, including Fireside Homes in Fullerton, Fireside Park Mesa College in Kearny Mesa, and Fireside Park in Clairemont.

Lion Property Company (1970-1981)

The Lion Property Company was co-founded by Doug Allred and Donald F. Sammis in 1970. The company functioned as a real estate and construction firm specializing in property development. The firm was involved in every step of their developments, from planning to financing and construction. Allred served as the firm's president and chief executive officer for 11 years. The firm built commercial, industrial, and residential projects throughout San Diego with offices in downtown San Diego.[110] The company was dissolved in 1981 when Allred and Sammis formed their own real estate development firms, including the Douglas Allred Company.

The Douglas Allred Company (1981-Present)

Douglas Allred started the Douglas Allred Company in 1981 as a real estate development, investment, and asset management company. The firm developed over 6,300 multi-family and single-family residential units in San Diego County as well as more than 5,500,000 square feet of commercial, industrial, and retail space. Allred was credited with being among the first developers to build fitness centers and sports facilities as part of planned residential

[106] California Homebuilding Foundation, "2001 Honoree, Paul K. Tchang, Tech-Bilt, Inc.," accessed Apr. 17, 2020, https://www.mychf.org/tchang-paul-k/.
[107] SDU, "Occupancy Given at 'The Gardens," *San Diego Union* (San Diego, CA), Jan. 2, 1972.
[108] Denise A. Carabet, "Topeka Vale Development Approved," *San Diego Union* (San Diego, CA), May 26, 1977.
[109] Blanca Gonzalez, "Businessman Known for Generosity," *San Diego Union-Tribune* (San Diego, CA), Aug. 20, 2010.
[110] SDU, "Lion Property Founders Split Partnership," *San Diego Union* (San Diego, CA), Dec. 24, 1981.

communities. The company remains in operation as a full-service real estate firm with projects in commercial, industrial, retail, and residential sectors. The Douglas Allred Company us based in coastal, North San Diego Country and has expanded its developments and property management services into Phoenix and Chandler, Arizona as well as North Carolina and Florida.[111]

McKellar Development Corporation (1972-Present)

In 1954 McKellar and Associates was founded by James A. McKellar Sr. building multi-family residences in Menlo Park, California. The company expanded into Phoenix, Fresno, and Las Vegas developing homes for young families at lower price points. In 1972, the company became the McKellar Development Corporation with James A. McKellar Jr. and Kirt Klaholz serving as vice presidents. In 1981, the company was named the 56th largest builder in the United States developing a $25 million complex with office buildings, shops, and restaurants called the La Jolla Professional Center in La Jolla, California.[112] By 1987, the company had developed 1,000 apartments, townhouses, detached homes, industrial complexes, and office/showroom, warehouses in three states Nevada, California, and Texas. Along with a division in La Jolla the company also had a Las Vegas division. The McKellar Development Corporation functioned as a real estate development firm and managed all aspects of the construction process including the acquisition, entitlement, financing, design, construction, marketing, property management, and sales. The firm oversaw the sales of over 5,000 attached and detached homes, 1,300 apartment units, and 2.7 million square feet of commercial office and industrial spaces. McKellar also entitled, designed, and managed the site construction of 14 land subdivisions.[113] In 1990, McKellar Development of La Jolla was named California Builder of the Year by California Builder magazine. The company's 1990 residential development Renaissance-La Jolla and the San Diego Design Center commercial projects were cited as the best examples of the company's work in San Diego.[114]

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

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

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

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

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3.4 Demographics of the Recent Past (1990-2016)

