



AGENDA HISTORIC PRESERVATION COMMISSION

Tuesday, May 3, 2016
5:00 PM

City Manager's Conference Room
8130 Allison Avenue, La Mesa, California

1. Call meeting to order.
2. Roll Call:

_____ Tom Hart	_____ Curt Sherman
_____ Gordon Jones	_____ Randy Swanson
_____ Donna Niemeier	_____ Jan Wilcox
_____ John Schmitz	_____ Jim Newland, Ex-Officio
3. Deletions from the Agenda/ Urgent additions to the Agenda.
4. Communications.
5. Public Discussion and Audience Participation.
 - a. Little Flower Haven – Preliminary Discussion.
6. HEARINGS None.
7. BUSINESS
 - a. Approval of the minutes from the March 1, 2016 meeting.
8. INFORMATION ITEMS None.
9. Adjournment.

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at La Mesa City Hall, 8130 Allison Avenue, La Mesa, California, during normal business hours.

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Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

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NOTICE OF APPEAL PROCEDURES

Actions taken by the Historic Preservation Commission to approve or deny a Certificate of Appropriateness may be appealed to the City Council. If you disagree with an action of the Commission and wish to file an appeal, you must do so within ten working days of today's meeting. In order to file an appeal, you must submit an appeal letter stating why you disagree with the Commission's action to the Office of the City Clerk, City Hall, 8130 Allison Avenue along with a \$100.00 appeal fee. If no appeal is filed within this period, the action becomes final.

Once the appeal is filed, the item will be scheduled for the next available City Council meeting. If the item was previously noticed to the neighborhood, new notices of the City Council meeting will be mailed out ten days prior to the hearing date. The Council will then hold a public hearing to consider the appeal. Any questions regarding the appeal process should be directed to either the Office of the City Clerk at 667-1120 or the Community Development Department at 667-1196.



DATE: May 3, 2016
TO: Historic Preservation Commission
FROM: Allyson Kinnard, Associate Planner
SUBJECT: Little Flower Haven Discussion

The 4.2-acre property at 8585 La Mesa Boulevard known as Little Flower Haven is listed on the Potential Landmark Registry. It was recently placed on the market for sale and a developer is considering redeveloping the site. Brian F. Smith and Associates, a local cultural resource consultant, was retained by the developer to prepare a draft historic structure assessment.

The development team seeks to involve the Historic Preservation Commission early in the process by providing the historic assessment for preliminary discussion. As no project has been officially submitted, this is an informational item and no formal action will be taken.

Section 25.02.022 of the Historic Preservation Ordinance describes the procedure for alteration or demolition of cultural resources listed on the Potential Landmark Registry. Future review of a development proposal would follow this procedure.

Attachment: Draft Historic Structure Assessment for 8585 La Mesa Boulevard

Minutes of a Regular Meeting of the Historic Preservation Commission

March 1, 2016 5:00 p.m.

City Manager's Conference Room, 8130 Allison Avenue, La Mesa, CA

CALL TO ORDER

Chairman Hart called a regular meeting of the Historic Preservation Commission to order at 5:06 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

ATTENDANCE

Members Attending: Commissioners Hart, Niemeier, Sherman, Swanson, Wilcox, and Ex Officio Newland (via teleconference).

Staff Attending: Director of Community Development Dick, Senior Planner Jacobs, and Associate Planner Kinnard.

Absent: Commissioners Jones and Schmitz.

Visitors: None.

COMMUNICATIONS None.

HEARINGS None.

BUSINESS

a. Discussion about the Historic Resources Inventory.

Staff distributed a draft scope of work and an example of a newly completed DPR-523 worksheet for comparison with the existing (old) version.

Regarding the DPR-523 form series, Mr. Newland suggested preparation of Primary Record forms for eligible and ineligible properties to document the full evaluation effort. Thresholds, such as a cut-off age, would need to be established to determine which sites to survey for documentation. Existing data, including construction dates, could be used to develop the list. Methods of collecting and mapping data were considered.

Public outreach was discussed. Commissioners brainstormed ways to recruit and utilize volunteers. Mr. Newland offered to promote the project through the La Mesa Historical Society Newsletter. The "La Mesa Conversations" group was also suggested for outreach. In presenting the project to the City Council and other community leaders, the importance of conveying the inherent values of historic preservation should be emphasized.

Staff was asked to distribute editable versions of the draft scope of work and the needs summary for input. The Commissioners were encouraged to submit their comments as soon as possible. This item will be placed on the April 5, 2016 HPC agenda for further discussion. No action was taken.

b. Approval of the minutes from the February 2, 2016 meeting.

ACTION: Commissioner Niemeier made a motion to approve the minutes of the February 2, 2016 meeting. Commissioner Hart seconded the motion.

Aye: Commissioners Hart, Niemeier, Sherman, Swanson, and Wilcox.
Nay: None.
Abstain: None.
Absent: Commissioners Jones and Schmitz.

INFORMATION ITEMS

Commissioner Wilcox inquired about the newly installed catenary lights on La Mesa Boulevard.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

ADJOURNMENT

The meeting was adjourned at 6:15 p.m.



Respectfully submitted,
Allyson Kinnard, Associate Planner

DRAFT

**DRAFT HISTORIC STRUCTURE
ASSESSMENT
FOR 8585 LA MESA BOULEVARD**

**CITY OF LA MESA,
SAN DIEGO COUNTY, CALIFORNIA**

APN 494-300-11

Submitted to:

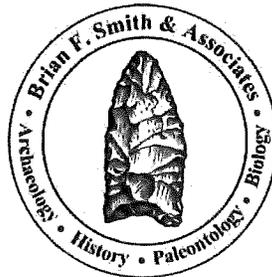
**City of La Mesa
8130 Allison Avenue
La Mesa, California 91942**

Prepared for:

**Trammell Crow Residential
5790 Fleet Street, Suite 140
Carlsbad, California 92008**

Prepared by:

**Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915**



November 25, 2015

Archaeological Database Information

Author(s): Jennifer R. Kraft and Brian F. Smith

Consulting Firm: Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

Report Date: November 25, 2015

Report Title: Draft Historic Structure Assessment for 8585 La Mesa Boulevard, City of La Mesa, San Diego County, California (APN 494-300-11)

Prepared for: Trammell Crow Residential
5790 Fleet Street, Suite 140
Carlsbad, California 92008

Submitted to: City of La Mesa
8130 Allison Avenue
La Mesa, California 91942

USGS Quadrangle: *La Mesa, California* (7.5 minute)

Study Area: 8585 La Mesa Boulevard

Key Words: USGS *La Mesa, California* topographic quadrangle; City of La Mesa; historic structure evaluation; 8585 La Mesa Boulevard; 1939 structure significant.

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I. EXECUTIVE SUMMARY

Trammell Crow Residential is considering the development of a 4.24-acre commercial lot at 8585 La Mesa Boulevard in the city of La Mesa. The parcel is currently occupied by a complex of connected structures constructed between 1939 and 1984 as part of the Little Flower Haven Rest Home. Development of the parcel will require approval from the City of La Mesa to modify the existing commercial structure and, therefore, Trammell Crow has requested a historic structure assessment of the preexisting complex of structures. The property is located within Assessor's Parcel Number (APN) 494-300-11, which is legally described as "Lot 80, La Mesa Colony, according to map thereof No. 346, situated and lying in the City of La Mesa, San Diego County, State of California" (see Chain of Title in Appendix B). The Mission/Spanish Eclectic-style structure, known as the Little Flower Haven Rest Home, was built in phases between 1929 and 1984 for use as apartments and later as a rest home and chapel. In addition to the main structure complex, the parcel also contains two residences and various outbuildings such as sheds and garages.

Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic evaluation of the structures as part of the planning process for the proposed development project. The purpose of this evaluation was to (1) determine if the complex of structures represents a potentially significant historical resource as defined by the California Environmental Quality Act (CEQA) and City of La Mesa guidelines, and (2) determine whether or not modifications to the structure would have a significant adverse effect on the built environment. BFSA evaluated the potential architectural and historical significance of the Little Flower Haven Rest Home in conformance with CEQA (Section 15064.5) and City of La Mesa historic resources eligibility criteria (City of La Mesa Municipal Code, Title 25). The evaluation resulted in a finding that the Mission/Spanish Eclectic-style 1939 structure is historically and architecturally significant, while the 1950s and later Mission/Spanish Eclectic-style and Modern Contemporary-style additions are not significant.

Although the Little Flower Haven Rest Home was built and expanded over several decades, the different structures share similarities in either materials used or architectural design. The original structure, located where the west half of the east wing now stands, was constructed circa 1929 and originally served as a salon before being converted into apartments. The original 1929 portion of the complex has since been demolished, however, and replaced by the 1958 addition. This new addition utilized the original footprint shape along the north and west facades.

The oldest portion of the complex is that which makes up the majority of the north façade. This portion was constructed in 1939 and extends from the bell tower west to the concrete party wall extending above the roofline.

The 1950 addition is comprised of two different styles. The portion of the addition that matches up with the 1939 north façade was designed in the Mission/Spanish Eclectic style and

compliments the preexisting historic structure. The rear portions of the 1950 addition, however, were designed in the Modern Contemporary style and detract from the overall character and simplicity of the original structure.

The 1958 addition is located to the east of the original bell tower and chapel. It is a three-story structure that was designed in the Modern Contemporary style, with Mission/Spanish Eclectic-style arches on the front patio cover. This addition replaced the original 1929 Mission-style, two-story building that was located immediately east of the chapel and increased the height of the bell tower by one story. The addition increased the massing of the structure disproportionately, altering the setting, feeling, and architectural continuity that had been previously present in the façade of the building. The sign currently present in front of the 1939 portion of the structure was not added until 1960. In 1965, the new chapel at the rear of the original structure was constructed. Work was completed on the chapel in 1966. The chapel was designed in a mixture of Spanish Eclectic and Modern Contemporary styles.

The historical assessment of the 8585 La Mesa Boulevard structure has concluded that only the original 1939 portion of the structure can be considered historically and architecturally important, as defined by CEQA and City of La Mesa criteria. Because this portion of the structure has been evaluated as historically significant, the structure is eligible for listing on both the CRHR under Criteria 2 and 3, and the La Mesa Register under Criteria A, B, C, and F. It is recommended that the original 1939 structure be preserved and incorporated into any design plans for the future development. Because the remaining portions of the complex are not considered architecturally or historically significant, no mitigation measures are recommended prior to their removal or alteration.

II. INTRODUCTION

Report Organization

The purpose of this study was to evaluate the historic potential of the existing commercial structure complex located at 8585 La Mesa Boulevard in the city of La Mesa, California. If development of this property by Trammel Crow moves forward, this study will be required as part of the entitlement process for the proposed development and the City could require an evaluation of the structure to determine if it can be considered potentially significant and whether or not it is eligible for historic designation. Because any development would require approval from the City, CEQA and City of La Mesa historic resources eligibility criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the La Mesa Register are the appropriate measures of significance for the resources that will be affected by the proposed project.

Project Area

The resource evaluated in this study is entirely within APN 494-300-11. This parcel covers approximately 4.24 acres. The property is located at 8585 La Mesa Boulevard in the city of La Mesa, San Diego County, California. The property includes the structure complex, hardscape, parking lots, paved driveways, the priest's residence and garage, an addition residence and garage at the rear, various outbuildings, and non-native landscaping. The project location is further described as being within Section 19 of Township 16 South, Range 1 West on the USGS *La Mesa, California* topographic quadrangle (Appendix C: Figures 2 through 4).

Project Personnel

This evaluation was conducted by Jennifer R. Kraft and Brian F. Smith (Appendix D). Word processing, editing, and graphics production services were provided by BFSFA staff.

III. PROJECT SETTING

Physical Project Setting

The property is situated in an area that is located on Lower Cretaceous (120-million-year-old) metavolcanic rocks of the Santiago Peak Volcanics (Kennedy and Peterson 1975). Nearby Alvarado Creek, which originates in La Mesa, its associated seasonal drainages, and the natural springs in the area have provided sources of fresh water for humans in the La Mesa area for thousands of years. Because the La Mesa area experienced an arid climate for at least the last 9,000 years, sources of fresh water attracted plants and animals, as well as humans who depended upon plants, animals, and fresh water for survival. As a result of Alvarado Creek and the springs providing substantial freshwater resources, La Mesa became a focal point of human activity.

Historical Overview

Juan Rodriguez Cabrillo, commanding two Spanish exploring vessels traveling north from Mexico, arrived in the area known then as Alta (or "Upper") California on September 28, 1542. Cabrillo named the harbor they arrived in "San Miguel" (Bolton 1959). The next arrival into the San Diego area by Europeans was not for another 60 years, when an expedition commanded by Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast, arriving at the bay in November of 1602 (Engstrand 1980). It was during this visit that Vizcaíno renamed the bay "San Diego" (Rolle 1969). Cabrillo's voyage gave cartographers the information they needed to begin defining the western shores of the unknown land located north of Mexico. Subsequent voyages added to Cabrillo's information that, in time, permitted mapmakers to accurately depict the west coast.

For the next 167 years following Vizcaíno's voyage, the Spanish made no other expeditions to Alta California. The Spanish eventually developed a plan for the occupation of

the claimed territory of Alta California during the reign of King Carlos III of Spain. In 1769, a joint sea and land expedition set out from Mexico to meet up at San Diego Bay; Captain Vicente Vila led three ships and Gaspar de Portolá and Father Junípero Serra commanded the land expedition (Rolle 1969). Actual colonization of the San Diego area began on July 16, 1769 (Palou 1926). Only two of the three ships commanded by Captain Vila made it to San Diego; it is believed that they anchored near what is now downtown San Diego, and that “Punta de los Muertos,” or “Dead Man’s Point” (an area located near the west end of H Street), derived its name from the burial of scurvy-stricken sailors at that location (MacMullen 1969).

The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. The initial colonization of San Diego began with the establishment of the Presidio of San Diego and Mission San Diego de Alcalá on Mission Hill, overlooking Mission Bay and the San Diego River to the north. The location was chosen for its commanding view, defensive location, and proximity to a large Native American village located directly north of the presidio on the south side of the San Diego River. This Kumeyaay village site has been recorded using the place name of Cosoy, Kosaii, or Kosa’aay. The camp at Presidio Hill was the first Spanish military establishment in California (Smythe 1908). As settlers arrived over time, grants of land were made to persons who filed an application, but many tracts reverted to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed in a way that enabled them to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation and commercial and military activities, linking all missions and military establishments (Rolle 1969).

Mission San Diego de Alcalá was moved from the presidio approximately six miles inland to its present location in 1773 due to the need for agricultural fields and to distance it from the military influence at the presidio. As time progressed into the early 1800s, the Spanish soldiers at the presidio could not rely upon Mexico for regular supplies because of mounting resistance by Mexicans toward Spanish rule. More and more, the military garrison relied upon the self-sufficient mission for food, supplies, and even workers. By 1817, the presidio itself was in a ruinous condition, and its population dropped to only 55 men (Smythe 1908). About this time, residential and commercial development had started in what is now Old Town; in fact, most structures built outside the presidio were constructed after 1820. By 1821, Mexico had gained independence from Spain and the northern territories were subject to significant change.

Project Area and Vicinity

The first historic occupation of the La Mesa area occurred in 1769 due to its inclusion in the 58,875-acre Rancho de la Mission San Diego de Alcalá established by Father Junipero Serra. Although the mission was located in Mission Valley, the outlying lands, which included present-

day eastern San Diego and La Mesa, were used for growing corn, wheat, beans, grapes, and olives (Pourade 1969).

California was invaded by United States troops during the Mexican-American War from 1846 to 1848 (Pourade 1969). The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July of 1847 (Bancroft 1884). The international border between the United States and Mexico was established in 1848 by the Treaty of Guadalupe Hidalgo and the mission lands north of the border were platted and sold to United States citizens.

After the mission lands had been dissolved, Robert Allison purchased 4,200 acres of land between Rancho Santa Monica and the Presidio of San Diego in 1869 (Birkett 1962). Allison named the area Allison Springs due to its ample natural springs and used the land for raising sheep (City of La Mesa 2012).

In 1887, Allison purchased construction bonds that aided in creating a right-of-way to the San Diego, Cuyamaca, and Eastern Railroad Company. Only three years later, railroad service was available from San Diego to Lakeside, complete with a stop in Allison Springs (City of La Mesa 2012).

In 1906, S.C. Grable, a prominent San Diego investor, purchased 1,000 acres of Allison

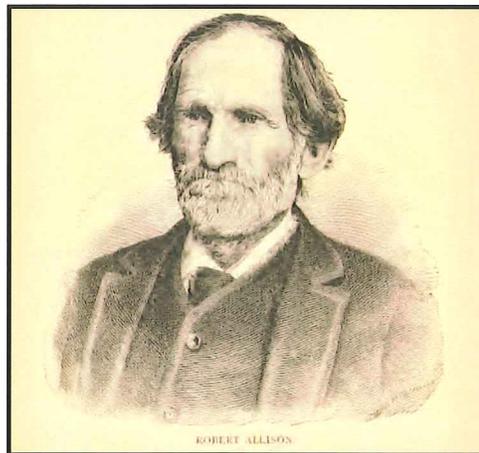


Plate 1: Robert Allison, founder of La Mesa (Allison Springs).
(Photograph courtesy of Ancestry.com)

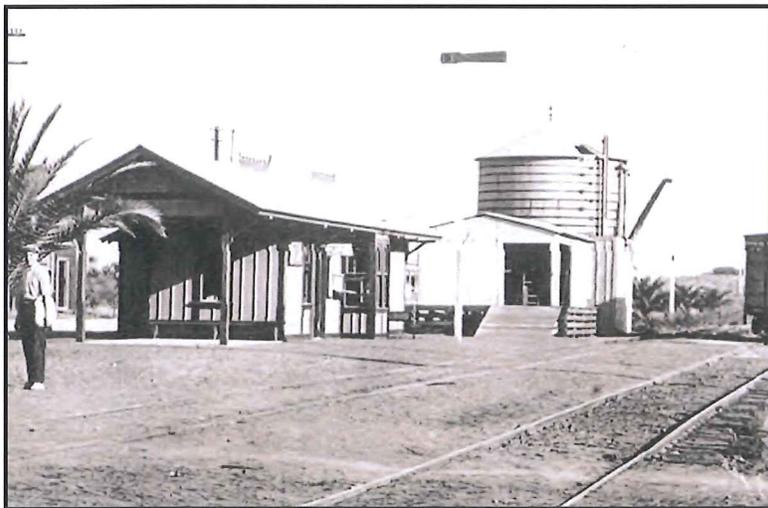


Plate 2: La Mesa Rail Station in 1910.
(Photograph courtesy of the San Diego Historical Society)

Spring land on which to construct a home. Realizing that he did not need the entirety of his purchase, Grable subdivided the remaining acreage. Two years later, Grable and another gentleman, C.C. Park, purchased an additional 200 acres and divided the land into 1,000 lots (Birkett 1962) known as the Sunnyside Addition. Several different names were given to the community of Allison Springs including Mission

Township, La Mesa Colony, and La Mesa Springs. However, upon incorporation as a city in 1912, the name was changed to simply, La Mesa (Birkett 1962).

La Mesa Colony, which included Lot 80 where the 8585 La Mesa Boulevard structure would later be constructed, was first platted in 1887 (Appendix C: Figure 5). At this time, La Mesa Boulevard was named Cajon Avenue and served as the main thoroughfare from El Cajon in the east to San Diego in the west. The portion of La Mesa Colony that included the project area, which was located just outside of the downtown area, was included in the 1912 incorporation.

History of El Cajon Avenue

The 8585 La Mesa Boulevard structure is located on La Mesa Boulevard, which was previously known as Cajon Avenue, and later, El Cajon Avenue. El Cajon Avenue began as a simple dirt road surrounded by rural residential homes. At the time, the road served to connect east San Diego County to west San Diego County. With the national push to create interconnecting highways, the western end of Highway 80 (the first transcontinental highway) was connected to the eastern end of El Cajon Avenue in 1912. As a result, the road began to evolve from that of a simple local thoroughfare to a bustling highway that serviced travelers along Highway 80. A multitude of small businesses sprang up in local residential front yards, eventually evolving into the first small business district in San Diego County.

The portion of El Cajon Avenue where the 8585 La Mesa Boulevard structure is located was renamed University Avenue in the 1930s when Highway 80 was rerouted from El Cajon Avenue to the north. La Mesa city directories indicate that this portion of University Avenue was renamed La Mesa Boulevard in 1940.