Upon its certification in 1990, the newest *University Community Study* identified large areas of commercial land use in the areas immediately east and south of the campus.[115] Despite this, the result of the early planning efforts can be seen in the large concentration of high, medium, and low-density, multi-family housing extant in these areas. The neighborhoods to the south continue to reflect the original 1959 *University Community Study* land use allocations where the neighborhoods are now almost entirely low-density, single-family properties.[116] Demographically, the University community has seen a significant change in recent decades. The Fall 2007 school year for UCSD was the first time that Caucasians were not the majority ethnicity in undergraduate enrollment. By this year, Asian students totaled 7,221 of the 20,339-student class with Caucasian students totaling 6,855. This began a trend that continued into 2016 with Asian students making up the majority of the undergraduate enrollment. In 2016, the total school population was 28,127, the Asian student population had increased to 12,891 compared to the 5,609 Caucasian student enrollments.[117]

In 2016, the total population of University was nearly 69,400 residents, which was a sixty percent increase from 1987. The presence of UCSD remained critical in shaping the surrounding demographics particularly in age, percentage of people living in group quarters, and average household size. The school's total enrollment in 2016 was 28,127.[118] In the CPA, people aged 20 to 29 represented the highest portion of people at 26 percent. The majority of people of this age were concentrated in North University, north and east of UCSD with the highest percentage north of La Jolla Village Drive.[119] The CPA's median age was 29.7 years, compared to the citywide median age of 35.2. A higher percentage of people lived in group quarters housing, 17 percent compared to the citywide 4 percent and the household size was 2.35 per household compared to the City of San Diego with 2.67.[120] An additional factor contributing to the CPA's low median age was the presence of MCAS Miramar, located east of the planning area. The 23,000-acre base was the workplace for over 12,000 military personnel with approximately 3,830 housing units for single military personnel (barracks) and 524 housing units for military families on-site. The base was divided into two areas, West and East Miramar, West Miramar abutted the CPA and included the Main Station and South/West Miramar.[121] The Main Station was largely developed and was the main activity area of Miramar. In 2010, MCAS Miramar's median age was 22.3, which was significantly lower than the city's median age of 35.2.[122]

University CPA's median household income in 2016 was approximately $67,200 and had similar percentages of people in each household income group to the City of San Diego as a whole. The area's largest income group earned less than $15,000 per year. This is likely due to the presence of UCSD, in 2015-2016 the median income for a full-time independent student in the United States was approximately $13,880 a year.

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[115] Ibid., 12-13, 20.

[116] University Community Planning Group and City of San Diego Planning Department. University Community Plan. Draft (San Diego, CA, 2019)

[117] City of San Diego Planning Department, "University Community Plan," (San Diego, CA), 1990.

[118] Bill Armstrong, "UC San Diego Undergraduates-Three Decades of Change," *UC San Diego, Student Research & Information, Institutional Research, Academic Affairs*. (San Diego, CA, 2017)

[119] Statistical Atlas, "Race and Ethnicity in University City, San Diego, California," accessed Mar. 24, 2021, https://statisticalatlas.com/neighborhood/California/San-Diego/University-City/Race-and-Ethnicity.

[120] The City of San Diego, "University Community Plan Update: Existing Conditions Community Atlas," Sep. 2018 (San Diego, CA, 2017)

[121] SANDAG, "Military Multimodal Access Strategy: Marine Corps Air Station Miramar." *SANDAG Briefing Book.* 2018, https://www.sandag.org/uploads/committeeid/committeeid_104_25024.pdf.

[122] Marine Corps Air Station Miramar, "Community Relations Plan: Marine Corps Air Station Miramar, Environmental Restoration Program," August 31, 2021. Contract Number: N68711-03-D-4302.

In 2016, University's population was primarily non-Hispanic white, which constituted 47 percent of the population. The second largest population was Asian and Pacific Islander at 30 percent, then Hispanics (any race) at 17 percent, all other races at 4 percent, and Blacks at 2 percent. Comparing the two highest percentages to the city's in 2017, Non-Hispanic white alone was 56.7 percent, and Asian and Pacific Islander was 17.7 percent. The largest difference is seen in the amount of Asian and Pacific Islander people from 30 percent in University to 17.7 percent citywide. The majority of residents of Asian and Pacific Islander were concentrated in North University and on the UCSD campus. This can be attributed to the presence of UCSD, which in 2016 had an undergraduate population of 12,891 Asian students.[123]

[123] Urban Institute, "Working During College," accessed March 24, 2021, http://collegeaffordability.urban.org/covering-expenses/working-during-college/#/.

4 Preservation Goals and Priorities

The following are recommendations for the ongoing identification and evaluation of potentially historic resources within the University CPA. University did not exist in its current state until the 1960s, generating a relatively new community within the City of San Diego. The majority of University has not been evaluated based upon the average age of the buildings and therefore there is potential for adverse effects to built environment resources until these resources reach historic age. In an effort to minimize potential long-term effects to University's built environment, it is essential to identify potentially eligible resources and evaluate them for significance prior to any loss of integrity.

The following recommendations are outlined in the order of priority:

Recommendation 1:

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

Recommendation 2:

Additional study and intensive level survey are recommended for properties that were designed by the architectural firm Palmer and Krisel. Based on a visual inspection of the buildings within the University City West and University Hyde Park neighborhoods, it appears that 27 of the buildings can be attributed to the firm and there are 30 other buildings that are likely to be designed by the firm but cannot be fully confirmed without additional research. It is further recommended that any building designed by Palmer and Krisel be given special consideration during the planning process to avoid the loss of potentially significant resources.

Recommendation 3:

Additional study and research should be conducted on the identified architects and builders within the University CPA. Further information should be gathered on each architect's body of work and how their buildings within the CPA fit within that body of work. During the planning process buildings within the CPA identified as being architect-designed should be given further consideration during the planning process or flagged by planners to ensure they are not exempt from review. For instance, the most significant residential architectural firm found through the course of archival research is Palmer and Krisel as mentioned in Recommendation 2, but there is potential for other significant architects and builders to be identified during the course of additional property-specific research.

Recommendation 4:

The presented Historic Context Statement was unable to determine that the Asian and Pacific Islander presence and influence in University is a historically important theme to the development of the community. This was due to an insufficient passage of time that would provide an appropriate level of perspective. However, this should be re-evaluated, and it is recommended that a focused Historic Context Statement and Reconnaissance Survey regarding the Asian and Pacific Islander presence in University be prepared in the future. These documents will aid in the determination of whether or not this is a significant theme in the development of the University CPA or the City of

San Diego as a whole, and whether any potential resources may be eligible for designation as individual sites and/or contributors to a Historic District.

Recommendation 5:

This context presented two opportunities for additional research, survey, and study. The first additional topic is the role of research institutions and government-funded research on the development of the City of San Diego, both in terms of research institute campus property types and in the ways this institutional development drove the need for residential development. A second historic context statement and historic resources survey could be developed for industrial properties as they appear across the entire City of San Diego. This industrial context and survey would present an opportunity for comparative studies of industrial property types and different industrial development patterns across the City.

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Appendix A

Architectural Styles

Architectural Styles

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

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

Contemporary (1945-1990)

Contemporary buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.[124] Contemporary styles were influenced by the International style's absence of decorative detailing. In the greater San Diego area, Contemporary homes emerged as a popular style for tract homes in the mid-1950s. Contemporary homes employed the latest styles and materials and were interior-focused. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. The style was commonly used on tract homes which stressed interior customization, a major selling point.[125] Contemporary houses often had simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.[126]

Key characteristics of the Contemporary style of architecture include the following:

- Small scale and one-story in height typically located on a small lot
- Asymmetrical façade
- Low pitched gable roofs
- Exposed roof beams
- Wide, overhanging eaves
- Windows generally in gable ends

[124] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 628-646.
[125] Ibid.
[126] City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).

- Materials (wood, brick, glass concrete block) evoking a variety of textures
- Recessed or obscured entry
- Broad expanses of uninterrupted wall surface

Within the CPA, the Contemporary style was used predominately for residential architecture. The most prevalent use of the Contemporary style is seen in the following neighborhoods: University City West (#1A and #1B), University Village (#3), San Clemente Park Estates (#14), University Hills (#4), Vista La Jolla (#32), Canyon Ridge (#46), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), Topeka Vale (#35), Fireside University City Homes (#10), Pennant Village (#2), University City Village (#8), Genesee Highlands (#20), SouthPointe (#21), EastBluff (#29), and Vista La Jolla Townhomes (#40).