History of the Property: Ownership and Development

The first recorded residents of the parcel were the Mosian and Fortier families, who immigrated to La Mesa from Canada and Connecticut, respectively. Antoinette C., Laura V., Yvonne B., and Theresa J. Moisan operated the “Madame Alice French Salon de Mode” fashion boutique located in the original 1929 structure at 8585 La Mesa Boulevard (then 8585 El Cajon Avenue). The sisters, along with their aunt, Marguerite Gagnon, and another boarder, lived in the “modiste” building with their cousin, Rudolph Fortier, beginning in 1930. Fortier was a catholic priest and the owner of the modiste, which was valued at \$15,000 in 1930. The Moisan sisters’ brother, Louis G. Moisan, is listed in city directories and census records as a building contractor. The apartment where Louis Moisan lived from 1929 to circa 1936 was located within the same parcel just east of the modiste, with an address of 8579 El Cajon Avenue. He is listed on

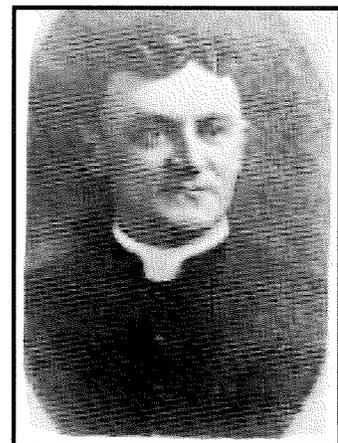


Plate 3: Rudolph Fortier.
(Photograph courtesy of Ancestry.com)

the 1930 federal census as renting the apartment for 15 dollars a month. Both structures (the modiste and the apartment building) are shown on the 1929 Sanborn Map. Fortier and at least two of the Moisan sisters lived at 8585 El Cajon Avenue until 1937, at which time he, Yvonne Moisan, and Laura Moisan moved to San Diego.

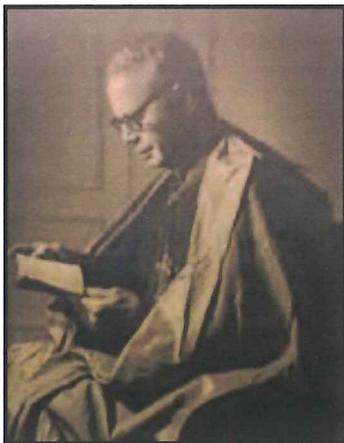


Plate 4: Bishop Charles Buddy. (Photograph courtesy of the Roman Catholic Diocese of San Diego)

Although the current parcel was historically composed of several different parcels that were eventually absorbed into APN 494-300-11 (Appendix A), the parcel containing the main commercial structure of the Little Flower Haven was originally owned by Rudolph Fortier. In 1938, Fortier sold his portion of the current property to the Roman Catholic Bishop of San Diego, who at the time was the newly appointed Bishop Charles Francis Buddy. Bishop Buddy was born in 1887 in St. Joseph, Missouri. He was ordained in St. John Lateran in Rome on September 19, 1914 and served in St. Joseph until being appointed as the first bishop of the Diocese of San Diego by Pope Pius XI in 1936. Bishop Buddy arrived in San Diego in February of 1937 (Gettysburg Times 1966).

After purchasing the modiste and apartment building from Fortier in 1938, Bishop Buddy invited the Carmelite Sisters of the Divine Heart to turn the buildings into a home for the aged. In August of 1938, Mother M. Francis and Mother M. Benedicta arrived in San Diego to inspect the property. Mother M. Aloysia, Sister M. Josepha, and Sister M. Cecilia arrived in the beginning of October to prepare Little Flower Haven for occupancy. On October 19, 1938, Reverend Charles Faley (listed as Raley in the 1939 La Mesa City Directory) moved into the facility and became the first chaplain. Sisters M. Athanasia, M. Luguoria, and M. Ursula traveled from San Antonio, Texas the next day, forming the first small community of Little Flower Haven. Although at times it could be difficult to commute to the property from San Diego without a vehicle, the sisters described the property as paradise. Behind the modiste and apartment buildings was a large avocado grove and orange and lemon trees. A flower and shrubbery garden was also described as being located on the property (Little Flower Haven 2015). Plates 5 and 6 show Little Flower Haven as it appeared from circa 1939 to 1949.

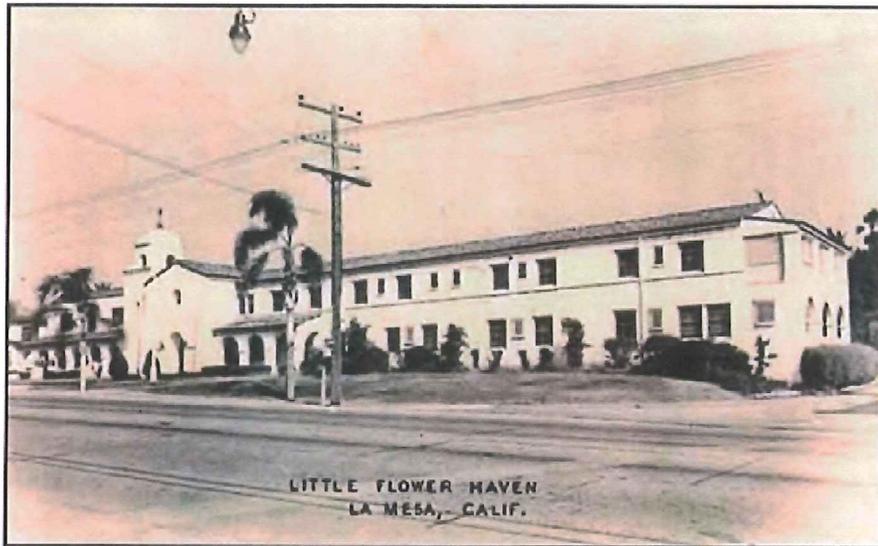


Plate 5: West wing of Little Flower Haven circa 1939 to 1949.
(Photograph courtesy of Longshaw Card Company)

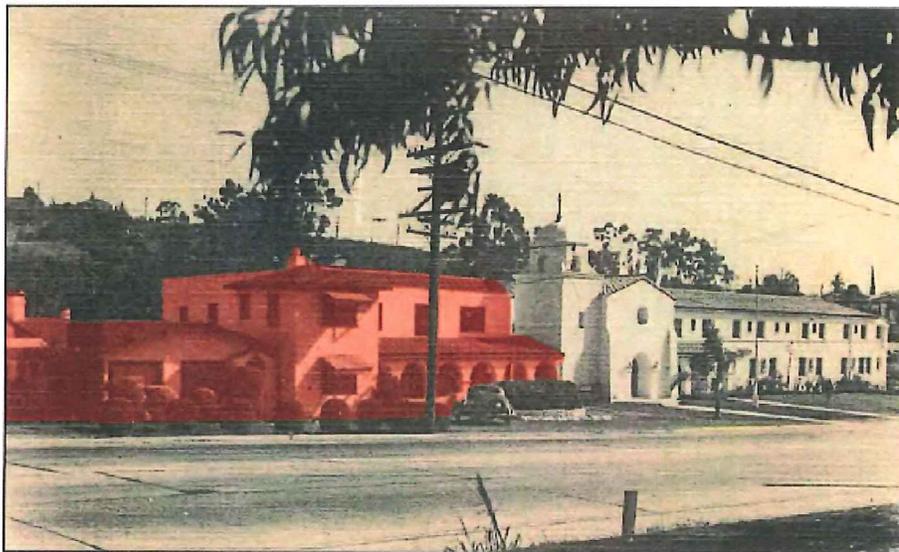


Plate 6: View of the 1939 structure (right) and 1929 dormitories (left). Red shading indicates the original 1929 structure that was demolished in 1958.
(Photograph courtesy of Longshaw Card Company)



Plates 5 and 6
8585 La Mesa Boulevard

Mrs. Mary Smith Stahl became the first resident of the facility on November 1, 1938 (Little Flower Haven 2015). She was born in Ohio in 1854 but moved to Kansas with her mother sometime before the 1880 census. She is recorded on the census as a school teacher. Mary Smith was married to her husband, Joseph Stahl, in 1894. In the 1900s and 1910s, they lived in Kansas City where Joseph worked as a hay and grain dealer. In the 1920s, they retired to San Diego and lived on 23rd Street. Joseph Stahl passed away in 1931 and Mary Stahl lived at their home on 23rd Street until 1938, when she moved to Little Flower Haven. She passed away in 1944 at the age of 90.

In 1939, the chapel and the two-story central portion of the present structure (Plates 5 and 6) were built. These additions cost a total of \$70,000 (Brandes 1982). In 1946, the Carmelite Sisters purchased the Little Flower Haven property from Bishop Buddy (Table 1).

Table 1
Title Records for 8585 La Mesa Boulevard

Seller	Buyer	Year
Rudolph A. Fortier et al.	The Roman Catholic Bishop of S.D.	1938
The Roman Catholic Bishop of S.D.	Carmelite Sisters of the Divine Heart	1946



Plate 7: Little Flower Haven circa 1954.
(*Photograph courtesy of Postcards.com*)

The apartment building to the east of the original structure is labeled as dormitories on the 1949 Sanborn Map (Appendix C: Figure 6). This is likely where the sisters that lived at Little Flower Haven resided. The west wing and a small addition located to the southwest of the chapel were added in 1950 (Brandes 1982; Little Flower Haven 2015; NETR 1953). The north façade of the west wing facing La Mesa Boulevard was designed in the

Mission/Spanish Eclectic style (Plate 7), while the portion extending to the south (Plate 8) and the kitchen addition to the southwest of the chapel (Plate 9) were designed in the Modern Contemporary style.



Plate 8: West façade of the 1950 west wing addition, facing northeast.

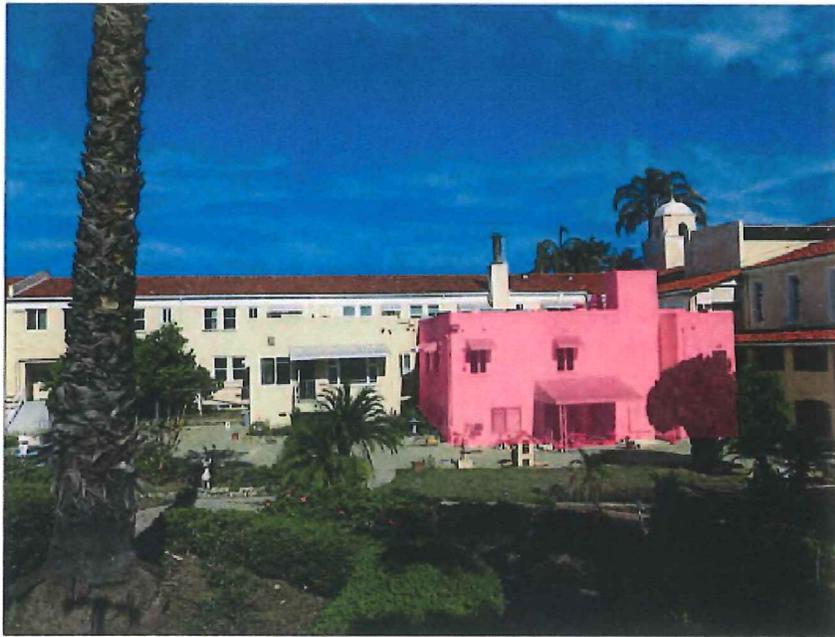


Plate 9: South façade of the 1950 kitchen addition located southwest of the original chapel, facing north. The addition is highlighted in purple.



Plates 8 and 9
8585 La Mesa Boulevard

In 1958, the original 1929 two-story structure (the east wing) and the dormitories were demolished (Little Flower Haven 2015) and replaced with a three-story structure designed in a mixture of Modern Contemporary and Mission/Spanish Eclectic styles. The new addition was attached to the chapel via the bell tower (Plate 10), which was also modified at that time. The modification increased the height of the bell tower from two to three stories to match the height

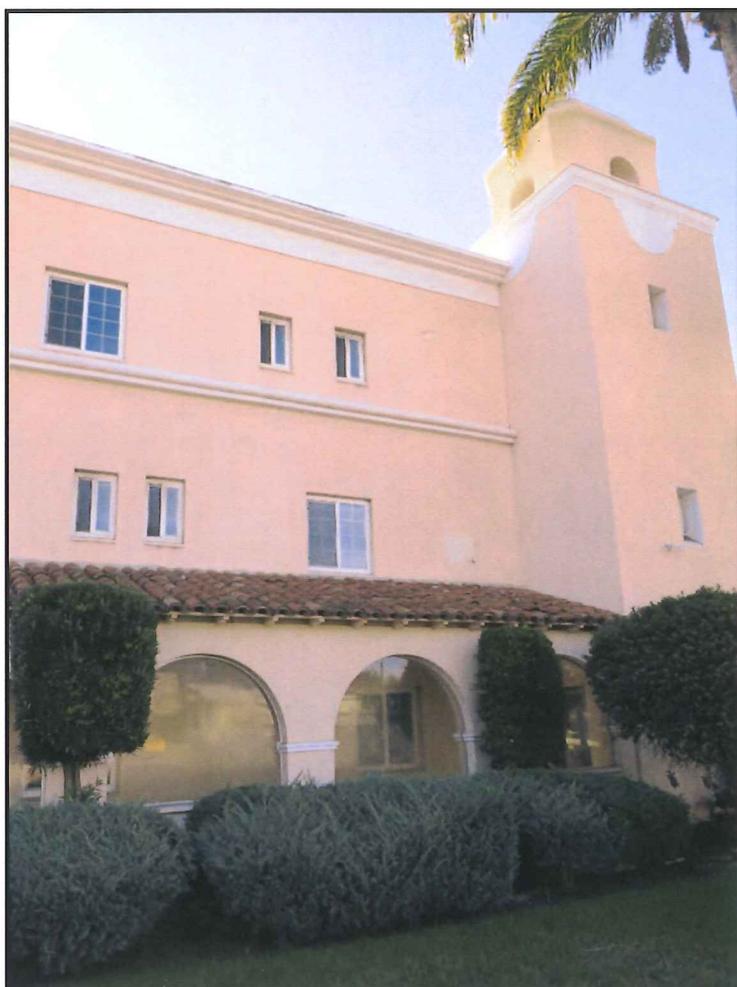


Plate 10: Current view of the north façade of the 1958 addition and modified bell tower.

of the new addition and added a second-story window. It is likely that the pedestals were removed from the façade of the chapel at this time and replaced by the decorative plaster wainscoting currently present on the façade (Plate 11).

In 1965, the Carmelite Sisters applied for a building permit (Appendix A) to have local architect Arthur Decker construct a new chapel to the rear of the original chapel (Plate 12). The new chapel was designed in the Mission/Spanish Eclectic style in an attempt to match the façade of the 1939 portion of the structure. Work was completed on the new chapel by 1966 (Little Flower Haven 2015; NETR 1966). According to building permits, also in 1966, Arthur Decker completed interior remodels to two bedrooms, a bathroom, and a corridor inside the building. A building permit for a residence and a garage at 8529 La Mesa Boulevard in the

southwest corner of the parcel were also applied for in 1965 (Appendix A). Work on these structures was completed by 1966 (NETR 1966). A new elevator and elevator pit were installed in the basement of the 1958 east wing in 1972. The elevator work was completed by Riha Construction (Appendix A).



Plate 11: View of decorative plaster wainscoting on the original chapel façade, likely added in 1958.

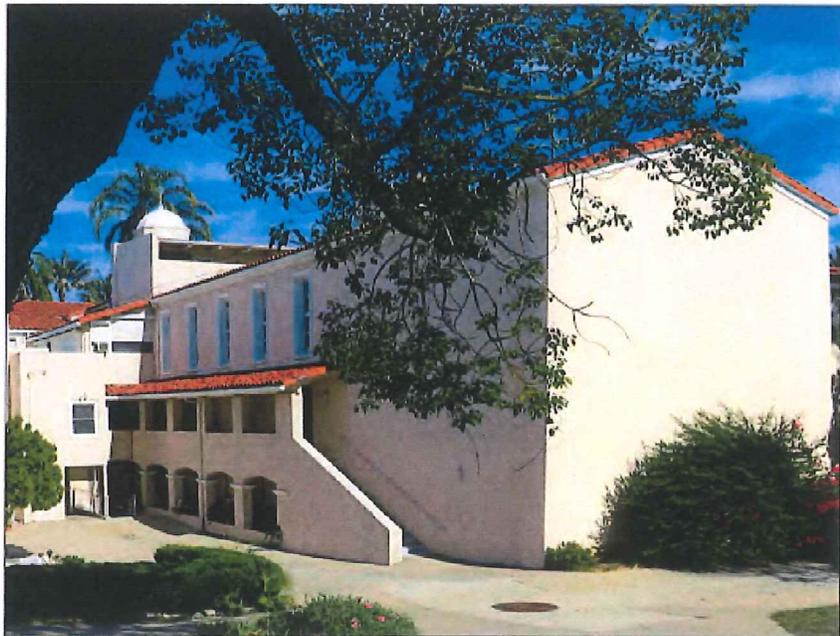


Plate 12: View of the southwest elevation of the 1966 chapel addition, facing northeast.



Plates 11 and 12
8585 La Mesa Boulevard

The cafeteria addition was added to the rear of the 1939 portion of the building in 1984 (Plate 13). Work on the addition was conducted by Burke Construction Company (Appendix A) and included an interior remodel and an addition to the dumbwaiter. The 1984 cafeteria addition was designed in the same Modern Contemporary style as the previous 1950 kitchen addition.



Plate 13: View of the 1984 cafeteria addition. The addition is highlighted in purple.

In 1991, an arched stucco entryway was added to the west façade of the 1950 addition (Plates 14 and 15). The entryway was approved by the La Mesa Historic Preservation Commission (Appendix A) and incorporated a tile roof and column detailing to match the Mission/Spanish Eclectic-style architecture visible on the entire north façade of the structure.



Plate 14: View of the 1950 addition prior to the installation of the arched entryway in 1991.



Plate 15: View of the current arched stucco entryway that was added to the 1950 addition in 1991.

An application for additional improvements to the building was submitted to the City of La Mesa by Sister Barbara of Little Flower Haven in 1999. The request outlined potential improvements including a new porch enclosure and a handicap ramp. However, details of how the porch would be enclosed were not specified in the request and it is likely that the request triggered the installation of plexiglass and metal gates in the arches of the entire front porch (Plate 16; Appendix A), the installation of the wood door in one of the arches at the front entrance (Plate 17), and the installation of the new stairway and handicap ramp (Plate 18). Although work was likely completed earlier, both the ramp and the stairway appear on aerial photographs from 2002. The plexiglass, wooden door, and metal gates that are currently present in the arches were likely added after 1999, as a Polaroid photograph from the 1991 request to add the stucco entryway (Plate 19) shows the arches immediately west of the original chapel without the plexiglass and wooden door.



Plate 16: View of plexiglass and metal gates installed in the arches of the front porch.



Plate 17: View of the wooden door installed in the arch of the front porch west of the original chapel.



Plates 16 and 17
8585 La Mesa Boulevard



Plate 18: View of the stairway and handicap ramp installed after 1999.



Plate 19: 1991 Polaroid of front porch arches with no plexiglass or wooden door.



Plates 18 and 19
8585 La Mesa Boulevard

In 2013, 172 existing windows throughout the entire structure were replaced with white vinyl sliders. Some portions of the 1958 and 1966 additions had previously been replaced with vinyl sliders; however, the remaining windows consisted of aluminum-framed casement or slider windows that had either been installed or replaced in the 1950s (Plate 20). While wood frames were added surrounding the aluminum slider replacements in the 1939 portion of the structure (Plate 21) prior to the 2013 window replacement, it appears that none of the original windows remained, except for possibly the circular stained-glass window present in the gable of the chapel (Plate 22). The only aluminum windows still present on the exterior of the structure are located on the west façade of the 1958 addition, facing the original chapel and in the basements (Plate 23).



Plate 20: View of the 1950s casement windows present on the 1939 portion of the structure, prior to their replacement with vinyl sliders in 2013.