Tract Ranch Style (1960-1979)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and used modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families.[127] Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.[128]

In the greater San Diego area, Ranch style houses were exceedingly popular formats in suburban tract developments, and many Tract Ranch homes were erected as San Diego experienced rapid suburban growth in the mid and later 1950s. Tract Ranch homes differ from "Custom Ranch" homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called "Styled Ranches," that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style.[129]

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

- Usually one to two stories in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang; typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Offset entry points causing asymmetry in the façade; typically placed under the roof overhang
- Horizontal massing
- Focus on informality

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

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

[129] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA, 2007); McAlester, 596-611.

- Attached garage, typically incorporated into the main façade
- Variety of exterior cladding, including wood, stucco, brick veneer, and stone veneer
- Specific decorative elements such as of large picture-style or tripartite windows on the façade, and wide brick or stone chimneys
- Front and rear yards
- Large rectangular modules as the basis for building layout, as simply rectangular or a combination of rectangular blocks to create L, U, and T shaped plans

Within the CPA, the Tract Ranch style was used predominately for residential architecture. The most prevalent use of the Tract Ranch style is seen in the following neighborhoods: University City West (#1A and #1B), Pennant Village (#2), University Village (#3), University Hills (#4), Panorama Park (#5), University Hyde Park (#9), Flair (#6), The Bluffs (#12), University Park North (#13), Fireside University City Homes (#10), Pennant Village (#2) and University City Village (#8). In addition to residential examples of this architectural style, there are several examples of it incorporated into commercial architecture including University Shopping Center located at the corner of Regents Road and Governor Drive.

Neo-Mansard (c. 1960-Present)

Neo-Mansard or Mansard style is one of a number of Eclectic architectural styles popular in America during the second half of the 20th century. Eclectic architecture refers to designs that borrow architectural elements from, but does not copy, traditional and revival styles and details, or combines architectural elements from two or more styles such that they cannot be distinguished into a single style. The Neo-Mansard style first appeared in the 1940s, reached the height of its popularity in the 1970s, and is still used today, most often in commercial buildings. It was appealing because it could be used to give the profile of a two-story building, at a time when deed restrictions or zoning ordinances required one-story homes.[130] The style is expressed as an adaptation of the 19th century French Second Empire feature, the Mansard roof, and uses the steeply sloped plane typical of a Mansard roof as sloping wall cladding on the top story of a two-or-more-story building. Further recalling the Second Empire tradition, the material of the Neo-Mansard's upper wall cladding is typically cedar or asbestos shingle, but may also be clad in standing seam metal, clay tile, or asphalt shingles, recalling only the Mansard form instead of material.[131]

The actual roof of a Neo-Mansard can be traditional, dual-pitched Mansard, hipped, or flat. If flat, there is usually a parapet wall to disguise the roof. The first floor can be clad in a variety of materials, including brick veneer, clapboard, stone, T1-11 plywood, or stucco. Windows and doors vary in style, as modern architecture does, but notably, doors and windows may extend into the Mansard roof from the first story. Windows on the story with the Mansard-like roof/wall cladding may be either recessed or dormered. The upper story may also have balconies recessed into the sloped cladding.[132] First-story windows are flush with the wall plane and typically aluminum or another modern window material. Although Neo-Mansard single-family homes exist, Neo-Mansard often takes the form of multi-family housing, commercial buildings, and townhouses.[133]

[130] McAlester, 686-692.

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

[132] McAlester, 686-692.

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

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

- Usually one-and-a half or more stories
- Flat roof with a faux Mansard roof as cladding on the top-most floor of the building
- Primary roofing/upper-story cladding material is wood or asbestos shingles
- Upper-story dormer windows on steep slopes or windows recessed into the plane of the sloped roof
- Recessed entry points
- Lower story typically clad in wood, T-1-11, stone veneer, or brick veneer

Within the CPA, the Neo-Mansard style was used predominately for residential architecture. The most prevalent use of the Neo-Mansard style is seen in the following neighborhoods: San Clemente Park Estates (#14), University Hyde Park (#9), The Bluffs (#12), University Park North (#13), Fireside University City Homes (#10), and Genesee Highlands (#20).

Futurist – Googie (1960-1970)

Following World War II, the United States focused on futurism technology, automobiles, and the space age, which inspired the architectural movements like Futurist-Googie. Futurist architecture is also referred to as "Coffee House Modern," "Populuxe," "DooWop," and "Space Age."[134] Practitioners of the style were focused on the most cutting-edge materials and techniques, and unusual compositions that recalled popular culture, art, or futuristic ideals such as sharp angles, abstract shapes, highly pigmented materials, boomerang and flying saucer shapes, large expanses of glass, and strongly emphasized roof shapes. In Mira Mesa, Futurist-Googie architecture was exceedingly rare at the residential level, as the style was more commonly applied, in general, to commercial buildings, especially roadside architecture such as gas stations and restaurants.

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

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

Within the CPA, the Futurist-Googie style was used predominantly for civic and institutional architecture. An example of the style used in the CPA is the University City Unified Church located at 2877 Governor Drive.

Corporate Modern (1960-1990s)

The Corporate Modern architectural style drew direct inspiration from the earlier International and Miesian styles, which articulated the building's structure and functionality and interpreted that in their exteriors. The International style came to the United States in the 1930s after gaining popularity in Germany, Holland, and France through architects such as Walter Gropius and Ludwig Mies van der Rohe. The style became very popular in the mid-20th

[134] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA, 2007).

century in almost all forms of architecture, using precise and universal materials and techniques that allowed the style to be used anywhere in the world. The most common application was the corporate office, creating walls of glass with sharp angles located in the downtowns of many cities including San Diego.[135] The main difference between International style buildings and their predecessors was the lack of exterior support of solid masonry. International style buildings often depended on a metal interior skeleton and utilized the curtain wall to clad walls in glass. This dependency on the metal frame resulted in windows hung in repeating patterns with brought another level of order to these already stripped-down buildings. [136]

The Corporate Modern style furthered the International style's basic principles and as curtain wall technology advanced further into the 1960s, the concept of a seamless exterior membrane for buildings became a reality.[137] Often the delineation of individual floors was not noticeable. Large expanses of glass were used with visual breaks of strong horizontal or vertical divisions of steel, concrete, glass, brick veneer, or other cladding materials. The style has also been referred to as "Slick Skin," due to the common appearance of buildings of this style to look wet or have the slippery look of glass from mirrored glass curtain walls.[138] The building's form tended to be rectangular but later versions utilized smoother rounded elements allowing exterior cladding to flow around corners and over rooftops. The Corporate Modern style was predominantly used in large-scale corporate office buildings and high-rise structures. In addition to large-scale office buildings the style was also used for smaller mid-rise one- and two-story business parks throughout Southern California including San Diego.[139] The style's popularity peaked in the late 1980s and early 1990s being used throughout the United States. Due to the age of buildings of this type, scholarship its dates of construction, name, and character-defining features can range depending on where the building is located. Corporate Modern has also been referred to as Late Modern.

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

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

Within the CPA, Corporate Modern style of architecture was used predominately used for commercial, civic, and institutional properties. Examples include Scripps Memorial Hospital and University Towne Center.

[135] Ibid.
[136] McAlester,616-627.
[137] City of Riverside, "Citywide Modernism Intensive Survey," Historic Resources Group, Sep. 2013.
[138] WEWA Docomomo, "Corporate Modern / Slick Skin (1960 - 1990)," accessed July 8, 2020, https://www.docomomo-wewa.org/styles_detail.php?id=34.
[139] Rincon Consultant, Inc. "100 North Crescent Drive, Cultural Resources Assessment," *City of Beverly Hills,* Sep. 2018.