Plate 21: View of an aluminum-framed slider window prior to replacement in 2013

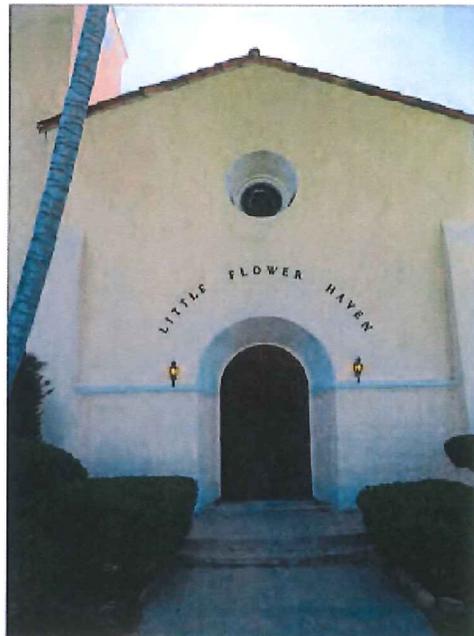


Plate 22: View of original chapel façade showing possible original circular stained-glass window.



Plates 21 and 22
8585 La Mesa Boulevard



Plate 23: View of the breezeway connecting the 1939 structure (on right) and the 1958 addition (on left). Note the vinyl slider replacement window on the first floor and the original 1958 casement windows on the upper floors.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this project were sought to identify any associated potential historical or architectural significance. Records located at the BFSa research library, the San Diego Assessor/Recorder/County Clerk, and the City of La Mesa Planning Department, and Sanborn Fire Insurance maps were accessed for information regarding the structure. Title records for the property were also obtained.

Appendix C contains maps of the property, including a City of San Diego 800-foot-scale engineering map showing the project location, historic and current USGS project location maps, the 1887 La Mesa Colony survey map, the 1929 and 1949 Sanborn maps for the project, the current Assessor's parcel map, and the site plan showing the project footprint (Figures 1 through 8). Sanborn Fire Insurance maps were only available for the property for the 1929 and 1949 publication years.

Field Survey

A photographic documentation survey was conducted by BFSa on November 13, 2015. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

The 8585 La Mesa Boulevard rest home complex consists of a large, rectangular, central structure with several wings added over time that dramatically enlarged the facility. The central portion of the structure was constructed in 1939 and incorporated the original structure on the property built in 1929, both of which served as the original Little Flower Haven building. The wings projecting to the west, east, and south of the central structure were added in 1950, 1958, and 1966, respectively. The 1958 addition replaced the original 1929 structure, which was used as apartments for the sisters who lived and worked at Little Flower Haven. The pattern and dates of additions are illustrated on Figure 8. Each addition has been recorded separately on the Assessor's Commercial-Industrial Building Record.

The 1939 structure, excluding the original chapel, measures 37 by 156 feet, while the chapel portion measures 25 by 48 feet. This portion of the structure is recorded on the building record as having been built in 1939 as a rest home. The building record also indicates that the walls and floor were constructed from wood on a reinforced concrete foundation. Exterior walls were recorded as stucco with wood-framed windows. The roof of the structure is side-gabled and finished in red tile shingles, as was recorded on the building record. Metal sunshades are present on four of the south-facing windows; however, none of the sun shades are described in the building record and it is unclear when they were installed. The 1939 structure was designed

in a Mission/Spanish Eclectic architectural style. Overall characteristics of the Mission style present in the building (Plate 24) are the asymmetrical façade on a simple rectangular plan, the prominent bell tower, and the smooth stucco finish (McAlester and McAlester 1984). Spanish Eclectic-style elements present in the 1939 portion of the structure include: the low-pitched roof with no eave overhang and the regularly laid, red, tapered, mission tile covering; the one-story, covered front porch with prominent arches, which served as an exterior hall; the wing walls on the chapel; and the dramatically carved doors (McAlester and McAlester 1984).

The 1950 addition (Figure 8) is recorded on the building record as having been constructed in 1950 with concrete block walls, concrete walls, and a reinforced concrete foundation. Windows installed at the time of construction were aluminum-framed. The roof is listed as being flat with a built-up roof membrane; however, the north façade exhibits a front- and side-gabled tile roof. Unlike the majority of the addition, the northern portion, which connects directly to the original 1939 structure via a party wall, was designed in the Mission/Spanish Eclectic style (Plate 25). This portion of the addition measures 37 by 84 feet. Overall characteristics of the Mission style present in this portion of the building include: the nearly symmetrical façade on a simple rectangular plan; the red tile roof; the Mother Mary dormer above the entry door; and the smooth stucco finish (McAlester and McAlester 1984). Spanish Eclectic-style elements present in the addition include the low-pitched roof with no eave overhangs and the regularly laid, red, tapered, mission tile covering (McAlester and McAlester 1984).

The southwest portion (Plate 26) and the kitchen portion (Plate 9) of the 1950 addition was constructed in the Modern Contemporary style. The southwest portion measures 35 by 115 feet and the kitchen portion measures 40 by 27 feet. Metal sunshades are present on the upper windows of the kitchen addition; however, it is unclear when these were added to the structure. The Modern Contemporary style can be seen in these additions through the strong, flat roofs, the angular massing, the horizontal orientation, and the stucco finish (McAlester and McAlester 1984).



Plate 24: Current photograph of the original 1939 Mission-style structure.
(Photograph courtesy of Google, Inc.)



Plate 25: Current photograph of the Mission/Spanish Eclectic-style portion of the 1950 addition.
(Photograph courtesy of Google, Inc.)



Plates 24 and 25
8585 La Mesa Boulevard



Plate 26: View of the east elevation of the Modern Contemporary-style southwest portion of the 1950 addition.

The 1958 addition, located east of the 1939 structure, where the original 1929 building once stood (see Appendix C: Figure 8), was also constructed in the Modern Contemporary style with Mission/Spanish Eclectic-style elements (Plate 27). This addition measures approximately 40 by 126 feet. Materials used in the construction of the 1958 addition included concrete block and reinforced concrete walls, concrete floors, and a reinforced concrete foundation. The roof is flat with a built-up roof membrane. The Modern Contemporary style can be seen in the addition through the strong, flat roof, the angular massing, the horizontal orientation, and the stucco finish (McAlester and McAlester 1984).



Plate 27: View of the north and east elevations of the 1958 Modern Contemporary-style addition.
(Photograph courtesy of Google, Inc.)

The only portion of the 1958 addition that incorporates the Mission style is the bell tower. Although the bell tower was original to the 1939 chapel, it was modified circa 1958 to increase its height to be three stories. The modifications made to the tower exhibit high quality workmanship, as the bell chamber appears to have been merely lifted (or if it was reconstructed, it was done so as to match the original bell chamber). No differences in the shape or design of the bell chamber are discernable when comparing current photographs with those taken prior to the 1958 addition (Plates 5, 6, and 7). The front porch, however, exhibits characteristics of the Spanish Eclectic style. Elements of this style can be seen in the one-story, covered front porch with prominent arches, which served as an exterior hall. The roof covering on the front porch is also more Spanish Eclectic than Mission, in that it has very little eave overhangs and is covered in regularly laid, tapered, mission-style tiles (McAlester and McAlester 1984).

The building permit for the 1966 chapel addition was approved in 1965. Architect Arthur Decker designed the addition in the Mission/Spanish Eclectic style in an attempt to match the original 1939 structure; however, modern building materials were used in order to ensure structural integrity. The building record indicates that the building materials used for the addition consisted of eight-inch concrete block walls, concrete floors, and a reinforced concrete foundation. The roof was reported as both flat with a built-up roof membrane and wood-gabled with a tile covering. The exterior of the entire 1966 addition, which measures approximately 64 by 70 feet, was finished in smooth stucco. The new chapel addition attaches to the 1939 portion of the structure immediately southeast of the original chapel. An elevated open-walled patio is

attached to the east façade of the 1966 chapel addition (Plate 28). Overall characteristics of the Mission style present in the 1966 addition include the asymmetrical façade on a simple rectangular plan and the smooth stucco finish (McAlester and McAlester 1984). Spanish Eclectic-style elements present in the 1966 addition include: the low-pitched roof with no eave overhangs; the regularly laid, red, tapered, mission tile covering; the two-story, covered porch with prominent arches below, which served as an exterior hall; and the parabolic-shaped stained-glass focal window on the east façade (McAlester and McAlester 1984).



Plate 28: View of the southeast elevation of the 1966 Mission/Spanish Eclectic-style chapel addition with the south façade of the 1958 addition in the background.

The 1984 cafeteria addition was designed to match the 1950 Modern Contemporary kitchen addition (Plate 13). No information about the addition is present in the building record; however, close inspection reveals minor differences between the two additions. While both additions consist of small, rectangular structures with flat roofs and a stucco finish, the cafeteria addition does not have a basement like the kitchen. Because there is no basement, the exterior door of the cafeteria is elevated from the ground surface to the first floor of the main structure, with exterior entry to the addition via a small stairway. The windows of the 1984 addition are also larger than those in the 1950 kitchen addition.

The only portion of the overall structure that does not meet the minimum age threshold to

be considered historic under City of La Mesa and CEQA criteria is the 1984 cafeteria addition. In addition, this portion of the structure was designed in a different style than the original 1939 structure and negatively impacts the overall integrity of the 8585 La Mesa Boulevard structure. This addition to the structure is not considered to be a representative example of the Modern Contemporary architectural style, nor does it exhibit outstanding workmanship or unique materials. The significance of the cafeteria addition, therefore, will not be evaluated in the following section. Because the other additions made to the structure occurred in 1966 and earlier, these portions of the structure will be included in the evaluation of the overall 8585 La Mesa Boulevard structure.

V. SIGNIFICANCE EVALUATIONS

Because any development of this property would require approval from the City of La Mesa, CEQA and City of La Mesa historic resources eligibility criteria were used to evaluate the structure as a potentially historic building. Therefore, criteria for listing on the CRHR and the La Mesa Register were used to measure the significance of the resource. When evaluating a historical resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. CEQA guidelines (Section 15064.5) address archaeological and historical resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historical significance of the resource and justify its listing on inventories of historical resources, are typically considered significant impacts. In order to determine whether or not the structure is eligible for listing on the La Mesa Register or the CRHR, both registers' eligibility criteria were used. Furthermore, BFA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the structure followed by the assessment of distinctive characteristics.

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historic records and aerial photographs in order to determine if the structure had always existed at its present location or if it had been moved, rebuilt, or its footprint significantly altered. This

research revealed that the 1939 portion of the 8585 La Mesa Boulevard structure still remains in its original location, thereby retaining integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the structure and any architectural features present in the structure. The 1939 structure was designed as a Mission/Spanish Eclectic-style rest home with an attached chapel and bell tower, and still retains all of its original design elements. Based upon a review of building permits and a visual inspection of the building, no significant alterations have been made to the original 1939 structure that could be deemed irreversible. The removal of the original 1929 structure (in 1958) and replacement of it with a much larger structure does not significantly affect the 1939 building; however, the bell tower in the 1939 structure was heightened to retain prominence over the 1958 expansion. All of the additions made to the 1939 structure have negatively impacted the overall design; however, each addition was constructed as a wing connecting to the original frame, and could, therefore, be easily removed or redesigned to match the original Mission/Spanish Eclectic style. Even the window replacements that have occurred over time and the introduction of plexiglass and a wooden door into the arched frames of the patio did not change the original window or arch openings, and have, therefore, not permanently impacted the design of the original structure. The overall form, plan, space, structure, and style of the 1939 structure have been retained; therefore, the 1939 portion of the 8585 La Mesa Boulevard structure retains integrity of design.
3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. When the sisters arrived at the “modiste” and apartment building in 1938, the property contained a large avocado grove on the hill and orange and lemon trees. A flower and shrubbery garden was also described as being located on the property (Little Flower Haven 2015). While the avocado orchard and fruit trees have since been removed, the garden setting to the rear of the structure has been retained, and likely enhanced over time. Several different species of trees, shrubberies, and ornamentals are present in the current garden. Despite the retention of the garden-like setting, the construction of each addition after 1939 has negatively impacted the structure’s integrity of setting.

Although not all of the parcels that make up the current property were owned by the Roman Catholic Bishop (and adjoining parcels contained different structures, such as the gas station visible on the 1949 Sanborn Map), the setting within the immediate parcel was generally fairly open. With each addition to the building, the setting of the 1939 structure was negatively impacted by reducing the amount of open space surrounding the building. After the last addition in 1984, there was over 50 percent more area covered by structures than there was in 1939. Because of the overall size of the additions and the amount of space surrounding the original structure that the additions now occupy, the 1939 portion of the 8585 La Mesa Boulevard structure does not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the 8585 La Mesa Boulevard structure. Since the construction of the 1939 structure, no significant alterations, modifications, or replacements could be found other than the replacement windows, the plexiglass and wooden door installed in the preexisting front patio arches, the modifications made to the bell tower, and the wing additions. While these changes may appear significant, all modifications are easily reversible except for those made to the bell tower. Because nearly all of the changes can be removed from the 1939 structure, or they can be reversed, they have not significantly impacted the integrity of the materials present on the original structure. The 1939 portion of the 8585 La Mesa Boulevard structure, therefore, retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the structure. The original workmanship demonstrated by the construction of the 1939 portion of the structure appears to have been high and the building has been well maintained. No significant modifications have been made to the exterior elements of the 1939 structure that would impact the original workmanship; therefore, the 1939 portion of the 8585 La Mesa Boulevard structure retains integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of

feeling was assessed by evaluating whether or not the resource's features, in combination with its setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting was compromised by the additions made to the structure beginning in 1950. Because the structure represents five different building periods between 1939 and 1984, and because many of the alterations were made utilizing different architectural styles, the integrity of feeling for the original 1939 portion of the structure has been negatively impacted. If the Modern Contemporary-style additions were removed from the 1939 structure, it may be possible for the original structure to regain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resource's data or information and its ability to answer any research questions relevant to the history of the city of La Mesa or the state of California. The 8585 La Mesa Boulevard property was purchased in 1938 by the Roman Catholic Bishop of San Diego, Bishop Charles Buddy. Bishop Buddy was the first bishop of the San Diego region, appointed by Pope Pius the XI in 1936 (Gettysburg Times 1966). In addition to founding Little Flower Haven and inviting the Carmelite Sisters of the Divine Heart to run the facility, Bishop Buddy was also cofounder of the University of San Diego, and established many elementary and secondary schools and social services for the poor in the diocese (Sanchez 2005). Bishop Buddy also served as the first president of the University of San Diego from 1950 to 1966 (USD History 2015). Because the 8585 La Mesa Boulevard structure was founded by the first bishop of San Diego, who was a significant individual in the history of San Diego County, the 1939 portion of the 8585 La Mesa Boulevard structure retains integrity of association.

The 1939 portion of the 8585 La Mesa Boulevard structure was determined to meet five of the seven categories of the integrity analysis. The structure retains integrity of location, design, materials, workmanship, and association. Essentially, these elements of the integrity analysis confirm that the structure remains generally as it was constructed, without significant alterations to the 1939 portion of the structure. The application of the integrity criteria analysis confirmed that the original portion of the structure does not retain integrity of setting or feeling, primarily due to the additions and modifications made beginning in the 1950s and the resulting changes they caused in the project setting. The recognition that the 1939 portion of the structure at 8585 La Mesa Boulevard meets five of the seven elements of integrity is relevant to the discussion of the state of preservation of the original elements of the building; however, the loss of the integrity of setting and feeling demonstrate that the area surrounding the original building has changed substantially over time. In the case of 8585 La Mesa Boulevard, the status of the

integrity of the original structure has only been marginally impacted by the additions and modifications made to the structure beginning in 1950.

Criteria

A property may be eligible for designation as a Landmark or as a Historic District on the La Mesa Register if it meets one or more of the following qualifying criteria set forth in the La Mesa Municipal Code, Title 25 (Historic Preservation), Chapter 25.03 (Historic Landmarks, Historic Districts, Certificates of Appropriateness), Section 25.03.010 (Historic Landmark and Historic District Designation Criteria):

- **La Mesa Register Criterion A:**
It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history.
- **La Mesa Register Criterion B:**
It is identified with persons or events significant in local, state, or national history.
- **La Mesa Register Criterion C:**
It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- **La Mesa Register Criterion D:**
It represents the notable work of an acclaimed builder, designer, or architect.
- **La Mesa Register Criterion E:**
It is identified with a person or persons or groups who significantly contributed to the culture and development of the city.
- **La Mesa Register Criterion F:**
It embodies elements of outstanding attention to architectural design, detail, materials, or craftsmanship.
- **La Mesa Register Criterion G:**
It is an archaeological or paleontological site which has the potential of yielding information of scientific value.
- **La Mesa Register Criterion H:**
It is within a geographically definable area possessing a concentration of sites,

buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

In addition, for a historical resource to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **CRHR Criterion 2:**
It is associated with the lives of persons important in our past.
- **CRHR Criterion 3:**
It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- **CRHR Criterion 4:**
It has yielded, or may be likely to yield, information important in prehistory or history.

Evaluation

The evaluation of the structure at 8585 La Mesa Boulevard is provided below and is based upon the significance criteria presented in the La Mesa Municipal Code, Title 25, and the CRHR.

La Mesa Register

- **La Mesa Register Criterion A:**
It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history.

The 8585 La Mesa Boulevard property functioned as the site of a rest home even prior to the construction of the 1939 structure. Originally housed in the original 1929 structure, which was demolished and replaced by the 1958 addition, the Little Flower Haven Home for the Aged was established in 1938. The facility is one of the first, if not *the* first, and longest running

homes for the aged operated in La Mesa, running from 1938 until 2014. Like most early homes for the aged circa the nineteenth century, which were established by women's or church groups, Little Flower Haven was established by the Roman Catholic Bishop of San Diego and operated by the Carmelite Sisters. Early facilities such as Little Flower Haven were founded in the hope of helping elderly members of the church or community from being relegated to the almshouse, where these individuals were often placed alongside the insane, inebriated, or the homeless (Haber 2002). Almshouses, however, began to be eliminated by the United States government in the 1930s through the passage of the Social Security Act (1935), and private institutions became the normal standard. By the time the 1939 structure was constructed, private rest homes were fairly abundant; however, city directories indicate that Little Flower Haven was likely the only home for the aged in La Mesa. If this is correct, the 8585 La Mesa Boulevard structure was the only rest home in La Mesa until Mrs. Juanita B. McCrary is listed as running a rest home at 7825 La Mesa Boulevard in the 1950 directory. Because the 8585 La Mesa Boulevard structure has been described as one of the largest Mission-style buildings in La Mesa (Brandes 1982) and was likely the first, if not the only rest home in La Mesa until circa 1950, the structure represents a special element of the city's cultural, social, aesthetic, and architectural history. The structure, therefore, qualifies for listing on the La Mesa Register under Criterion A.

- **La Mesa Register Criterion B:**

It is identified with persons or events significant in local, state, or national history.

The 8585 La Mesa Boulevard property was purchased in 1938 by the Roman Catholic Bishop of San Diego, Bishop Charles Buddy. Bishop Buddy was the first bishop of the San Diego region, appointed by Pope Pius the XI in 1936 (Gettysburg Times 1966). In addition to founding Little Flower Haven and inviting the Carmelite Sisters to run the facility, Bishop Buddy was also a cofounder of the University of San Diego, and established many elementary and secondary schools and social services for the poor in the diocese (Sanchez 2005). Bishop Buddy also served as the first president of the University of San Diego from 1950 to 1966 (USD History 2015).

No other individuals determined to be significant in local, state, or national history could be associated with the structure. Although Arthur Decker designed the 1966 chapel addition, he served as a local San Diego County architect known for his dignified postmodern-style designs (see La Mesa Register Criterion D). Arthur Decker designed several East County fire stations, El Cajon High School's gymnasium, and Bostonia Elementary School; however, Decker is not considered a master and has not been proven to be significant within the city of La Mesa, the state, or the nation.

Because the 8585 La Mesa Boulevard structure was founded by Bishop Charles Buddy, a significant person in the history of San Diego County, the structure qualifies for listing on the La Mesa Register under Criterion B.

- **La Mesa Register Criterion C:**

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

In order to identify any distinctive characteristics of style, type, period, or method of construction of the structure, BFSa examined the pattern of features common to the particular architectural style represented by 8585 La Mesa Boulevard. As noted in the building description (Section IV), the 1939 portion of the structure has architectural elements that characterize it as a Mission/Spanish Eclectic-style building. Characteristics of the Mission style that can be seen in the 8585 La Mesa Boulevard structure are the asymmetrical façade on a simple rectangular plan, the prominent bell tower, and the smooth stucco finish (McAlester and McAlester 1984). Spanish Eclectic-style elements present in the 1939 portion of the structure include: the low-pitched roof with no eave overhangs; the regularly laid, red, tapered, mission tile covering; the one-story, covered front porch with prominent arches, which served as an exterior hall; the wing walls on the chapel; and the dramatically carved doors (McAlester and McAlester 1984).

While the 1939 portion of the structure embodies characteristics of both Mission and Spanish Eclectic styles and is considered to possess high quality workmanship and materials, each subsequent addition and modification that was made negatively impacted the overall integrity of the structure. Fortunately, all of the additions or modifications, except for those made to the bell tower, are reversible or could be removed from the 1939 structure. Because it is possible to return the building to its original design, the structure qualifies for listing on the La Mesa Register under Criterion C.

- **La Mesa Register Criterion D:**

It represents the notable work of an acclaimed builder, designer, or architect.

Research has identified that the only portion of the structure with a recorded architect was the 1966 chapel addition. No architect was listed for the 1939 structure. This addition was designed by local San Diego County architect Arthur Decker in 1965. Arthur D. Decker was born on November 19, 1917 in Mission, Texas. He studied at the Texas College of Arts and Industries in 1935 and the University of Texas from 1936 to 1940, but earned a bachelor's degree in architecture at the University of Southern California in 1947. He served in the Army Air Corps during World War II from 1943 to 1945, where he flew B-24 Liberators (Ogul 2012; Modern San Diego n.d.). Before the war, Decker had also worked as a draftsman for his older architect brother in the 1930s (Ogul 2012).

Shortly after receiving his degree, Decker began working for Kistner, Wright and Wright in Los Angeles, where he worked on projects such as the Miramar Naval Station in San Diego.

Decker then moved to San Diego and lived in the Mount Helix area, working for different architectural firms where he helped to design the county courthouse and the downtown law library (Ogul 2012).

Decker started Arthur D. Decker & Associates in 1956 in La Mesa. With this firm, Decker designed several East County fire stations (three located in El Cajon), the Heartland Fire Training Facility in El Cajon, the El Cajon High School gymnasium, the Granite Hills High School stadium, the Valhalla High School auto shop and classrooms, Fletcher Hills Community Center, and Bostonia Elementary School (Ogul 2012). John Forrest, Decker's son-in-law and coworker for around two decades, told the *San Diego Union-Tribune* upon Decker's death in 2012 that the elementary school, which incorporated "architectural elements from one of the first schools in El Cajon," was one of Decker's finest projects (Ogul 2012). He classified Decker's architectural style as having a "huge postmodern influence. Very clean long horizontal lines. Understated. And he always tried to incorporate his designs in with the surrounding architecture" (Ogul 2012).

Forrest said that Decker's projects weren't "glitzy," meaning that they weren't necessarily visually striking, but instead focused upon incorporating surrounding architecture and aesthetics and considering the surrounding buildings and neighborhoods (Ogul 2012). Decker is also credited with the design of El Cajon City Hall and Council Chambers, the El Cajon Performing Arts Center, the El Cajon Fire Station Headquarters, the El Cajon Regional County Library, the El Cajon Elk's Lodge, the La Mesa Public Library, St. Albans School in El Cajon, W.D. Hall Elementary School in El Cajon, and Our Lady of Grace Church School and Convent on El Cajon (Modern San Diego n.d.).

Arthur Decker is not considered an acclaimed contractor, and without a named architect available, the structure is therefore not eligible for listing on the La Mesa Register under Criterion D.

- **La Mesa Register Criterion E:**

It is identified with a person or persons or groups who significantly contributed to the culture and development of the city.

While the 8585 La Mesa Boulevard structure has been associated with Bishop Charles Buddy and architect Arthur Decker, neither of these individuals has been determined to have significantly contributed to the culture and development of the city. Although Bishop Buddy was the bishop of San Diego and helped to found several educational institutions throughout the county, he did not have a significant impact on the culture or development of the city of La Mesa. The same is true for architect Arthur Decker. Decker worked as an architect primarily in the East County area and designed several structures currently used by the public; however, he did not significantly contribute to the culture or development of the city of La Mesa. Therefore, the structure does not qualify for listing on the La Mesa Register under Criterion E.

- **La Mesa Register Criterion F:**

It embodies elements of outstanding attention to architectural design, detail, materials, or craftsmanship.

In order to evaluate the structure at 8585 La Mesa Boulevard under La Mesa Register Criterion F, BFSA sought to identify the distinctive characteristics of design, detail, materials, or craftsmanship of the structure. The oldest remaining portion of the structure located at 8585 La Mesa Boulevard was constructed in 1939 and exhibits characteristics of Mission/Spanish Eclectic-style architecture, which was common in the San Diego County area from approximately 1915 up until the late 1930s. Characteristics of the Mission style that can be seen in the 1939 portion of the 8585 La Mesa Boulevard structure are the asymmetrical façade on a simple rectangular plan, the prominent bell tower, and the smooth stucco finish (McAlester and McAlester 1984). Spanish Eclectic-style elements present in the 1939 portion of the structure include: the low-pitched roof with no eave overhangs; the regularly laid, red, tapered, mission tile covering; the one-story, covered front porch with prominent arches, which served as an exterior hall; the wing walls on the chapel; and the dramatically carved doors (McAlester and McAlester 1984). Because the 1939 portion of the structure possesses all of these characteristics, it therefore also embodies elements of outstanding attention to the Mission/Spanish Eclectic style, detail, materials, and craftsmanship. Although the original 1939 portion of the structure embodies characteristics of both the Mission and Spanish Eclectic styles and is considered to possess high quality workmanship and materials, each subsequent addition or modification has negatively impacted the overall integrity of the structure due to the variances in style and materials. Fortunately, all of the additions or modifications, except for those made to the bell tower, are easily reversible or removable from the original 1939 structure. Therefore, the 1939 structure qualifies for listing on the La Mesa Register under Criterion F; however, the subsequent additions do not meet this standard.

- **La Mesa Register Criterion G:**

It is an archaeological or paleontological site which has the potential of yielding information of scientific value.

The 8585 La Mesa Boulevard structure cannot be classified as an archaeological site and therefore the structure does not qualify for the La Mesa Register under Criterion G.

- **La Mesa Register Criterion H:**

It is within a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual

improvement.

The area surrounding the 8585 La Mesa Boulevard structure does not represent any recorded or recognized historic district. Structures in this area have been constructed over the past 100 years in a variety of styles and lack any unifying characteristics or continuity of historic importance to be evaluated as a historic district. The historic content of the area is essentially that of a widely mixed commercial zone that lacks any continuity of building design or use. The structure does not qualify for listing on the La Mesa Register under Criterion H.

CRHR

- **CRHR Criterion 1:**

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

It was discovered through historic research that no significant events could be associated with the structure at 8585 La Mesa Boulevard. The only broad historical pattern recognizable in the vicinity of 8585 La Mesa Boulevard is the development along El Cajon Avenue/La Mesa Boulevard that represents the commercial core of the city; however, the main alignment of El Cajon Avenue/La Mesa Boulevard was rerouted when the portion of El Cajon Avenue in the vicinity of Little Flower Haven was renamed to University Avenue in the 1930s. At this time, Highway 80 was rerouted from El Cajon Avenue to the north. The important business development area of the city of La Mesa is not near the project, but is instead focused around the area of Baltimore Drive and Lake Murray Boulevard. In addition, because Little Flower Haven was a Catholic institution that focused upon caring for the elderly, the facility was not utilized by most members of the community. Because the property could not be associated with any specific historical event, the structure does not qualify for the CRHR under Criterion 1.

- **CRHR Criterion 2:**

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

The 8585 La Mesa Boulevard property was purchased in 1938 by the Roman Catholic Bishop of San Diego, Bishop Charles Buddy. Bishop Buddy was the first bishop of the San Diego region, appointed by Pope Pius the XI in 1936 (Gettysburg Times 1966). In addition to founding Little Flower Haven and inviting the Carmelite Sisters to run the facility, Bishop Buddy was also a cofounder of the University of San Diego, and established many elementary and secondary schools and social services for the poor in the diocese (Sanchez 2005). Bishop Buddy also served as the first president of the University of San Diego from 1950 to 1966 (USD History 2015). Because the 8585 La Mesa Boulevard structure was founded by the first bishop of San Diego, who was a significant individual in the history of San Diego County, the structure

qualifies for the CRHR under Criterion 2.

- **CRHR Criterion 3:**

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

In order to evaluate the structure at 8585 La Mesa Boulevard under CRHR Criterion 3, BFSa sought to identify the distinctive characteristics of type, period, region, and method of construction of the structure. The oldest remaining portion of the structure located at 8585 La Mesa Boulevard was constructed in 1939 and exhibits characteristics of Mission/Spanish Eclectic-style architecture, which was common in the San Diego County area from approximately 1915 up until the late 1930s. Characteristics of the Mission style that can be seen in the original 1939 portion of the 8585 La Mesa Boulevard structure are the asymmetrical façade on a simple rectangular plan, the prominent bell tower, and the smooth stucco finish (McAlester and McAlester 1984). Spanish Eclectic-style elements present in the 1939 portion of the structure include: the low-pitched roof with no eave overhangs; the regularly laid, red, tapered, mission tile covering; the one-story, covered front porch with prominent arches, which served as an exterior hall; the wing walls on the chapel; and the dramatically carved doors (McAlester and McAlester 1984). Because the 1939 portion of the structure possesses all of these characteristics, it therefore also embodies elements of outstanding attention to the Mission/Spanish Eclectic style. Although the 1939 portion of the structure embodies characteristics of both Mission and Spanish Eclectic styles, each subsequent addition or modification has negatively impacted the overall integrity of the structure due to the variances in style and materials. Fortunately, all of the additions or modifications, except for those made to the bell tower, are reversible or could be removed from the 1939 structure. Therefore, the structure qualifies for listing on the CRHR under Criterion 3.

- **CRHR Criterion 4:**

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

It is unlikely that the 8585 La Mesa Boulevard structure, as it presently exists, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state, or would be of any scientific value. The structure could not be associated with any specific significant events. Although the structure is associated with Bishop Buddy, further research on Bishop Buddy would not provide any additional information pertinent to the history of the city of La Mesa or the state of California. Therefore, the structure does not qualify for the CRHR under Criterion 4.

VI. FINDINGS AND CONCLUSIONS

The historic structure assessment for the 8585 La Mesa Boulevard structure has concluded that specific sections of the complex of attached buildings are both historically and architecturally important. The 1939 structure, which incorporates the original chapel and the central portion of the north façade, meets the criteria outlined by the City of La Mesa and the CRHR for significant historic structures. The 1939 structure has been evaluated as eligible for listing on the La Mesa Register under City of La Mesa Criteria A, B, C, and F, and has also been evaluated as eligible for listing on the CRHR under CRHR Criteria 2 and 3. While the 1939 structure is eligible for listing on both registers, the subsequent additions or modifications made to the complex of structures beginning in 1950 have detracted from the original style, setting, and feeling of the structure, and are therefore not considered eligible elements of the complex.

Impacts Discussion

Because the 1939 portion of the structure is eligible for listing on the La Mesa Register and the CRHR under several eligibility criteria, the modification or removal of this portion of the structure would constitute an adverse effect upon the built environment. However, the various additions or modifications to the structure, constructed between 1950 and 1984, have negatively impacted the integrity of setting and feeling of the property. Due to their negative impacts, the removal or modification of the additions will not constitute an adverse effect upon the built environment. Three of the four additions made to the structure meet the minimum age threshold to be considered historic under CEQA criteria, but do not merit listing on the city or state registers due to their varying architectural styles, use of materials, and overall impacts to the original structure. The 1984 addition does not meet the minimum age threshold and was designed in a completely different architectural style from the original structure, and is therefore not considered historic or significant under CEQA criteria. Because each addition has been evaluated as not meeting the criteria to be considered historically or architecturally significant, as defined by CEQA, removal of the additions will not require any mitigation measures or additional study. Any plans to modify the 1939 portion of the structure, however, should be approved by the La Mesa Historic Resource Commission in order to ensure that any modifications will not have a negative impact on the significant portion of the structure.

VII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this historic structure assessment. This assessment is based upon the professional opinion of Consulting Historian Brian F. Smith. Any conclusions or recommendations included herein may be changed or challenged by the City of La Mesa during the environmental review process



Brian F. Smith, M.A.
Consulting Historian

November 25, 2015

Date

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IV. APPENDICES

Appendix A – Building Development Information

Appendix B – Ownership and Occupant Information

Appendix C – Maps

Appendix D – Preparers' Qualifications

APPENDIX A

Building Development Information

COMMERCIAL-INDUSTRIAL BUILDING RECORD

Account No. 494-300-11 Period No. 494-300-11
 NAME ASSASSOR, SAN DIEGO COUNTY Community
 ADDRESS 8585 La Mesa Blvd SHEET 84 OF 91

CLASS & SHAPE	FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION										
	Wood	Concrete	Light	Heavy	Stucco	Metal	X	Flar	Shed	X	Standard	Type	Desc.	B	M	1	2	3	FLOORS	GO	WALLS	GO	CEILING
Garage	Concrete	Reinforced	Wood	Steel	Stucco	Metal		Shed		Standard			Aluminum						Concrete				Drop
USE	DESIGN	FLOR WALLS	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Office	Yvy	Conc.	Brick	Sub-Floor	Yvy	Unfinished	Concrete	Concrete	Quality	F	Quantity	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office	
Warehouse	Timber	Up	Foundation	Windows	Plumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	Flumbing	

CONSTRUCTION RECORD	EFFECT. APPR.		NORMAL RECORD		RATING (E.G. P)		SPECIAL FEATURES						
	Year	Year	Year	Year	Arch.	Cond.	Item	NO. CAPACITY	MATERIAL OR TYPE	UNIT COST	UNIT COST	UNIT COST	UNIT COST
Garage	1922	1927	1927	1927	100	100	100	100	100	100	100	100	100
TOTAL	3377	3377	3377	3377	3377	3377	3377	3377	3377	3377	3377	3377	3377
R.G.L.N.D.	3911	3911	3911	3911	3911	3911	3911	3911	3911	3911	3911	3911	3911

Appraiser and Date W. J. ... 10-11-22
 CHECKED W REVIEWED
 SPECIAL FEATURES: Doors, Sky-Lites, Elevator

ADDRESS 8529 LA MESA BLVD

DESCRIPTION OF BUILDING																	
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL							
				Frame	Siding	Flat	Gable	R.T.	B.X.	Conduit	Forced	Grav.	Humid	Rooms	Floors	Floor Finish	Trim
D60 + 6	Light Sub-Standard	Frame	X Shuccan	Flat	X Gable	X Pitch	X Wiring	X Sealing	Ceiling	Living	1	2	Material	Grade	Walls	Ceiling	
ARCHITECTURE	X Standard	Sheathing	Siding	Hip	X	X	X	Half Unit	Living	1	2	Material	Grade	Walls	Ceiling		
1 Stories	Above Standard	Concrete Block	Shingle	Shed	X	X	X	Half Unit	Dining	1	2	Material	Grade	Walls	Ceiling		
TYPE	Special	B.B. 7 & G.	Shingle	Cut Up	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
Use Design	FOUNDATION	Brick	Shingle	Roofers	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
X Single	X Concrete	Adobe	Shake	Roof %	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
Double	Reinforced	Floor Joist	B.B. T.A.G.	Gutters	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
Apartment	Brick	1st	Brick	Shingle	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
Flat-Court	Wood	2nd	Stone	Shake	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
Hotel	Piers	X Concrete Floor	WINDOWS	Tile	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
	Light Heavy	Insulated Ceiling	D.W. X Casement	Tile Trim	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
		Insulated Walls	X Metal Sash	Compoy	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
			X Screens	Compo Shingles	X	X	X	Oil Burner	Bed	1	2	Material	Grade	Walls	Ceiling		
CONSTRUCTION RECORD										BATH DETAIL				SPECIAL FEATURES			
Permit No.	Amount	Date	EFF. YEAR	APPR. YEAR	Age	Remain's Life	NORMAL % GOOD	Arch. Attr.	Cond.	Storage Space	Work. Cupb	Casets	minshp	Fl. No.	FINISH	FIXTURES	SHOWE
0145	7300	5-14-65	1965	1966	1	59	100							1	Walls	Van	1
1632	2250	7/19/65	1965	1967	2	63	99							1	Walls	Van	1
6006 & 6007	1150	2-18-71	1971	1977	12	48	93							1	Walls	Van	1

COMPUTATION									
Appraiser & Date	Unit Area	Unit Cost							
D. C.	936	10.50	9828	10.50	9828				
C.C.F.	243	2.40	583	2.40	583				
	852	3.20	1254	3.20	1254				
	144	50	72	50	72				
TOTAL		12/12	12112		12112				
NORMAL % GOOD		100	99		99				
R.C.L.N.D.	84	10/12	11991		11991				

Building Permit Application

Applicant Fill Inside Heavy Lines

OWNERS
NAME Pacific Outdoor Advertising
MAIL ADDRESS 4460 Alvarado Freeway
CITY San Diego 20 **TEL NO** AT 4-9266
ARCHITECT or ENGINEER Same
STREET ADDRESS
STATE LICENSE NO **TEL NO**
BUILDING CONTRACTOR Same
STREET ADDRESS
TEL NO
CITY
STATE LICENSE NO
I.S. # 81156

JOB DESCRIPTION

Legal Description: (Attach Metes & Bounds & Recording Data if Necessary)
LOT 70 **BLOCK** **TRACT** La Mesa
LOT AREA **BLDG AREA**
BUILDING ADDRESS
NEW **ALTER** **DEMOLISH**
ADD **REPAIR** **MOVE**
RESIDENTIAL **NUMBER OF** **NUMBER OF**
NON RESIDENTIAL **STORIES** **DWELLING UNITS**
VACANT SITE **YES** **PRIVATE DISPOSAL**
 NO **PUBLIC SEWER**

STATEMENT OF PROPOSED USE

Double Poster panel

I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF OWNER or AGENT *John DePry*
ADDRESS 4460 Alvarado Freeway, San Diego 20

- EVIDENCE OF AGENCY NOTED
- PLOT PLAN CHECKED & APPROVED
- *HEALTH DEPT. APPROVAL

ORIGINAL BUILDING DEPT.

Plan File Number **Building Permit Number**
JOB ADDRESS 713 S. Main Street
MIN SIDE YARD "0" FT **REV COR LOT** **MIN REAR YARD** "0"
MIN FRONT YARD "0" FT **HOUSE GARAGE** **STANDARD FT VAR RES NO**
SET BACK **FT P C RES NO**
USE ZONE C-2 **CONDITIONAL USE PERMIT** **YES** **RES NO**
MAP NO M-11 **NO**
VARIANCE RES NO **DATED**
ALLOWS
OFF STREET PARKING REQD **YES**
 NO
PLANNING CHECKED BY *MA* **DATE** 7-7-60
Encroachment: Yes **PERMIT NUMBER** **STREET**
Permit Req'd. No **IMPROVED NO**
DISTANCE FROM PL TO CURB FACE
EXISTING SEWER LATERAL LOCATION
SEWER FEE 4' 6' **STREET** **ALLEY**
LATERAL CONNECTION TOTAL
ENGRG DEPT CHECK BY **DATE**
FIRE ZONE 1 2 3 **Type of Construction** I II III IV V
SPECIAL INSPECTOR REQD **YES** **NO** **OCCUPANCY GROUP** A B C D E F G H I J
PLAN CHECKED BY *John DePry* **PLAN CHECK CONNECTION RECEIPT NO**
BUILDING VALUATION \$4,000.00
BUILDING PERMIT FEE \$4.00
LESS
PLAN CHECK FEE
SEWER FEE
AMOUNT DUE

ATTENTION:
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED
INSPECTION DEPARTMENT
CITY OF LA MESA
RECEIPT NO.
130287

APPLICATION APPROVAL
THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.
By: *John A. Jensen*
Date: 7-7-60

PLANNING ENGINEERING INSPECTION

CITY OF LA MESA BUILDING INSPECTION

Building Permit Application

Applicant Fill Inside Heavy Lines

OWNER'S NAME Carmelia S. L. L...
 MAIL ADDRESS 5585 La Mesa Blvd.
 CITY La Mesa TEL. NO. _____
 ARCHITECT or ENGINEER Richard L. L...
 STREET ADDRESS 2340 Fletcher Parkway
 STATE LICENSE NO. C-1105 TEL. NO. 463-2955
 BUILDING CONTRACTOR Biba Const. Co.
 STREET ADDRESS 5173 Commercial St.
 CITY La Mesa TEL. NO. 269-2111

STATE LICENSE NO. SC 445
 Street, City, and Zip Ans. Blaylock Washington

JOB DESCRIPTION

Legal Description: (Attach Notes & Boundaries & Recording Data if Necessary)
Lot 80

LOT # 80 BLOCK _____ TRACT La Mesa Colony
 LOT AREA _____ BLDG. AREA 1000 sq

BUILDING ADDRESS 5585 La Mesa Blvd.