Brutalism (1960–1970)

The term "Brutalism" originated from the French béton brut, meaning "raw concrete." As a style, it primarily evolved from Le Corbusier's 1940s and 50s experimentation of concrete as a building material and the shapes and massing he utilized in those designs. He sought to expose an honesty to architecture using bare materials rather than the ornament of earlier styles. Brutalist buildings generally were blockish, geometric, and composed of repeating massive shapes. Besides concrete, the style incorporated large expanses of glass, although it would always be deeply recessed to create a play on light and shadows allowing the concrete to remain dominant. Often associated with "High Modernism," the bold and unapologetic design and monumentality of Brutalism make it an easy target for criticism, and it is thought to be one of the most divisive styles of architecture to emerge since the beginning of the 20th century.[140]

In the late 1960s, campus expansions at universities across North America led to a considerable number of Brutalist examples on campuses throughout the United States and Canada. As the first line of one article about Brutalism opens: "there is hardly a college campus without one."[141]. Another states: "Chances are good that if you went to college in the United States after, say, 1975, your campus featured at least one imposing, bunker-like concrete building in the architectural style known as Brutalism."[142]. Brutalism was particularly popular with universities wanting to demonstrate an ultra-modern aesthetic. During the 1960s and 1970s, universities across the country constructed massive Brutalist buildings to house performing arts centers, libraries, and educational departments. Brutalism on campuses began to wane when students and faculty began to complain about both aesthetic and functionality issues. Despite the popularity of adding Brutalist buildings to campuses during the 1960s and 1970s, extant examples of entire planned campuses in the style appear to be less common in California.

Key characteristics of the Brutalist style of architecture include the following:

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms
- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery

The Brutalist style was used predominately for institutional architecture. The best examples of this architectural style can be seen within the boundaries of the CPA at the Salk Institute and Geisel Library at UCSD.

[140] L.F. Mindel, "10 Buildings People Love to Hate but Shouldn't: Reconsidering Brutalism, Architecture's Most Argued-Over Style," Architectural Digest, posted January 28, 2016, http://www.architecturaldigest.com/story/brutalist-architecture-masterpieces.

[141] J. Conti, "Architecture's Brutalist 'Fad' Swept Through Schools, Public Construction," TribLive. Published March 9, 2013, http://triblive.com/aande/architecture/3580891-74/buildings-brutalist-architecture.

[142] J.B. Lowder, "Were Brutalist Buildings on College Campuses Really Designed to Thwart Student Riots?" The Eye. Slate's Design Blog. October 18, 2013. http://www.slate.com/blogs/the_eye/2013/10/18/campus_brutalism_were_the_buildings_designed_to_thwart_student_riots.html

New Traditional (1970-Present)

After modern architecture gained a wide-reaching amount of popularity in the United States, the 1970s brought a resurgence of interest in historical styles. This resurgence fell under the architectural style called New Traditional, where historical styles were emulated originally in 1970s with little accuracy and later in the 1990s with more historically accurate proportions, forms, and details. New Traditional homes utilized the more popular twentieth-century styles of Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. For example, a sub-style that may fall under this category includes "Neo-Spanish" style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the U.S. but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can often be mistaken for older homes, characteristics such as location, size of lot, and garage size can act as indicators of the age of the house. New Traditional houses were constructed as country houses on large estates, as infill in older neighborhoods, or in new residential tract developments, many of which required historic house styles.[143]

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

- Simple massing and plans
- Asymmetrical façades
- Decorative details borrowed from historical styles: can be under-scaled or exaggerated
- First floor of house built at ground level
- Shallow porches or stoops
- Side façade with few or no windows, emphasizing how close houses in a tract development may be to one another
- Oversized garages facing the street or rear garages accessed by the alley
- Windows made from vinyl, fiberglass, aluminum, or metal-clad wood with flat appearance
- Single family or multi-family homes

Within the CPA, the New Traditional style was used predominately for residential architecture. The most prevalent use of the New Traditional style is seen in the following neighborhoods: University Hills (#4), La Jolla Colony (#60 and #62), Canyon Ridge (#46), Topeka Vale (#35), La Jolla Colony (#'s 56, 57, 58, 59, 61, 63, 64, and 65), and Villas at University Park (#66).