NEW ALTER DEMOLISH
 ADD REPAIR MOVE
 RESIDENTIAL NUMBER OF _____ NUMBER OF _____
 NON-RESIDENTIAL STORIES 2 DWELLING UNITS _____
 VACANT SITE YES PRIVATE DISPOSAL
 NO PUBLIC SEWER

STATEMENT OF PROPOSED USE

Chapel

I hereby acknowledge that I have read this application that the information given is correct and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws relating to construction and in doing the work authorized thereon, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF OWNER: AGENT Richard L. L...
 ADDRESS 5173 Commercial St.

EVIDENCE OF AGENCY NOTED _____
 PLOT PLAN CHECKED & APPROVED _____
 HEALTH DEPT APPROVAL _____

ORIGINAL - BUILDING DEPT.
 Bldg. - 40

Plan File Number _____ Building Permit Number 90275

JOB ADDRESS 8585 La Mesa Blvd.
 HEIGHT: MAIN BLDG. OK USE ZONE C-2
 ACCESS. BLDG. OK USE OK
 OFF STREET PARKING: REQ'D. NUMBER _____ GARAGE LOCATION & DESIGN _____ SETBACK _____
 MAIN BLDG. YARDS: FRONT _____ SIDE _____ ENCL'GMENTS _____
 REAR _____
 ACCESSORY BLDG. LOCATION: TO MAIN BLDG. _____ TO LOT LINES _____
 CONDITIONS: _____ REFERENCE: _____

HOLD FINAL YES
 INSPECTION NO
 PLANNING CHECK BY RR DATE 5/20/65

Encroachment Yes PERMIT NUMBER _____ STREET IMPROVED NO
 Permit Req'd. No

DISTANCE FROM PL. TO CURB FACE _____
 EXISTING SEWER LATERAL LOCATION _____
 SEWER FEE 4" _____ 5" _____ STREET _____ ALLEY _____
 LATERAL CONNECTION TOTAL _____

ENGRG. DEPT CHECK BY _____ DATE _____

FIRE ZONE 1 (3) 3 Type of Construction I II III IV V
 SPECIAL INSPECTOR REQ'D YES OCCUPANCY GROUP A B C D E G H I J A-3
 NO

PLAN CHECKED BY RR PLAN CHECK RECEIPT NO. 12397

BUILDING VALUATION _____
 BUILDING PERMIT FEE _____
 PLAN-CHECK FEE \$132.75

BAL. BUILDING PERMIT FEE DUE _____

SEWER FEE AMOUNT DUE _____

ATTENTION:

THIS PERMIT AUTHORIZED ONLY THE WORK NOTED

INSPECTION DEPARTMENT
 CITY OF LA MESA

BY: RR
 12/3/65

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: K. K. Ryan
 Date: 6-11-65

PLANNING

ENGINEERING

INSPECTION

5-14-65

CITY OF LA MESA BUILDING INSPECTION

Building Permit Application

Applicant Fill Inside Heavy Lines

OWNER'S NAME **Little Hower Haven**

MAIL ADDRESS **8585 La Mesa Blvd.**

CITY **La Mesa** TEL NO _____

ARCHITECT or ENGINEER _____

STREET ADDRESS _____

STATE _____ TEL NO _____

LICENSE NO. _____

BUILDING CONTRACTOR **San Diego Fence Co.**

STREET ADDRESS **3820 Midway Drive**

CITY **San Diego** TEL NO _____

STATE _____

LICENSE NO. **114091**

JOB DESCRIPTION

Legal Description: (Attach Maps & Bounds & Recording Data)

LOT **See Attached** TRACT **La Mesa Colony**

LOT AREA _____ BLDG AREA _____

BUILDING ADDRESS **8585 La Mesa Blvd.**

NEW / ALTER / DEMOLISH
ADD / REPAIR / MOVE

RESIDENTIAL / NUMBER OF / NUMBER OF
NON RESIDENTIAL / STORIES / DWELLING UNITS

VACANT SITE YES / PRIVATE DISPOSAL
NO / PUBLIC SEWER

STATEMENT OF PROPOSED USE
1 - 12' X 22 1/2' Navaco Sun Shade

I hereby acknowledge that I have read this application and the information given and that I am the owner of the property and that I agree to comply with city and state laws and regulations and to use in doing the work authorized thereby in person or by employees in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF OWNER or AGENT *William D. Smith*
ADDRESS **3820 Midway Dr. SD**
Date **3-20-68**

EVIDENCE OF AGENCY NOTED _____

PLOT PLAN CHECKED & APPROVED _____

HEALTH DEPT APPROVAL _____

ORIGINAL - BUILDING DEPT.
Bldg. - 40

Plan File Number _____ Building Permit Number **24614**

JOB ADDRESS **8585 La Mesa Blvd**

HEIGHT: MAIN BLDG. _____ USE ZONE **C-2**
ACCESS. BLDG. _____ USE _____

OFF STREET PARKING: REQ'D NUMBER _____ LOCATION & DESIGN _____ GARAGE SETBACK _____

MAIN BLDG YARDS: FRONT _____ SIDE _____ REAR _____ ENC'HMTS. _____

ACCESSORY BLDG LOCATION: TO MAIN BLDG. _____ TO LOT LINES _____

CONDITIONS REFERENCE _____

HOLD FINAL YES
INSPECTION NO
PLANNING CHECK BY *M.H.* DATE **3-20-68**

Encroachment: Yes _____ PERMIT NUMBER _____ STREET YES
Permit Req'd No IMPROVED NO _____

DISTANCE FROM P.L. TO CURB FACE _____

EXISTING SEWER LATERAL LOCATION _____

SEWER FEE 4" _____ STREET _____ ALLEY _____

HOLD FINAL YES
INSPECTION NO

LATERAL CONNECTION TOTAL _____

ENRG DEPT CHECK BY *W.L.* DATE **3-20-68**

FIRE ZONE **2** Type of Construction I II III IV V

SPECIAL INSPECTOR REQ'D YES / NO OCCUPANCY GROUP A B C D E F G H **I**

PLAN CHECKED BY *W.L.* PLAN CHECK RECEIPT NO _____

BUILDING VALUATION **\$540.00**

BUILDING PERMIT FEE **\$7.50**

LESS PLAN CHECK FEE _____

BAL. BUILDING PERMIT FEE DUE _____

SEWER FEE AMOUNT DUE _____

ATTENTION: THIS PERMIT AUTHORIZES ONLY THE WORK NOTED

INSPECTION DEPARTMENT

FILED IN _____
9876
RECEIPT NO. _____

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

S. *R. Ryan*
Date **3-21-68**

PLANNING
ENGINEERING
INSPECTION

CITY OF LA MESA BUILDING INSPECTION

Building Permit Application

Applicant Fill Inside Heavy Lines

OWNER'S NAME Little Home Haven Bret Horn

MAIL ADDRESS 5535 La Mesa Blvd

CITY La Mesa TEL NO _____

ARCHITECT or ENGINEER Lloyd W. Gough

STREET ADDRESS 3018-79th St.

STATE _____ TEL NO _____

LICENSE NO _____

BUILDING CONTRACTOR Lloyd W. Gough

STREET ADDRESS 3018-79th St.

CITY S.D.C. TEL NO 292-5945

STATE _____

LICENSE NO 189756

JOB DESCRIPTION

Legal Description: (Attach Maps & Bounds & Recording Data if Necessary)

LOT 50 BLOCK _____ TRACT La Mesa Colony

LOT AREA _____ BLDG AREA _____

BUILDING ADDRESS _____

NEW	ALTER	DEMOLISH
ADD	REPAIR	MOVE
RESIDENTIAL	NUMBER OF	NUMBER OF
NON RESIDENTIAL	STORIES	DWELLING UNITS
VACANT SITE	YES	PRIVATE DISPOSAL
	NO	PUBLIC SEWER

STATEMENT OF PROPOSED USE

14' x 34' 7mm. Cont. for the

I hereby declare under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, or that I am authorized to execute this application on behalf of the owner.

SIGNATURE OF OWNER or AGENT Lloyd W. Gough

ADDRESS 3018-79th St

Date _____

Plan File Number _____ Building Permit Number 24420

JOB ADDRESS 8535 La Mesa Blvd None bldg R-3L(2)

HEIGHT MAIN BLDG. _____ USE ZONE _____
ACCESS. BLDG. _____ USE _____

OFF STREET PARKING _____ REQ'D NUMBER _____ GARAGE LOCATION & DESIGN _____ GARAGE SETBACK _____

MAIN BLDG. YARDS _____ FRONT _____ SIDE _____ REAR _____ ENCHMNTS. _____

ACCESSORY BLDG. LOCATION _____ TO MAIN BLDG. _____ TO LOT LINES _____

CONDITIONS _____ REFERENCE _____

HOLD FINAL YES
INSPECTION NO
PLANNING CHECK BY NAH DATE 2-1-68

Encroachment Yes _____ PERMIT NUMBER _____ STREET IMPROVED NO _____
Permit Req'd No

DISTANCE FROM PL. TO CURB FACE _____

EXISTING SEWER LATERAL LOCATION _____

SEWER FEE _____ 4 _____ STREET _____ ALLEY _____

HOLD FINAL YES
INSPECTION NO

LATERAL CONNECTION TOTAL _____

ENR. DEPT CHECK BY LGH DATE 2 FEB 68

FIRE ZONE _____ Type of Construction _____

SPECIAL INSPECTOR REQ'D YES _____ NO _____ OCCUPANCY GROUP _____

PLAN CHECKED BY 2-2-68 LGM PLAN CHECK RECEIPT NO _____

BUILDING VALUATION 700.00

BUILDING PERMIT FEE _____

PLAN CHECK FEE _____

BAL. BUILDING PERMIT FEE DUE \$ 650

SEWER FEE _____

AMOUNT DUE _____

PLANNING

ENGINEERING

INSPECTION

ATTENTION:

THIS PERMIT AUTHORIZES ONLY THE WORK NOTED

INSPECTION DEPARTMENT

CITY OF LA MESA

RECEIPT 9547

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

N. Ryan
2-6-68

CITY OF LA MESA BUILDING INSPECTOR

PROJECT NAME: Little Flower Alms

ADDRESS: 2585 La Mesa Blvd

CITY: La Mesa

PERMIT NO.: 1210

DATE: 11/15/77

APPLICANT: Little Flower Alms

OWNER: Little Flower Alms

DESIGNER: [unclear]

CONTRACT NO.: [unclear]

PROJECT DESCRIPTION: [unclear]

DATE OF PERMIT: [unclear]

EXPIRES: [unclear]

BY: [unclear]

FOR: [unclear]

APPLICANT SIGNATURE: [unclear]

ADDRESS: 1112 Commercial St

CITY: La Mesa

PERMIT NO.: 1210

DATE: 11/15/77

APPLICANT: Little Flower Alms

OWNER: Little Flower Alms

DESIGNER: [unclear]

CONTRACT NO.: [unclear]

PROJECT DESCRIPTION: [unclear]

DATE OF PERMIT: [unclear]

EXPIRES: [unclear]

BY: [unclear]

FOR: [unclear]

APPLICANT SIGNATURE: [unclear]

ADDRESS: 1112 Commercial St

CITY: La Mesa

FORWARD TO SUBJECT BUREAU _____

FOR PLAN CHECKING & APPROVAL _____

FOR PERMIT FEE _____

07/15/77

APPLICATOR SIGNATURE:

[Signature]

11-15-77

DEPARTMENT OF BUILDING INSPECTION CITY OF LA MESA

PERMIT APPLICATION PRINT ONLY APPLICANT TO COMPLETE		JOB ADDRESS <u>8585 LAMBEA BLVD</u>																																	
JOB ADDRESS: <u>8585 LAMBEA BLVD</u>		PLAN FILE No. _____	PERMIT No. <u>44086</u> CLASS CODE _____																																
OWNERS NAME: <u>LITTLE FLOWER HAVEN</u>		CENSUS TRACT No. _____	OCCUPANCY _____ OCC. LOAD _____																																
ADDRESS: <u>8585 LAMBEA BLVD</u>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">TYPE OF CONSTRUCTION</td> <td style="width: 20%;">FIRE ZONE</td> <td style="width: 20%;">CK. BY</td> <td style="width: 40%;"></td> </tr> <tr> <td>FEE</td> <td>P.C. FEE</td> <td>AREA</td> <td>VALUATION</td> </tr> <tr> <td colspan="2"></td> <td>REMARKS</td> <td></td> </tr> <tr> <td colspan="2"></td> <td colspan="2" style="text-align: center;">← TOTAL</td> </tr> </table>		TYPE OF CONSTRUCTION	FIRE ZONE	CK. BY		FEE	P.C. FEE	AREA	VALUATION			REMARKS				← TOTAL																	
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PHONE: _____																																			
STATEMENT OF PROPOSED USE <u>TRASH ENCLOSURE</u>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">FEE</td> <td style="width: 20%;">CONTRACTOR</td> <td style="width: 20%;">PHONE</td> <td style="width: 40%;"></td> </tr> <tr> <td colspan="2"></td> <td colspan="2">REMARKS</td> </tr> <tr> <td colspan="2"></td> <td colspan="2" style="text-align: center;">← TOTAL</td> </tr> </table>		FEE	CONTRACTOR	PHONE				REMARKS				← TOTAL																					
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		REMARKS																																	
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AREA: BLDG. _____ SQ. FT. GARAGE _____ SQ. FT.																																			
NO. UNITS _____ NO. STORIES _____																																			
LEGAL DESCRIPTION																																			
_____ LOT _____																																			
ASSESSORS PARCEL NO. _____																																			
CONTRACTOR <u>P. HA CONSTRUCTION CO</u>																																			
ADDRESS <u>8173 COMMERCIAL ST</u>																																			
<u>LAMBEA</u> PHONE <u>489-2177</u>																																			
STATE LICENSE NO. <u>80445</u> CLASS <u>A, B1</u>																																			
CITY BUSINESS LICENSE # <u>1582</u>																																			
ARCHITECT/DESIGNER _____																																			
ADDRESS _____																																			
<p>ALL WORK DONE SHALL COMPLY WITH THE LAWS OF THE CITY OF LA MESA & THE STATE OF CALIFORNIA AND MAY BE INSPECTED AT ANY TIME.</p>																																			
<u>Kenneth P. Paha</u> <u>10/21/77</u> PERMITTEE'S SIGNATURE DATE																																			
APPLICANT NOTE CITY'S GENERAL REMARKS		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">STRONG MOTION FEE</td> <td style="width: 20%;">FIRE DEPARTMENT APPROVAL</td> </tr> <tr> <td>LATERAL</td> <td>DATE _____</td> </tr> <tr> <td>CONNECTION</td> <td></td> </tr> <tr> <td>SPECIAL CONNECTION - CITY</td> <td></td> </tr> <tr> <td>SPECIAL FEE - (REFUND)</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">← TOTAL</td> </tr> </table>		STRONG MOTION FEE	FIRE DEPARTMENT APPROVAL	LATERAL	DATE _____	CONNECTION		SPECIAL CONNECTION - CITY		SPECIAL FEE - (REFUND)		← TOTAL																					
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ZONE <u>C-2</u> USE <input checked="" type="checkbox"/> HOLD FINAL <input type="checkbox"/> NO FRONT _____ FT. INSPECTION <input type="checkbox"/> YES REAR _____ FT. OFF ST. PK. NO. RED. _____ SIDE _____ FT. BLDG. SEPARATIONS CHK. _____ GARAGE _____ FT. TO PL TOPO VAR. _____ CONDITIONS & REFERENCE _____		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"> <input type="checkbox"/> NO <input type="checkbox"/> YES IMPROVEMENTS / SWCG </td> <td style="width: 20%;">STREET</td> <td style="width: 20%;">SEWER</td> <td style="width: 20%;">STORM</td> </tr> <tr> <td><input type="checkbox"/> NO <input type="checkbox"/> YES STREET WIDENING / GRADING</td> <td>NO</td> <td>YES</td> <td></td> </tr> <tr> <td><input type="checkbox"/> NO <input type="checkbox"/> YES ENCROACHMENT PERMIT REQ'D.</td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> NO <input type="checkbox"/> YES EXISTING LATERAL</td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> NO <input type="checkbox"/> YES HOLD FINAL INSPECTION</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">DISTANCE _____ FT. FACE CURB TO PL</td> </tr> <tr> <td colspan="4">EXISTING SEWER LOCATION _____</td> </tr> <tr> <td colspan="2">CHECKED _____ DATE _____</td> <td colspan="2">ENGIN. CHR. _____</td> </tr> </table>		<input type="checkbox"/> NO <input type="checkbox"/> YES IMPROVEMENTS / SWCG	STREET	SEWER	STORM	<input type="checkbox"/> NO <input type="checkbox"/> YES STREET WIDENING / GRADING	NO	YES		<input type="checkbox"/> NO <input type="checkbox"/> YES ENCROACHMENT PERMIT REQ'D.				<input type="checkbox"/> NO <input type="checkbox"/> YES EXISTING LATERAL				<input type="checkbox"/> NO <input type="checkbox"/> YES HOLD FINAL INSPECTION				DISTANCE _____ FT. FACE CURB TO PL				EXISTING SEWER LOCATION _____				CHECKED _____ DATE _____		ENGIN. CHR. _____	
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PLANNING CHECKED <u>[Signature]</u> DATE <u>10-25-77</u> ORIGINAL-BUILDING DEPT.		ENGINEERING APPLICATION APPROVAL RECEIPT No. <u>3355</u> BY <u>[Signature]</u> DATE <u>10-25-77</u> THIS PERMIT AUTHORIZES ONLY THE WORK NOTED ←																																	

JOB ADDRESS: 8585 LAMBEA BLVD
OWNER: LITTLE FLOWER HAVEN
PERMIT No. 44086

DEPARTMENT OF BUILDING INSPECTION CITY OF LA MESA

PERMIT APPLICATION
 PRINT ONLY APPLICANT TO COMPLETE

JOB ADDRESS 2585 La Mesa Blvd
 PLAN FILE NO. _____ PERMIT No. 42175 DATE 1-19-79
 CENSUS TRACT No. _____ OCCUPANCY _____ CLASS CODE _____

JOB ADDRESS 2585 La Mesa Blvd
 OWNER'S NAME W.H. HANCOCK
 ADDRESS _____
 PHONE 466-3162

WORK TO BE DONE
Underground Duct Construction

LAND AREA _____ SQ. FT.
 AREA NEW BLDG. _____ 50 FT NEW GARAGE _____ 50 FT.
 NO. UNITS _____ NO. STORIES _____

LEGAL DESCRIPTION
 LOT _____ TRACT _____

ADJACENT PARCEL NO. _____

CONTRACTOR CALIFORNIA ELEC WORKS
 ADDRESS 4567 FERRARI BLVD
San Diego PHONE 263 2181
 STATE _____ LICENSE NO. 502 CLASS L-16
 CITY BUSINESS LICENSE # 316

WORKMANSHIP COMPENSATION INSURANCE
 ON FILE Yes AFFIDAVIT _____

ARCHITECT/DESIGNER _____
 ADDRESS _____
 PHONE _____

ALL WORK DONE SHALL COMPLY WITH THE LAWS OF THE CITY OF LA MESA & THE STATE OF CALIFORNIA AND MAY BE INSPECTED AT ANY TIME.

David [Signature] 1-19-79
 PERMITTEE'S SIGNATURE DATE

APPLICANT NOTE CITY'S GENERAL REMARKS

PLANNING

ZONE _____ USE _____ HOLD FINAL NO INSPECTION YES
 FRONT _____ FT. OFF ST. PK. NO. RED. _____
 REAR _____ FT. BLDG. SEPARATIONS CHK. _____
 SIDE _____ FT. TO PL. TOPO VAR. _____
 GARAGE _____ FT. TO PL. TOPO VAR. _____

CONDITIONS & REFERENCE
N-K

CHECKED _____ DATE _____

BUILDING	TYPE OF CONSTRUCTION	FEES	P.C. FEE	AREA	FIRE ZONE	VALUATION	CR. BY	REMARKS
ELECTRICAL	Underground Duct	700						
		TOTAL FEE						
MECHANICAL								
		TOTAL FEE						
PLUMBING								
		TOTAL FEE						
SOLAR								
		TOTAL FEE						

MICROFILM	SHEETS	X8
STRONG MOTION FEE	<input type="checkbox"/> REQUIRED FIRE DEPARTMENT APPROVAL	
LATERAL	DATE _____	
CONNECTION		
SPECIAL CONNECTION - CITY		
SPECIAL FEE - (REFUND)		
TOTAL FEES		

ENGINEERING

NO YES IMPROVEMENTS/ SWCG STREET SEWER STORM
 NO YES STREET WIDENING GRADING NO YES
 NO YES ENCROACHMENT PERMIT REQ'D.
 NO YES EXISTING LATERAL
 NO YES HOLD FINAL INSPECTION

DISTANCE _____ FT. FACE CURB TO PL.
 EXISTING SEWER LOCATION _____
 CHECKED _____ DATE _____ ENGIN. CHK. _____

APPLICATION APPROVAL
[Signature] RECEIPT No. 10932
 DATE 1-19-79

ORIGINAL-BUILDING DEPT.

THIS PERMIT AUTHORIZES ONLY THE WORK NOTED

21-4700

JOB ADDRESS 2585 La Mesa Blvd
 PERMIT No. 42175

511315



CITY OF LA MESA

BUILDING PERMIT APPLICATIONS FOR RE-ROOFING

The following information shall be provided for city review and approval prior to issuing a building permit for re-roofing.

1. Street Address 8585 La Mesa Bl.
2. Building Occupancy Retirement Home.
3. Roof slope: Rise 1/4 inches in 12 inches (All roofs must be sloped to drain unless designed to support ponded water)
4. New roof type Hot & Lock Roof
5. New roof trade name and manufacturer International Corrugation # GORU
6. New roof weight per square 500 LB.
7. Description of new roof application Removal of old roof & install New Hot & Lock Roof
Include new sheathing type and nailing. Yes 0460116 2 018613
8. Basis for roof system approval: ASCE 03170 031204
9. Type of existing roof and sheathing 1 X 6 Sheeting Solid.
10. Will existing roof be removed? Yes (X) No ()
11. Is there more than one layer of roofing on the existing roof?
Yes (X) No ()
If yes, describe existing roofing: 2 Hot & Lock Roof
12. Is the existing structural design sufficient to sustain the weight of the proposed new roof?
Yes (X) No ()
If no, describe measures to be taken to structurally strengthen roof:

I certify that all information on this form is true and correct.

I agree to perform all work in accordance with City Building Code requirements. I will provide a ladder on site for use by City inspectors on the date I request final inspection approval.

Emilio Villar
Signature Owner/Contractor

Mission Valley Roof Co
Contractor's Firm Name

(425g Hot & Lock)

619 449 9744
Telephone No.

335095 c39
State Business Number

City of La Mesa
City License Number

03170
Contractor License Number

CITY COPY p.c. 6532

Sheet _____ of _____

PLAN CHECK DEFICIENCIES SHEET

AUG - 1 1991

Proposed at 5505 Lathrop Bldg
Seattle, WA

1 The type of construction of the new entrance shelter will have to be same construction type of exist. bldg.

2 All new fire rated assbly.s must be cross ref. to UBC table 43 item no., ICBO no., U.L., Gypsum Assoc G.A file no., etc. The entire description of the so ref. fire assbly language must be reproduced on plans.

3 Return 2 sets of corrected plans

4 Make an appointment with me at the Bldg. Dept. to recheck corrected plans at counter

5 If a 47' high guardrail wall is needed

5 Show on 3 clarify if new glass on exist. party wall must be safety glass - UBC sec. 5406 (d), Show glass sizes.

6 The seating area must comply with mech. or natural ventilation requirements. Read UBC sec. 605

Pmt. 66459

PLAN CHECK DEFICIENCIES SHEET

1) Provide full ht. partition details for new guest rm. walls. Show bracing on top & anchorage type on bottom.

2) Clarify type of const. of guest rm. on sht. 2. The partition construction must comply with UBC table 17-A. Revise partition assbly. if applicable.

3) In sec (A/1) clarify backing behind 3x6 ledgers. If there is no backing then this connection will not work.

4) In sec (A/1) callout a 4x6 hdr to col. connection. Also roof plywd. nailing is needed & a shear transfer det. (roof to blocks to 4x6 hdr.)

5) Provide ICBO no & model for tile roof

Note on plans "Plans to comply with 1998 UBC, 1998 UPC, 1988 UMC, 1990 N.E.C."

PLAN CORRECTION LIST

Plan Check Number: 6532

Job Address: 2585 La Mesa Blvd

Owner: Carmelita Sister

Phone:

Occupancy Classification: please provide for pre-school & all surrounding occupancies

Type of Construction: please provide. Also show all exist. 2 hr area sep. walls

Floor Area: please provide total area of multi occupancy bldg.

Number of Stories: please provide

Valuation:

The following comments based on the 1988 edition of the Uniform Building Code™ should be resolved before a permit is issued. This correction list is not a building permit. The approval of plans and specifications does not permit the violation of any section of the Uniform Building Code or any federal, state or local regulations.

The reproduction of this publication in whole or in part is not permitted by anyone, except for Class A (governmental) members of the International Conference of Building Officials.

XAVIER URBINA, ARCHITECT

469-3168



CUT NEW DOOR OPENING IN EXIST'G. MASONRY WALL



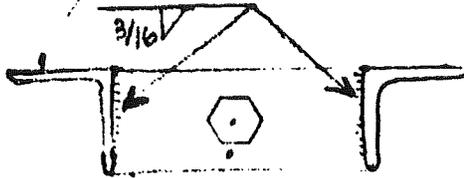
$$W = 150 \times .66 = 100 \times 1.5 = 150 \text{ psf}$$

$$R = V = 150 / 2 = 75 \#$$

$$M = 150 \times 3' = 75 \#$$

$$s = 75 \times 12' / 21,000 = .0429 < .268 \text{ in}^3$$

USE DOUBLE ANGLES $1/2 \times 1/2 \times 1/4$ W/ $1/2 \times 4 \times 1/4$ END IS



$1/2 \text{'' } \phi \times 4 \text{''}$ WEDGE ANCHOR LA. END



LITTLE FLOWER HAVEN

66459

USE BALL POINT PEN ONLY & PRESS HARD

CITY OF LA MESA BUILDING DEPARTMENT
 8130 Allison Ave. La Mesa, CA 91941 (619) 462-3193

APPLICATION & PERMIT

APPLICANT TO FILL IN INFORMATION WITHIN SHADED AREA AND DECLARATIONS.

8585 La Mesa Blvd SUBDIVISION Little Flower Haven ADDRESS (PROPERTY ADDRESS) 99-92 COMMUNITY NAME Mission Valley Golf 449-976 PROJECT NO. 9208 Prospect Ave 335096 STATE LICENSE NO. Snake 92071		VALUATION 5100. PLAN CHECK PAID RECEIPT NO. OCC GROUP TYPE CONSTR PLANNING ZONE USE FRONT FT. REAR FT. SIDE FT. GARAGE FT. INSPECTION <input type="checkbox"/> YES OFF ST. PK. NO. VARIANCE DAG FILE NO. CONDITIONS & REFERENCE: CHECKED BY: _____ DATE: _____		PERMIT NUMBER 671161 PLAN CHECK NO. PLUMBING ESTIMATOR BUILDING SQ FOOTAGE	
LOT BLOCK SUBDIVISION CENSUS TRACT LOT EXISTING PROPOSED TOTAL NO. STORIES OCC LOAD		MECHANICAL PERMIT INSTALL FURN/DUCTS UP TO 100,000 BTU OVER 100,000 BTU BOILER/COMPRESSOR OVER 3 HP BOILER/COMPRESSOR UP TO 3 HP METAL FIREPLACE VERT FAN SINGLE DUCT MECH EXHAUST HOOD DUCTS RELOCATION OF EA FURNACE/HEATER DRYER VENT OTHER (SPECIFY): TOTAL MECHANICAL		SUMMARY/ACCOUNT NUMBER BUILDING PERMIT 1-4225 PLUMBING CHECK DUE 1-4333 PLUMBING 1-4327 ELECTRICAL 1-4328 MECHANICAL 1-4324 ENERGY 1-4328 SOLAR 1-4332 STRONG MOTION 1-4340 PAVING 51-4323 RECORD FILM 1-4327 LATERAL 12-4784 CONNECTION 12-4784 SPECIAL COMM-CITY 12-4784 MOVING/DEMOLITION 1-4328 GRADING 1-4328 WORKLEASING 1-4321 REFUNDABLE DEPOSIT 81-2885 MISCELLANEOUS 1-4328 PLANNING FEE 1-4342 FIRE FEE 1-4343	
QTY. PLUMBING PERMIT EACH FIXTURE TRAP EACH BUILDING SEWER EACH WATER HEATER AND/OR VENT EACH GAS SYSTEM 1 TO 4 OUTLETS EACH GAS SYSTEMS 5 OR MORE EACH INSTAL., ALTER, REPAIR WATER PIPE EACH VACUUM BREAKER WATER SOFTENER EACH ROOF DRAIN (INSIDE) OTHER (SPECIFY): TOTAL PLUMBING		QTY. MECHANICAL PERMIT HOLD FINAL INSPECTION EXISTING SEWER LOCATION GRADING PERMIT REQ'D ENCROACHMENT PERMIT REQ'D GRADING PERMIT ISSUED CONDITIONS & REFERENCE: CHECKED BY: _____ DATE: _____		QTY. ELECTRICAL PERMIT NEW CONST. EA AMP/SWT/BKR EXIST BLDG EA AMP/SWT/BKR/CRT REMODEL/CRT TEMP SERVICE (POWER POLE) TEMP POWER PERM BASE TOTAL ELECTRICAL FIRE DEPT. FIRE SPRK. YES <input type="checkbox"/> NO <input type="checkbox"/> CONDITIONS: CHECKED BY: _____ DATE: _____	

TOTAL FEES PAYABLE **99.00**

DATE **9-9-92**

APPROVED BY **Yano**

DATE **9-9-92**

PLEASE COMPLETE DECLARATIONS

I have read and understand the provisions of the City of La Mesa Building Department Ordinance No. 7000 of Division 3 of the City Code, and I hereby declare that I am a resident of the City of La Mesa, California, and my license is in full compliance with the provisions of the City Code.

I am exempt from the Contractor's License Law (Section 26000 of the Labor Code) and the provisions of the City Code, and I hereby declare that I am a resident of the City of La Mesa, California, and my license is in full compliance with the provisions of the City Code.

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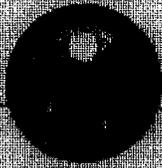
I am exempt from the Contractor's License Law (Section 26000 of the Labor Code) and the provisions of the City Code, and I hereby declare that I am a resident of the City of La Mesa, California, and my license is in full compliance with the provisions of the City Code.

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City of La Mesa

October 14, 1993

Mr. Michael Zakoss, President
Accent on Pools
6956 El Cajon Boulevard
San Diego, CA 92115

Dear Mr. Zakoss:

This letter is provided to address the City of La Mesa's requirements for disabled accessibility for the swimming pool located at Little Flower Haven, 8565 La Mesa Boulevard, La Mesa (Building Permit No. 08328).

According to the information provided by your company, the subject swimming pool, when completed, will be solely used by the nurse who resides in the facility as caretaker of the elders. This information is measured by the fact that the entire pool is covered with a plastic top making it a completely private pool for the sole use of specific religious personnel.

Based on this information and the Office of State Architect, Access Policy No. 91-05, it is determined that the subject pool is not subject to the accessibility standards as contained in Title 24, California Building Code. Attached is a copy of the OSA, Policy 91-05 for your reference.

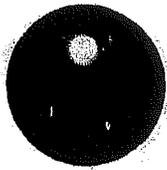
I trust this information will be of service to you. Should you have any questions or desire additional information, please contact me directly at 442-3193.

Sincerely,

Jessie Y. Wu
Building Division Director

JYW:blm
e:\bldg93\lfr\035.msk

cc: Sister Longino, Little Flower Haven
Permit File



CITY OF LA MESA
 6130 ALLISON AVENUE
 LA MESA, CA 91941
 (619) 667-1178
 Community Development Department
 Building Division

COMBO BUILDING PERMIT

PERMIT #: B96-00626

Address: 6529 LA MESA BLVD
 Location:
 Parcel #: 494-300-1100
 Subdivision: Lot/Block:

Status: ISSUED
 Issued: 02/18/1997

APPLICANT DANIEL MANN
 439 EL CAJON BLVD, EL CAJON Phone: 588-7730
OWNER CARMELITE SISTERS OF THE DIVINE
 6585 LA MESA BLVD, LA MESA CA 91941
CONTRACTOR PATTON BROTHERS Phone: 588-8585
 P O BOX 216, SPRING VALLEY, CA

6529 LA MESA BLVD

Permit Type: TENANT IMPROVEMENT

Description of Work:
 ENCLOSE BUILDING FRONT W/ BLOCK WALL, GLASS PANELS

Bldg Sq Ft: Occ Group: Type Const:
 Valuation: 5,000.00

Zoning: RB-D Use: RES CARE
 Setbacks Front: Side: Rear: Total Units on Prop:
 Garage: Parking Required: Provided:
 File Reference:
 Comments:

FEE SUMMARY

Total Permit Fee.....	245.87
Total Payments.....	245.87
Balance Due.....	.00

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one calendar year from the date of such permit, or if the building or work authorized by such permit is stopped at any time after the work is commenced for a period of 6 calendar months, or if the building or work authorized by such permit exceeds 3 calendar years from the issuance date of the permit - L.M.M.C. Sec. 14.1.050.

FROM : LITTLE FLOWER HAVEN

FAX NO. : 6194669642

Jul. 23 1999 03:18PM P1

FROM : MANNIX ARCHITECTURE

PHONE NO. : 619 589 7730

Jul. 23 1999 02:11PM P1

LITTLE FLOWER HAVEN

8585 LA MESA BLVD.

LA MESA, CA 91941

CARMELITE SISTERS

RECEIVED

JUL 26 1999

CITY OF LA MESA
COMMUNITY DEV. DEPT.

City Of La Mesa
Historic Preservation Board

7-21-99

Dear Board Members :

I am authorizing Mannix Architecture to submit plans for a new porch enclosure and handicap ramp.

We are looking forward to making these improvements to the Little Flower Haven.

Sincerely yours,

Sister Barbara
Sister Barbara



CITY OF LA MESA

8130 ALLISON AVENUE
LA MESA, CA 91941
(619) 667-1176
Community Development Department
Building Division

FINAL
OCT 24 2000
CITY OF LA MESA

BUILDING PERMIT

PERMIT #: B98-363

Address: 8585 LA MESA BLVD
Location:
Parcel #: 494-300-1100
Subdivision: Lot/Block:

Status: ISSUED
Issued: 08/11/1998

OWNER CARMELITE SISTERS OF THE DIVINE
8585 LA MESA BLVD, LA MESA CA 91941
CONTRACTOR SHEA HOMES SAN DIEGO, INC. Phone: 549-3156
10721 TREENA STREET, STE 200, SAN DIEGO, CA 92131
APPLICANT SHEA HOMES SAN DIEGO, INC.
10721 TREENA ST, STE 200, SAN DIEGO, CA 92131

Permit Type: COMMERCIAL ADDITION

Description of Work:
FREESTANDING COVER OVER EXISTING POOL

Bldg Sq Ft: 926 Occ Group: U1 Type Const: VN
Valuation: 6,250.50

Zoning: Use:
Setbacks Front: Side: Rear: Total Units on Prop:
Garage: Parking Required: Provided:
File Reference:
Comments:

FEE SUMMARY

Total Permit Fee.....: 261.07
Total Payments.....: 261.07
Balance Due.....: .00

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one calendar year from the date of such permit, or if the building or work authorized by such permit is stopped at any time after the work is commenced for a period of 6 calendar months, or if the building or work authorized by such permit exceeds 3 calendar years from the issuance date of the permit - L.M.M.C. Sec. 14.11.050

8585 LA MESA BLVD
SHEA HOMES SAN DIEGO, INC.



CITY OF LA MESA

8130 ALLISON AVENUE
LA MESA, CA 91941
(619) 667-1176
Community Development Department
Building Division

EXPIRED

BUILDING PERMIT

PERMIT #: B00-478
Status: ISSUED
Issued: 02/19/2001

Address: 8585 LA MESA BLVD
Location:
Parcel: 4943001100
Subdivision: Lot/Block:

APPLICANT:	CARMELITE SISTERS OF THE DIVINE 8585 LA MESA BLVD LA MESA CA 91941	Phone: 466-3116
CONTRACTOR:		Phone:
OWNER:	CARMELITE SISTERS OF THE DIVINE 8585 LA MESA BLVD LA MESA CA 91941	Phone: 466-3116

Permit Type: OTHR

Description of Work: NEW WINDOW IN EXISTING MEDICATION ROOM

Bldg Sq Ft:	0	Occ Group:	Type Const:
Valuation:	\$200.00		

Zoning:	C-D	Use:	COM
Setbacks Front:	Side:	Rear:	Total Units on Prop: 0
Garage:	Parking Required:	0	Provided: 0
File Reference:	HPC 00-07		
Comments:	INSTALL SECOND STORY WINDOW W/ MATERIALS TO MATCH EXISTING.		

FEE SUMMARY

Total Permit Fee	\$41.33
Total Payments	\$41.33
Balance Due	\$0.00

8585 La Mesa

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one calendar year from the date of such permit, or if the building or work authorized by such permit is stopped at any time after the work is commenced for a period of 6 calendar months, or if the building or work authorized by such permit exceeds 3 calendar years from the issuance date of the permit - L.M.M.C. Sec. 14.11.050.