[143] McAlester, 586-595.

Appendix B

Study List - Non-Residential Properties

Study List – Non-Residential Properties

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
4080 Governor Drive	348-111-26-00	Curie Elementary School	Contemporary	Educational Development (1960-1971)
3358 Governor Drive	348-290-43-00	University City Shopping Center	Ranch	Commercial Development (1960-1971)
9888 Genesee Avenue	343-160-08-00	Scripps Memorial Hospital	Corporate Modern	Civic and Institutional Development (1963-1971)
2877 Governor Drive	670-164-01-00	University City Unified Church	Futurist-Googie	Civic and Institutional Development (1963-1971)
4545 La Jolla Village Drive	345-090-56-00	University Towne Center (Westfield UTC)	Corporate Modern	Commercial and Corporate Development (1972-1989)
10660 N Torrey Pines Road	340-010-41-00	Scripps Green Hospital	New Formalism	Civic and Institutional Development (1972-1990)

Appendix C

Registration Requirements

Summary of Themes, Associated Property Types, and Registration Requirements by Developmental Period

Developmental Period: Early Development Period (1822-1940)

Theme	Period of Significance	Associated Properties
Division of the Ranchos and Early Institutional Development	1822-1977	• Torrey Pines State Natural Reserve (1890-1930) • Scripps Institution for Biological Research (1903-1925)

Developmental Period: Military Development (1941-1962)

Theme	Period of Significance	Associated Properties
Military Development	1864-1962	There are no military bases located within the current boundaries of the University CPA.

Developmental Period: Development Boom (1956-1971)

Theme	Period of Significance	Associated Property Types	Character-Defining Features
Post-Secondary Education and Research Institutions	1956-1971	• Large multi-acre campuses	• Large campuses • Low to medium density • Designed by prominent architects • Buildings linked by pedestrian walkways • Meandering site plans that deviate from a cartesian street grid • Automobile parking concentrated in large, multi-story structures distributed throughout the site • Landscaping lacks rigid formality and follows topography of natural slopes • Landscaping often includes eucalyptus trees
Residential Development	1960-1971	• Tract housing developments, cluster housing, and master-planned communities.	• Constructed as groups in the form of tract housing developments, cluster housing, and master-planned communities. • Tract Ranch and Contemporary architectural styles • Low to medium density • Cost-effective and mass-produced materials • Repetitive designs • Small lots • Single-family residences L-shaped, rectangular, or irregular in plan • Multi-family residences rectangular or square in plan • Minimal architectural embellishments • Attached garages or detached carports • Uniform setbacks
Commercial Development	1960-1971	• Shopping centers (and associated parking lots and parking structures) • Office buildings	• Incorporates Modern architectural styles • Business or industrial parks designed with unifying architectural style • Constructed at heavily trafficked intersections • Dedicated surface parking lot or parking structure • Complex of building intended for the same or similar use • Minimal architectural details

Developmental Period: Development Boom (1956-1971)

Theme	Period of Significance	Associated Property Types	Character-Defining Features
Primary and Secondary Education	1960-1971	• Primary and secondary educational facilities and education campuses	• Use of Modern architectural styles • Multiple buildings clustered to create a campus • Adjacent to greenspace or recreational space • Parking lots or structures • Minimal architectural details
Civic and Institutional Development	1963-1971	• Churches • Hospitals • Police stations • Fire stations	• Incorporates Modern architectural styles • Constructed at heavily trafficked intersections • Surface parking lots • One and a half stories in height or taller • Large main building with smaller auxiliary buildings

Developmental Period: Development Boom (1956-1971)