APPENDIX B

Ownership and Occupant Information



2055 East Rio Salado Parkway, Suite 201
Tempe, Arizona 85281

Phone: (480) 967-6752

Fax Number: (480) 966-9422

Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

**LITTLE FLOWER HAVEN
8585 LA MESA BOULEVARD
LA MESA, CALIFORNIA**

Submitted to:

**BRIAN F. SMITH & ASSOCIATES
14010 Poway Road, Suite A
Poway, California 92064**

Attention: Jennifer Kraft

Project No. N15-02781

Wednesday, October 14, 2015

NETR - Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

CARMELITE SISTERS OF THE DIVINE HEART OF JESUS OF CALIFORNIA

The following is the current property legal description:

Lot 80, La Mesa Colony, according to map thereof No. 346, situated and lying in the City of La Mesa, San Diego County, State of California

Assessor's Parcel Number(s): 494-300-11-00

1. HISTORICAL CHAIN OF TITLE

1. DEED

RECORDED: 03/20/1937
GRANTOR: E. L. Morgan
GRANTEE: Edna C. Job
INSTRUMENT: 14100

2. DEED

RECORDED: 08/18/1938
GRANTOR: C. R. Job and Edna C. Job
GRANTEE: Maurice E. Webb and Johanetta Heidel
INSTRUMENT: 46080

3. DEED

RECORDED: 10/04/1938
GRANTOR: Rudolph A. Fortier et al
GRANTEE: The Roman Catholic Bishop of San Diego
INSTRUMENT: 54061

4. DEED

RECORDED: 03/16/1939
GRANTOR: Maurice E. Webb and Johanetta Heidel
GRANTEE: Homer Brooks and Rose E. Books
INSTRUMENT: 11628

5. DEED

RECORDED: 09/11/1939
GRANTOR: La Mesa Lemon Grove and Spring Valley Irrigation
District
GRANTEE: Paul Martin
INSTRUMENT: 44901

6. DEED

RECORDED: 10/06/1939
GRANTOR: Jack Aprilman
GRANTEE: Paul Martin
INSTRUMENT: 51090

7. DEED

RECORDED: 04/19/1940
GRANTOR: Homer Brooks
GRANTEE: Rose E. Brooks
INSTRUMENT: 19281

8. DEED

RECORDED: 05/31/1940
GRANTOR: Rose E. Brooks
GRANTEE: Kathryn Black and H. Black
INSTRUMENT: 25585

9. DEED

RECORDED: 09/10/1940
GRANTOR: Fred Weeks and Louise Weeks
GRANTEE: The Roman Catholic Bishop of San Diego
INSTRUMENT: 44736

10. DEED

RECORDED: 09/10/1940
GRANTOR: Maurice E. Webb and Johanetta Heidel
GRANTEE: The Roman Catholic Bishop of San Diego
INSTRUMENT: 47267

11. DEED

RECORDED: 09/18/1941
GRANTOR: The Roman Catholic Bishop of San Diego
GRANTEE: The Roman Catholic Bishop of San Diego
INSTRUMENT: 57562

12. DEED

RECORDED: 08/28/1946
GRANTOR: The Roman Catholic Bishop of San Diego
GRANTEE: Carmelite Sisters of the Divine Heart of Jesus, a California corporation
INSTRUMENT: 82443

13. DEED

RECORDED: 11/14/1949
GRANTOR: Paul J. Martins
GRANTEE: Carmelite Sisters of the Divine Heart of Jesus, a California corporation
INSTRUMENT: 104665

14. QUIT CLAIM DEED

RECORDED: 02/01/1957
GRANTOR: Dayray Investment Co.
GRANTEE: Carmelite Sisters of the Divine Heart of Jesus, a California corporation
INSTRUMENT: 16856

15. DEED

RECORDED: 05/22/1964
GRANTOR: Kathryn Black and H. Black
GRANTEE: George E. Eckel and Shirley Ann Eckel, husband and wife
INSTRUMENT: 92456

16. GRANT DEED

RECORDED: 04/05/1965
GRANTOR: George E. Eckel and Shirley Ann Eckel, husband and wife
GRANTEE: Carmelite Sisters of the Divine Heart of Jesus, a California corporation
INSTRUMENT: 59232

2. LEASES AND MISCELLANEOUS

1. A search of encumbrances was not part of the scope of work for this report.

LIMITATION

This report was prepared for the use of Brian F. Smith & Associates, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

RECORDING REQUESTED BY

281

AND WHEN RECORDED MAIL TO

FILE/PAGE NO. 59232
RECORDED REQUEST OF
SECURITY TITLE INSURANCE COMPANY

APR 5 9:00 AM '65

SERIES 6 BOOK 1965
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, COUNTY RECORDER

Name
Street
Address
City &
State

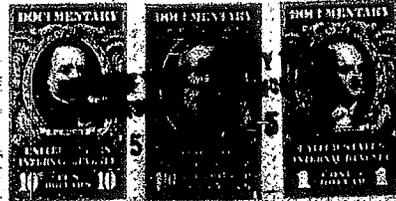
Carmelite Sisters,
8585 La Mesa Blvd.
La Mesa, California

H02969-B

\$2.80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX I.R.S. 3 12.16 IN THIS SPACE



Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 405 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

GEORGE E. ECKEL and SHIRLEY ANN ECKEL, Husband and Wife,

hereby GRANT(S) to CARMELITE SISTERS OF THE DIVINE HEART OF JESUS, a California Corporation,

the following described real property in the
County of San Diego, State of California:

That portion of Lot Eighty of La Mesa Colony, in the City of La Mesa, County of San Diego, State of California, according to map thereof No. 346, filed in the office of the County Recorder of said County described as follows:

Beginning at the Southeast corner of said Lot Eighty; thence North 1°21' West along the East line thereof, 471.32 feet; thence South 89°54' West 328.37 feet to the Southwest corner of land conveyed to Fred T. Weeks by deed recorded in Book 994, page 434 of Deeds, records of said County; thence South 89°54' West along the Northerly line of land conveyed to the City of La Mesa for public road purposes by deed recorded in Book 926, page 59 of Deeds, records of said County for a distance of 90.00 feet to the true point of beginning of herein described parcel; thence North 1°49' West, parallel with the Westerly line of land so conveyed to Weeks, 252.94 feet to an intersection with the Southerly line of land conveyed to Nelson by deed recorded in Book 966, page 460 of Deeds, records of San Diego County; thence South 79°52' West along said Southerly line and along its Westerly extension 131.32 feet; thence South 1°49' East 230.06 feet to an intersection with said Northerly line of land conveyed to City of La Mesa; thence North 89°54' East along said Northerly line 130.00 feet to the true point of beginning.

Excepting therefrom the Southerly 185.00 feet thereof. The Northerly line of said Southerly 185.00 feet being parallel with the Northerly line of the land conveyed to the City of La Mesa.

Reserving therefrom an easement for sewer purposes over, under, along and across the East 6 feet of the above described property. Said easement so reserved is for the benefit of and appurtenant to, the Southerly 185 feet above excepted.

RECORDING REQUESTED BY

281

FILE/PAGE NO. 59232
RECORDED REQUEST OF
SECURITY TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO

Subject to Declaration of Restrictions recorded April 2, 1965 as file/page 58939
which are incorporated herein by reference as though set out in full.

Dated March 17, 1965

George E. Eckel
Shirley Ann Eckel
George E. Eckel
Attorney in fact

STATE OF CALIFORNIA } SS.
COUNTY OF San Diego
On MARCH ~~XXXXXX~~ 17, 1965 before me, the under-
signed, a Notary Public in and for said State, personally appeared

GEORGE E. ECKEL,

known to me to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.



Signature

Ruth M. Hall

Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. 402969

Encrow or Loan No. 11,994-R

STATE OF CALIFORNIA } SS.
COUNTY OF San Diego
On March 17, 1965 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared GEORGE E. ECKEL,

known to me to be the person whose name is
subscribed to the within instrument, as the Attorney in fact of
SHIRLEY ANN ECKEL

and acknowledged to me that he subscribed the name
of SHIRLEY ANN ECKEL thereto as
principal and his own name as Attorney in fact.

Signature

Ruth M. Hall

Name (Typed or Printed)
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



Notary Public (C.E.) Attorney-in-Fact (Rev. 12-63) State of California

CORPORATE RESOLUTION AUTHORIZING SALE OF REAL PROPERTY IN LA
MESA, CALIFORNIA, AND APPOINTING AGENT LINDA MULLANY, ESQ.

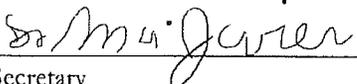
WHEREAS, at a meeting of the Board of Directors of the Carmelite Sisters of the Divine Heart of Jesus of California ("Carmelite Sisters"), a corporation organized and existing under the laws of the State of California, held on the 4 day of November, 2015, a quorum being present, the following Resolution was adopted:

RESOLVED, that:

1. Sister Anne Elizabeth Cronin and Sister Maria Carmelita are jointly authorized to pursue and complete the sale of the property owned by the Carmelite Sisters located at 8529-8585 La Mesa Boulevard, La Mesa, California 91942 ("Property"). This authority shall include the power to execute and enter into on behalf of the Carmelite Sisters an agreement for the purchase and sale of the Property, an instrument conveying the property, and all other documents and agreements reasonably necessary to pursue and complete the sale of the Property.
2. Linda H. Mullany, Esq. of Gordon & Rees Scully Mansukhani, LLP, 101 W. Broadway, Suite 2000, San Diego, California 92101, as attorney for the Carmelite Sisters, is authorized to execute and enter into on behalf of the Carmelite Sisters those documents and agreements reasonably necessary to pursue and complete the sale of the Property. This grant of authority shall include the power to execute documents related to the ownership or operation of the Property and any proposed development of the Property; provided, however, that this authority shall not include the power to execute and enter into on behalf of the Carmelite Sisters an agreement for the purchase and sale of the Property or an instrument conveying the property.

I, St. Maria Javier, the undersigned Secretary of the Carmelite Sisters of the Divine Heart of Jesus of California, a corporation, hereby certify that: (i) I am the Secretary of said corporation, (ii) the foregoing is a full, true, and, correct copy of the resolution duly passed by the Board of Directors of the Carmelite Sisters at a meeting of the Board of Directors held on the day specified above, and (iii) the foregoing resolution has never been revoked, rescinded, or set aside, and is now in full force and effect.

IN WITNESS WHEREOF, I have certified the foregoing as of this 4 day of November, 2015.


Secretary
Carmelite Sisters of the Divine Heart
of Jesus of California

JOHNSON-SAUM COMPANY FUNERAL DIRECTORS

1408 Fourth Ave.

Telephone Main 6168

NOEL H.

1116-17-18 Bank

RETAILERS OF FINE QUALITY HOME AND OFFICE SUPPLIES



Frye & Smith
Printing and Photo Offset
850 Third Avenue • Phone Main 8175



LA MESA CHAMBER OF COMMERCE, R Bruce
Carmichael Sec. 8262 Lookout Av, Tel La Mesa 6111

- " Chapter Job's Daughters 4735 Date av
- " Chapter No 300 OES 4735 Date av
- " Chapter No 407 P&M 4735 Date av
- " Chapter Order of De Molay 4735 Date av

LA MESA CITY GOVERNMENT

- All offices located at City Hall unless otherwise specified.
- City Hall 4767 Spring
- Mayor—Benj Polak
- Council—Beul Polak mayor, M F Jackson Coleman Marshman Harlie Pipes W A Swanson Councillmen
- Assessor—L L Freeman
- Attorney—W H Jennings 4262 Lookout av
- Building Inspector—H L Edwards
- Chief of Police—B L Mercer
- Clerk—Lester L Freeman
- Engineer—H L Edwards
- Fire Department—L C Gordon chief 4722 Nebo dr
- Health Officer—Alex Lesem
- Judge—L N Steats
- Planning Commission—Geo H O'Drien pres W H Jennings sec O H Bailey Geo Caffee R A Crawford H L Edwards D F Park J T Porter W A Swanson
- Playground Commission—John Reid chairman Homer Hurlburt Flora D Jennings Wright Rundell Walter Barnett W A Swanson
- Sup't of Streets—H L Edwards
- Tax Collector—Mrs R M Parks
- Treasurer—Mrs R M Parks
- " Country Club Imperial av 1 mi s of City Limits office 8268 Lookout av

LA MESA DRUG CO (A Murray Kellock) Especially Equipped to Fill All Prescriptions, 8301 Lookout Av, Tel La Mesa 5471

" Electric Co (Frank Messenger G W Howard) 3258 Lookout av

LA MESA ENGINEERING SERVICE (H L Edwards) Registered Civil Engineer, Surveying, Drafting, Subdividing, Office and Residence 4852 Cypress, Tel La Mesa 303

" Furniture Store (Peter Carlson P A Daniels) 8237 Lookout av

" Grammar School 3140 Orange av

" Hotel Mrs Bertha Cohenour mgr 8280 Lookout av

" Lemon Grove & Spring Valley Irrigation District Chester Harritt mgr 4769 Spring

LA MESA LUMBER CO (L S Eastman) Jas S Eastman Mgr, Complete Line of Lumber and Building Materials, 8142 Allison Av, Tel La Mesa 4936

" Oil & Appliance Co W A Hedge mgr 8206 Lookout av

LA MESA PLANING MILL (O L and J L Maxwell) Mill Work of All Kinds, Store Fixtures and Furniture Made to Order, Mfrs of "Made-Well" Cabinets, 4784 Nebo Dr, Tel La Mesa 983

" Post No 262 American Legion 8090 Orange av

" Rotary Club E C Upp sec 8266 Lookout av

LA MESA SCOUT (Reed-De-Burn Co) Printers and Publishers of El Cajon Valley News, Lemon Grove-Encanto News-Beacon (weekly) and Inland Bulletin Newspapers, 8109 Lookout Av, Tel La Mesa 6241

LA MESA SHEET METAL WORKS (Geo T Robeson) Heating, Ventilating and Sheet Metal Work, Lennox Furnaces, 8242 Lookout Av, Tel La Mesa 396

" Theatre (Mrs J G Cahn) 8126 Lookout av

" Women's Club Mrs Lenora Porter pres 4894 3d Lamke Fredk M (Florence) h4659 4th

La Mne Wm r7621 Normal av

Lamore Apdw T (Carolyn V) USN h3355 Wester dr

La Motte Henry Mrs h8542 Boulder dr

La Moureux Chas W (Helen) h4876 4th

Lance Gilbert W (Georgiana N) h4460 Maple av

Larkin Bridget Mrs r8581 El Cajon av

La Salla Wm V (Edna S) slsmn h4299 Ollive av

La Scala Michl T (Helen) slsmn h4451 Lemon av

Lathrop Ralph D h6327 Amherst

Latin-American Bible Institute C F Steele pres 7600 El Cajon Blvd

Lauer Leonard h4790 Bancroft dr

Laursen Jas P (Frances C) fruitwkr h8848 Glenira av

La Veque Emile V (Florida) h4596 Nebo dr

Lavezzl Herbt A (Julia A) whol liquor 4678 Nebo dr h4606 4th

Laurence Robt R (Marybell) gdnr h rear 7868 Lookout av

Law Holt (Dorothy) h4980 Pine

Lawler Wm A (Jennie C) h4668 Nebo dr

Lawrence Alice (wid Harry) h7104 Amherst

" Robt B (Elsie C) mach h4525 Date av

" Sophia Mrs h4684 Nebo dr

Layne J Fisher (Evalyn) gro 8390 Lookout av h8422 Fresno av

Le Blond Luke P (Zara N) h4489 4th

Lechlin Nicholas L (Marie M) carp h4439 Parks

Lee Freda Mrs h4834 Schuyler

" Maddox r4729 Palm av

Leeke Ada E tchr City Sch r8047 El Capitan dr

Lehane Thos Rev pastor St Martin's Catholic Ch h7986 Normal av

Lehew Chas J (Adeline B) clk PO h4950 Pine

Leiner Loretta C (wid C P) sten FNT&S Bank r 474 Mission Bell ln

Leipper Bug D (Mildred E) h9135 Dillon dr

Le Mesurier Osborne A (Gladys) restrwkr h 7182 Amherst

Lemon Grove-Encanto News-Beacon (weekly) 8109 Lookout av

Lent Wm H (Cecil H) gas sta 7610 Univ av h4910

Leonard Jos (Mary C) barber h8701 Chevy Chase dr

" Nelle conly 8127 Lookout av r8317 Allison av

Lessem Alex city health officer rSan Diego

Lesley John W (Geneva) barber h7563 Seneca pl

Levy Jenny L (wid Henry) h8263 Lookout av

" Reuben M (Maude E) hew 8261 Lookout av and pres bd of directors La Mesa Lemon Grove & Spring Valley Irrig Dist h4878 Date av

Lewis Alf sam kpr LMLG&SVID

" Clyde clk r8652 El Cajon Blvd

" Eddie E (Edith M) h4598 70th

" Eddie E r4698 70th

" Elmer R (Edna) alstr h7997 El Cajon Blvd

" Harry H (Mary M) slsmn h8464 Lemon av

" John E r8464 Lemon av

" Urban J (Mary M) drugs 8291 Lookout av h4751 Highland av

Lexa Frank (Mill) meatctr h9025 Lemon av

" Frank C r9025 Lemon av

Lexas Jas r 1

Lieras Antonio lab r4946 Spring

" Jos (Antonia) lab h4946 Spring

" Jos N lab r4946 Spring

Light Flora (wid E B) h8284 Orchard av

Lightfoot Alonzo B (Clara) lab h4852 Jessele av

" Laymon (Georgia) h7054 Amherst

Lindborn Darlene (wid Eliwood) h7920 El Capitan dr

Linder Geo Jr (Virginia L) rancher h9025 Grossmont Blvd

Lindsley Byron socialwkr r4637 3d

" Earl F Rev (Bertha) pastor Central Congregational Ch h4637 3d

" Walter lab r4637 3d

Liska Chas (Bessie) gro 7625 Univ av

Littlefield Norman E (Laura B) clk h4573 Palm

Little Flower Haven for the Aged Rav C N Raley pastor 8581 El Cajon av

Livett Alf W (Mary A) eng LMLG&SVID h3436 Lemon av

" Alf W Jr (Martha M) eng h4618 Edenvale

Lizotte Peter (Mary) carp h8479 Lookout av

Lockwood Clarence (Leah) clk h rear 6912 Mohawk

Lodge J Herman (Jane E) nutserymn h7541 Seneca pl

" No. 423 IOOF 8263 Lookout av

Loeffler Herman G (Nancy) slsmn h8362 Allison av

Lowenthal Danl (Rosa) lawyer h7148 Colony rd

Logan Earl (Marie) baker 8505 Lookout av h8330 Lemon av

Long Edw W (Anna) slsmn h8436 Lookout av

" Kath A Mrs h8058 Fairview av

Longwell Lee (Beatrice) r7751 El Cajon Blvd

Loomis Chester W (Ruth) h4787 Beaumont dr

Lopez A Jns (Amelia) powderm h8210 Orchard

Loring Anna (wid W E) h8347 Allison av

Losie Eliz C (wid F A) r1119 Guava av

Vertical list of names and addresses on the right margin, including names like Mark, Marie, Mary, and others with their respective street addresses.

A. J. Heath FURNITURE AND MERCHANDISE

Real Estate, Appraiser, Auctioneer

Storage Tel. 672

50 Beech Street

9 Pleasant Street

Framingham Tel. 1132

Framingham Center

266

FRAMINGHAM DIRECTORY

Moffat Catherine M J widow William res 34 Kendall
George W conductor (NYNH&HRR) h 27 Learned
Moffett Hazel L clk 26 Union Ave res at Natick
Thelma G clk 26 Union Ave res at Natick
Mohnari Anna operator res 60 (1) Coburn
Moilenen John designer (Rox Carpet Co) res 94 Central
(S)
Moisan Antoinette C removed to Le Mesa Cal
Louis G removed to Le Mesa Cal
Olympe widow Onesime died Aug 1 1928
Theresa J removed to Le Mesa Cal
Molinari Eugenio (Rosa) removed to San Francisco Cal
Louis paper wkr res 60 (1) Coburn
Saverio (Louise C) carpenter h 60 (1) Coburn
Molinek Emma clk res 37 Cedar
Hildo E married Melvin Pevear of Lynn
Joseph (Mary C) boiler maker h 37 Cedar
Molloy Florence V Mrs bkp 78 Hollis res 93 Arlington
Moloney Thomas F (Pearl L) trainman h 20 Nipmuc Rd
Monahan Elizabeth student nurse res 88 Beech
Flora E clk W H Lowerly & Co h 153 Franklin
Grace M died May 29 1929
Joanna A widow Michael T died Nov 19 1927
John steam fitter res 35 South
Katherine E stenog res 40 Harrison
Leo M (Agnes F) mill wkr h 126 Water (S)
Luke T (Flora E) foreman (Lowell) h 153 Franklin
Margaret J editor (B) res 167 Worcester Rd
Mary A widow Luke T h 40 Harrison
Monahan David W (Ruth A) locomotive engineer h 85
Mansfield
Monfalcone Anthony tailor 30 Union Ave res at Boston
Monique Margaret E Mrs res Wallace Monique
Wallace chauffeur h 1 Waushakum Grove
Monk Elizabeth V clk Angier Corp res at Boston
Susan N h 3 Warren Pl (FC)
Monnette Edmond E (Esther T) conductor h 35 Winthrop
Monohan Katherine G officer Reformatory res do
Monroe Charles E (Dora C) dentist (B) h Salem End Rd
(FC)
Montal Nicola (Agnes I) clk (Denn) h 103 Grant

GEORGE T. STEVENS, Proprietor Phones, Office 307-R House 307-W

FRAMINGHAM ICE CO.