Registration Requirements	
Eligibility Criteria	Associated properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1960-1971) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's commercial development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within commercial theme during the Development Boom period (1960-1971). Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of the University CPA during the Development Boom period. Properties may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style and possess high artistic value. There are a high number of properties with Modern architectural styles already identified within the planning area. Properties may also be a representative example of the work of a master builder, architect, or engineer.
Integrity Thresholds	In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity. A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within one of the themes with particular respect to the Development Boom period (1960-1971) in the University CPA. Less importantly, a

Developmental Period: Development Boom (1956-1971)

Registration Requirements	
	property significant under these criteria should also possess integrity of materials and the basic features of its original design. A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with one of the themes in the Development Boom period (1960-1971). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design. A property significant under Criteria C/3/C must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less importantly, a property significant under these criteria should also possess integrity of location and setting if the property's surroundings inform its design.

Developmental Period: Community Expansion and Continued Development (1972-1990)

Theme	Period of Significance	Associated Property Types	Character-Defining Features
Residential Development	1972-1990	• Tract housing developments, cluster housing, and master-planned communities comprising: ○ Single-family ○ Multiple-family apartment buildings ○ Multi-family condominiums ○ Townhomes ○ Stacked flats ○ Duplexes	• Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing architectural styles • Low to medium density • Cost-effective and mass-produced materials • Repetitive designs • Small lots • L-shaped or Irregular plans • Uniform setbacks • Attached garages or detached carports • Carports • Minimal architectural embellishments
Primary and Secondary Education	1974-1990	• School campuses (classrooms, auxiliary buildings, parking structures, surface parking lots, and recreational facilities). • Recreation buildings	• Use of Modern architectural styles • Designed as planned unit • Buildings clustered to create campus • Minimal architectural details • Close proximity to greenspace or recreational facilities • Surface parking lots • One- or two-stories in height
Commercial and Corporate Development	1972-1990	• Regional shopping centers • Shopping centers • Office parks	• Modern architectural styles • Planned and designed as a unit • Surface parking lots or parking structures • Minimal architectural details • One to two-stories in height • Landscaped areas with greenspace • Setback from street
Civic and Institutional Development	1972-1990	• Hospitals • Medical facilities • Libraries	• Incorporates Modern architectural styles • Constructed at heavily trafficked intersections • Surface parking lots

Developmental Period: Community Expansion and Continued Development (1972-1990)

Registration Requirements	
Eligibility Criteria	Properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's development; or, under HRB Criterion B (events) if the given

Developmental Period: Community Expansion and Continued Development (1972-1990)

Registration Requirements	
	property is associated with an important historical event within one of the significant themes identified for the Community Expansion and Continued Development period (1972-1990). Properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution as a civic leader to the growth of the University CPA. Properties may be significant under NRHP Criterion C/CRHR Criterion 3/ if they embody the distinctive characteristics of a type, period, or method of construction. Brutalist and Contemporary styles are examples of distinctive architectural styles already identified within the planning area. Properties should also be a representative example of a significant property type or architectural style and possess high artistic value. Properties may also be eligible under NRHP Criterion C/CRHR Criterion 3 as a representative example of the work of a master builder, architect, or engineer. Properties may be significant under HRB Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. For modernist buildings, the San Diego Modernism Historic Context Statement to evaluate eligibility under HRB Criterion C. Architectural style guides may be used in conjunction with the San Diego Modernism Context Statement if the building's architectural style is not well addressed in the Modernism Context. Properties may be significant under HRB Criterion D if they represent the notable work of a Master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.
Integrity Thresholds	In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity. A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the educational and civic theme with particular respect to the Community Expansion and Continued Development period (1972-1990) in the University CPA. Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design. A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the educational and civic theme in the Community Expansion and Continued Development period (1972-1990). Less importantly, a property significant under these criteria should also possess integrity of materials and the basic features of its original design. A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less importantly, a property significant under these criteria should also possess integrity of location and setting if the property's surroundings inform its design.