Ice and Frigidaire Electrical Refrigerator

48 EVERGREEN ST.

FRAMINGHAM

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Voted	NAME, RESIDENCE, OCCUPATION AND PARTY
	Lamoureux, Charles W.—816 4th, Box 826, La Mesa, Retired. Rep.
	Lamoureux, Mrs. Helen—310 4th, Box 826, La Mesa, Hkpr. Rep.
	Leahy, Mrs. Duby I.—775 El Cajon, Box 785, La Mesa, Hw. Rep.
	Leahy, Miss Leola M.—775 E. El Cajon, Box 785, La Mesa, Teacher, Rep.
	Leahy, Richard J.—775 E. El Cajon, Box 785, La Mesa, Carp. Dem.
	Le Grant, Clinton E.—Lincoln, Gen. Del., La Mesa, S. Sta. Oper. Rep.
	Le Grant, Mrs. Emma D.—Lincoln, Gen. Del., La Mesa, Hw. Rep.
	Levy, Mrs. Jenny L.—325 E. 3rd, Box 94, La Mesa, Hw. Rep.
	Livett, Alfred W.—E. Lemon, Box 332, La Mesa, Agent. Rep.
	Livett, Alfred W., Jr.—E. 4th, Box 332, La Mesa, Draftsman. Rep.
	Livett, Mrs. M. Adah—432 E. Lemon, Box 332, La Mesa, Hw. Rep.
	Lopez, Tony—400 Alpine, Box 262, La Mesa, Truck Driver. Prob.
	Lyon, Miss Edith—Grossmont, Box 301, La Mesa, At Home. Rep.
	Lyon, Miss Janet—Grossmont Blvd., Box 301, La Mesa, Stenographer. Rep.
	Mann, Mrs. May N.—Boulder Pl., Box 181, La Mesa, Hw. Rep.
	Marker, Alden S.—Muriposa, Box 842, La Mesa, Intr. Dec. Soc.
	Martin, George A.—Grossmont, Box 904, La Mesa, Teacher. Rep.
	Mashin, Jack L.—323 3rd, Box 637, La Mesa, Teacher. Rep.
	Meyer, Mrs. Beasie—589 E. 4th, Box 356, La Mesa, Hw. Rep.
	Morcer, Buford L.—580 4th, Box 356, La Mesa, Policeman. Rep.
	Moyer, Francis X.—425 E. Lemon, Box 113, La Mesa, Retired. Rep.
	Moyer, Mrs. Susan S.—425 E. Lemon, Box 113, La Mesa, At Home. Rep.
	Mills, Thomas I.—4550 Palm, Box 306, La Mesa, Retired. Dem.
	Moisan, Miss Antoinette—8585 E. El Cajon, Box 428, La Mesa, Tel. Clerk. Dem.
	Moisan, Miss Laura V.—8585 E. El Cajon, Box 428, La Mesa, Dress Shop. No.
	Moisan, Louis G.—8585 E. El Cajon, Box 428, La Mesa, Bldr. Rep.
	Moisan, Miss Thevosa J.—8585 E. El Cajon, Box 428, La Mesa, Dress Shop. No.
	Moisan, Miss Yvonne—8585 E. El Cajon, Box 428, La Mesa, Dress Shop. No.

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Voted	NAME, RESIDENCE, OCCUPATION AND PARTY
	Hobel, James L.—412 4th, Gen. Del., La Mesa, Banker. Rep.
	Hobel, Mrs. Nadine R.—214 4th, La Mesa, Hw. Rep.
	Hollingsworth, Edward R.—8650 E. Lemon, La Mesa, Manager. Rep.
	Hollingsworth, Mary E.—8650 E. Lemon, Box 247, La Mesa, Hw. Rep.
	Hollingsworth, Fred—8674 E. Lemon, Box 247, La Mesa, Mech. Rep.
	Hollingsworth, Mrs. Kate—8074 Lemon, Box 247, La Mesa, Hw. Rep.
	Houghton, Mrs. Minnie H.—409 Grant, Box 354, La Mesa, Hw. Rep.
	Howard, Albert A.—484 S. 4th, Gen. Del., La Mesa, Foreman. Rep.
	Howard, George W.—461 E. Lemon, Box 253, La Mesa, Elect. No.
	Howard, Mrs. Mary J.—461 E. Lemon, Box 253, La Mesa, Hkpr. Dem.
	Hariburt, Mrs. Gladys L.—401 E. 3rd, Box 176, La Mesa, Hw. Rep.
	Hariburt, Homer W.—101 E. 3rd, Box 176, La Mesa, Merchant. Rep.
	Jenkins, Hugh S.—Gatfield, Box 617, La Mesa, Retired. Rep.
	Jirouch, Mrs. Mary A.—524 S. 4th, Box 36, La Mesa, Hw. Rep.
	Jirouch, Theophilus L.—524 S. 4th, Box 36, La Mesa, Mech. Rep.
	Johnson, James P.—Grossmont Blvd., R. 1, La Mesa, Farmer. Rep.
	Jones, Mrs. Grace A.—1140 Grossmont, Box 773, La Mesa, Hw. Rep.
	Jones, William B.—Grossmont, Box 773, La Mesa, Meat Cutter. Rep.
	Kanc, Edward J.—E. 4th, Gen. Del., La Mesa, Libr. Rep.
	Kay, Frank G.—E. Lemon, Box 834, La Mesa, Retired. No.
	Kay, Mrs. Mary L.—E. Lemon, Box 834, La Mesa, Hw. Dem.
	Kelley, David B.—Schuyler, Box 543, La Mesa, Serv. Sta. Rep.
	Kelley, Mrs. Flora A.—Schuyler, Box 543, La Mesa, Hw. Rep.
	King, Mrs. Florence P.—4684 E. 3rd, La Mesa, Hw. Rep.
	King, Miss Winifred E.—E. Lemon, Box 983, La Mesa, Teacher. Rep.
	Kroah, William H.—E. Lemon, Box 757, La Mesa, Rancher. Rep.
	Kummer, Mrs. Annie—305 E. 4th, Box 664, La Mesa, Hw. Rep.
	Kummer, Peter—305 E. 4th, Box 664, La Mesa, Retired. Rep.

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La Mesa Precinct No. 3

Register No.	Voted	NAME, RESIDENCE, OCCUPATION AND PARTY
		Leahy, Richard J.—8659 El Cajon, Box 242, La Mesa, Lbr. Dem.
		Le Grant, Clinton E.—Lincoln, Gen. Del., La Mesa, Serr. Sta. Rep.
		Le Grant, Mrs. Emma D.—4904 Lincoln, Gen. Del., La Mesa, At Home. Rep.
		Lent, Mrs. Cecil R.—4756 Olive Lane, La Mesa, Hw. Dem.
		Lent, William H.—4756 Olive Lane, La Mesa, Mech. Dem.
		Lewis, Mrs. Jenny L.—4607 Third, La Mesa, ———, Rep.
		Lindsay, Mrs. Bertha A.—4687 Third, La Mesa, Hw. Rep.
		Lindsay, Earl F.—4687 Third, La Mesa, Clergyman. Rep.
		Livett, Alfred W. Jr.—4555 Fourth, La Mesa, Draftsman. Rep.
		Livett, Alfred W., Sr.—Lemon, Box 382, La Mesa, Sta. Agt. Rep.
		Livett, Mrs. M. Adah—8486 Lemon, Box 382, La Mesa, At Home. Rep.
		Livett, Mrs. Martha M.—4555 Fourth, La Mesa, At Home. No.
		Lyon, Miss Janet—9080 Grossmont, Box 391, La Mesa, At Home. Rep.
		Lyon, Miss M. Edith—9080 Grossmont, Box 391, La Mesa, At Home. Rep.
		Mann, Mrs. May N.—4738 Boulder Pl., Box 181, La Mesa, Hahpr. Rep.
		Martinsen, Mrs. Lisie—8485 Lemon, La Mesa, At Home. Rep.
		Mascho, George A.—4043 Third, La Mesa, Miner. Dem.
		Mercer, Mrs. Bessie—4456 Fourth, Box 356, La Mesa, Hw. Dem.
		Mercer, Buford L.—4457 Fourth, Box 356, La Mesa, Police. Rep.
		Merrick, Mrs. Edith B.—4585 Third, La Mesa, Hw. Rep.
		Merrick, Willard B.—4585 Third, La Mesa, Merchant. Rep.
		Mesner, Edward W.—4489 Fourth, Student. Rep.
		Mesner, Elmer A.—4489 Fourth, Instr. Rep.
		Mesner, William—4489 Fourth, Laborer. Rep.
		Meyer, Francis X.—8481 E. Lemon, La Mesa, Retired. Dem.
		Meyer, Mrs. Susan S.—8481 E. Lemon, La Mesa, At Home. Dem.
		Mills, Thomas I.—4550 Palm, La Mesa, Retired. Dem.
		Molsan, Miss Antoinette—8585 El Cajon, Box 428, La Mesa, Mgr. Dem.

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La Mesa Precinct No. 3

Register No.	Voted	NAME, RESIDENCE, OCCUPATION AND PARTY
		Molsan, Laura V.—8581 El Cajon, Box 428, La Mesa, Clerk. Dem.
		Molsan, Louis G.—8585 El Cajon, Box 428, La Mesa, Contr. Rep.
		Molsan, Miss Therese J.—8585 El Cajon, La Mesa, Clerk. Dem.
		Molsan, Miss Yvonne B.—8591 El Cajon, Box 428, La Mesa, Prop. Dem.
		Myhra, Mrs. Mary—8949 El Cajon, R. 1, Box 1100, La Mesa, Cook. Dem.
		Myhra, Michael M.—8949 El Cajon, R. 1, Box 1100, La Mesa, Dep. Sheriff. Dem.
		McCarthy, Mrs. Jessie F.—8498 Fresno, La Mesa, At Home. No.
		McCarthy, Leo B.—8422 Fresno, La Mesa, Trng. No.
		McCarthy, William A.—4445 Upland, Box 582, La Mesa, Clerk. Dem.
		McClasky, John W.—8569 Chevy Chase Dr., Box 451, La Mesa, Retired. Rep.
		McClasky, Mrs. Mary M.—8569 Chevy Chase Dr., Box 451, La Mesa, At Home. Rep.
		McIntosh, Alexander—8411 Schuyler, La Mesa, Retired. Dem.
		McIntosh, Mrs. Corie D.—8411 Schuyler, La Mesa, Hw. Dem.
		McNeal, Mrs. Josephine—8515 El Cajon, Clerk. Dem.
		McNulty, Daniel—8881 Lookout, La Mesa, Confscnc. Rep.
		Neff, Mrs. Alice—Palm, Box 154, La Mesa, At Home. Rep.
		Neff, Jacob N.—Palm, Box 154, La Mesa, Supt. Rep.
		Nelli, Lloyd B.—8577 El Cajon, Box 387, La Mesa, Lmbrmn. Rep.
		Neill, Mrs. Margaret S.—8577 El Cajon, Box 387, La Mesa, Tchr. Rep.
		Nighawonger, Edward N.—9070 Grossmont, Box 18, La Mesa, Carp. Rep.
		Nighawonger, Mrs. Fay E.—9070 Grossmont, Box 18, La Mesa, Home. Rep.
		Oraborn, Orrin—8407 Fresno, La Mesa, Fed. Emp. No.
		Oraborn, Mrs. Sarah E.—8407 Fresno, La Mesa, ———, No.
		Parker, Harry E.—La Mesa, R. 1, Box 259, San Diego, Wldr. Dem.
		Parker, Mrs. Leta B.—La Mesa, R. 1, Box 259, San Diego, Hw. Dem.
		Parks, Edgar O.—8587 E. Lemon, Box 371, La Mesa, Rtd. Rep.
		Parks, Mrs. Nellie W.—8587 E. Lemon, Box 371, La Mesa, ———, Rep.
		Pattillo, Mrs. Teresa—Alpine, Gen. Del., La Mesa, Hw. Dem.

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Ranker No.	NAME, RESIDENCE, OCCUPATION AND PARTY	Voted
	Messner, Mrs. Clara—4489 Fourth, Hw. Dem.	
	Messner, Edward W.—4489 Fourth, Student. Dem.	
	Messner, Elmer A.—4489 Fourth, Instr. Dem.	
	Messner, William—4489 Fourth, Retired. Dem.	
	Metsger, William J.—4721 Fourth, U.S.N. Dem.	
	Meyer, Francis X.—8431 E. Lemon, La Mesa, Retired. Dem.	
	Meyer, Mrs. Susan S.—8431 E. Lemon, La Mesa, At Home. Dem.	
	Molsan, Miss Antoinette—8585 El Cajon, Box 428, La Mesa, Mgr. Dem.	
	Molsan, Laura V.—8581 El Cajon, Box 428, La Mesa, Clerk. Dem.	
	Molsan, Louis G.—8585 El Cajon, Box 428, La Mesa, Contr. Rep.	
	Molsan, Miss Therese J.—8585 El Cajon, La Mesa, Clerk. Dem.	
	Molsan, Miss Yvonne B.—8581 El Cajon, Box 428, La Mesa, Prop. Dem.	
	Morales, Jim—8414 Lemon, La Mesa, Meat Ctr. No.	
	Morales, Joe M.—8414 Lemon, La Mesa, Labr. Dem.	
	Morales, Mrs. Susan B.—8414 Lemon, La Mesa, At Home. Dem.	
	Myhra, Mrs. Mary—8949 El Cajon, R. 1, Box 1100, La Mesa, Cook. Dem.	
	Myhra, Michael M.—8949 El Cajon, R. 1, Box 1100, La Mesa, Dep. Sheriff. Dem.	
	McCarthy, Mrs. Jessie F.—8571 Alpine, Box 118, La Mesa, At Home. Dem.	
	McCarthy, Leo B.—8571 Alpine, Box 118, La Mesa, Truck. Dem.	
	McClaskey, John W.—8388 Chevy Chase Dr., Box 451, La Mesa, Retired. Rep.	
	McClaskey, Mrs. Mary M.—8569 Chevy Chase, Box 451, La Mesa, Hw. Dem.	
	McIntosh, Alexander—4811 Schuyler, Retired. Rep.	
	McIntosh, Mrs. Corde D.—6411 Schuyler, La Mesa, Hw. Dem.	
	McNulty, Daniel—8561 Lookout, La Mesa, Confection. Rep.	
	Neff, Mrs. Alice—Palm, Box 154, La Mesa, At Home. Rep.	
	Neff, Jacob N.—Palm, Box 154, La Mesa, Supt. Rep.	
	Nighawonger, Edward N.—9070 Grossmont, Box 18, La Mesa, Carp. Rep.	
	Nighawonger, Mrs. Fay E.—9070 Grossmont, Box 18, La Mesa, Home. Rep.	

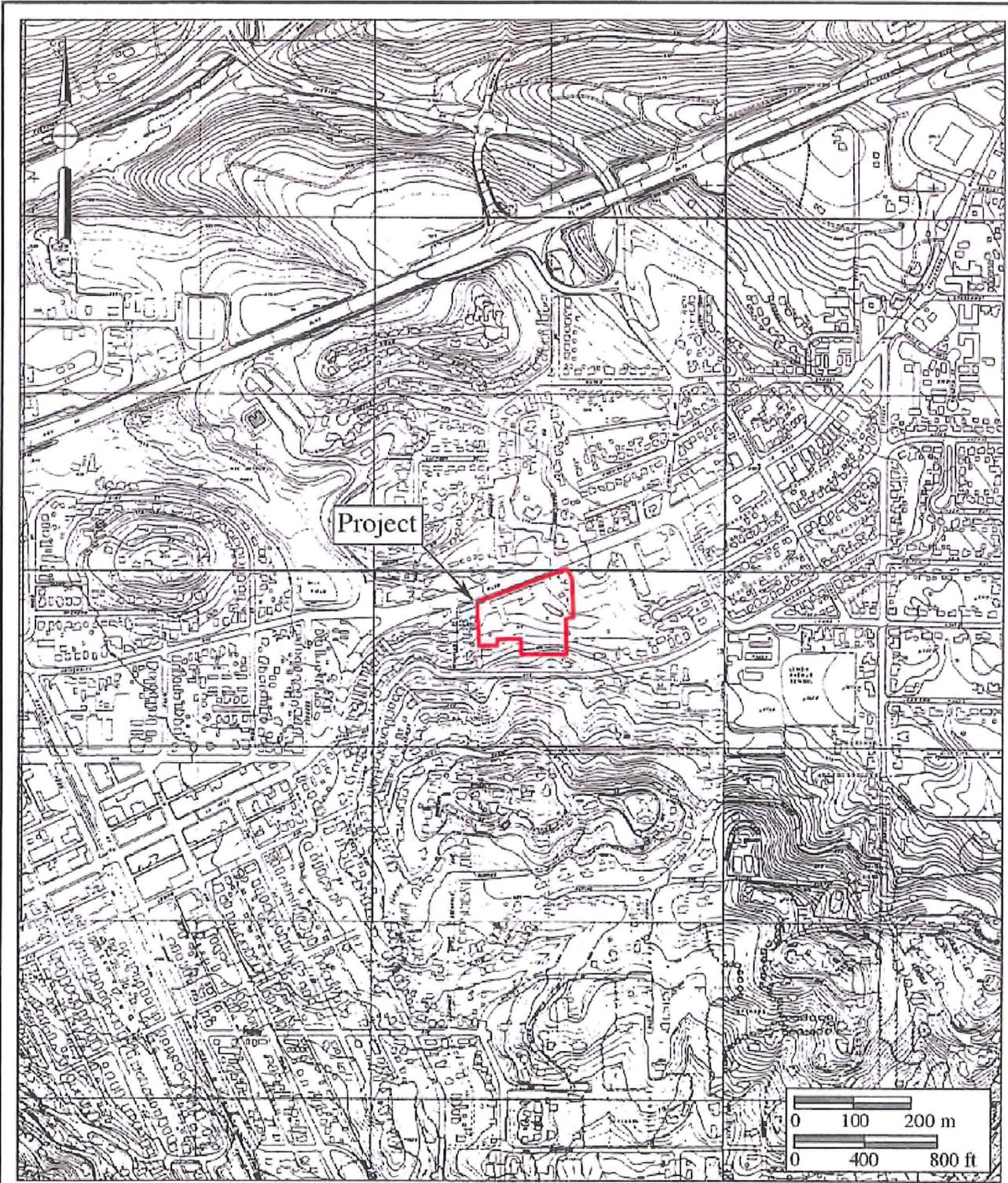
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La Mesa Precinct No. 3

Ranker No.	NAME, RESIDENCE, OCCUPATION AND PARTY	Voted
	Nye, Wallace G.—8989 Grossmont, R. 1, Box 1095, La Mesa, Tile Setter. Dem.	
	Olsen, Alfred—8577 Alpine, Gen. Del., La Mesa, Plastr. Dem.	
	Olsen, Mrs. Hazel E.—8577 Alpine, Gen. Del., La Mesa, At Home. Dem.	
	Orsborn, Orrin—8407 Fresano, La Mesa, Fed. Emp. No.	
	Orsborn, Mrs. Sarah E.—8407 Fresano, La Mesa, ———. No.	
	Parker, Harry E.—La Mesa, R. 1, Box 259, San Diego, Wildr. Dem.	
	Parker, Mrs. Leta B.—La Mesa, R. 1, Box 259, San Diego, Hw. Dem.	
	Parks, Edgar O.—8587 E. Lemon, Box 371, La Mesa, Rtd. Rep.	
	Parks, Mrs. Nellie W.—8587 E. Lemon, Box 371, La Mesa, ———. Rep.	
	Pattillo, Mrs. Teresa—8484 Hillcrest, Gen. Del., La Mesa, Hw. Dem.	
	Payson, E. Edwin—4714 Boulder, Box 808, La Mesa, Slamm. Rep.	
	Pearce, Mrs. Ethel M.—8970 Lemon, La Mesa, Chlro. Rep.	
	Peterson, Mrs. Blanche M.—8457 Lookout, La Mesa, Hskpr. Dem.	
	Peterson, Paul C.—8457 Lookout, La Mesa, Labr. Rep.	
	Phillips, Mrs. Anna O.—4473 Fourth, Home. Soc.	
	Phinney, George N.—8515 El Cajon, Merchant. Dem.	
	Pickering, Mrs. Elizabeth—8705 Alpine, Box 688, La Mesa, Hw. Rep.	
	Pickering, James N.—8765 Alpine, Box 688, La Mesa, Rtd. Rep.	
	Plate, Carl F.—8640 E. Lemon, Gen. Del., La Mesa, Auditor. Rep.	
	Plate, Mrs. Virginia M.—8640 E. Lemon, Gen. Del., La Mesa, At Home. Rep.	
	Potter, Mrs. Elizabeth—8645 Butte, La Mesa, Hw. Rep.	
	Potter, Raymond S.—8645 Butte, Box 1335, R. 1, La Mesa, Slamm. Rep.	
	Prasser, Mrs. Barbara—4444 Upland, R. 1, Box 1840, La Mesa, Hw. Rep.	
	Prasser, Michael—4444 Upland, La Mesa, Cab. Mkr. Rep.	
	Preston, Mrs. Alta M.—5100 Bancroft, Box 84, La Mesa, Salesman. Rep.	
	Preston, Earl E.—5100 Bancroft, Box 84, La Mesa, Salesman. Rep.	
	Preston, Frank E.—5100 Bancroft, R. 1, Box 1238, La Mesa, ———. Dem.	
	Rafferty, Mrs. Ida S.—4545 Upland, R. 1, Box 1388, La Mesa, Hw. No.	

APPENDIX C

Maps



Project

Figure 1

Project Location Map

8585 La Mesa Boulevard

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



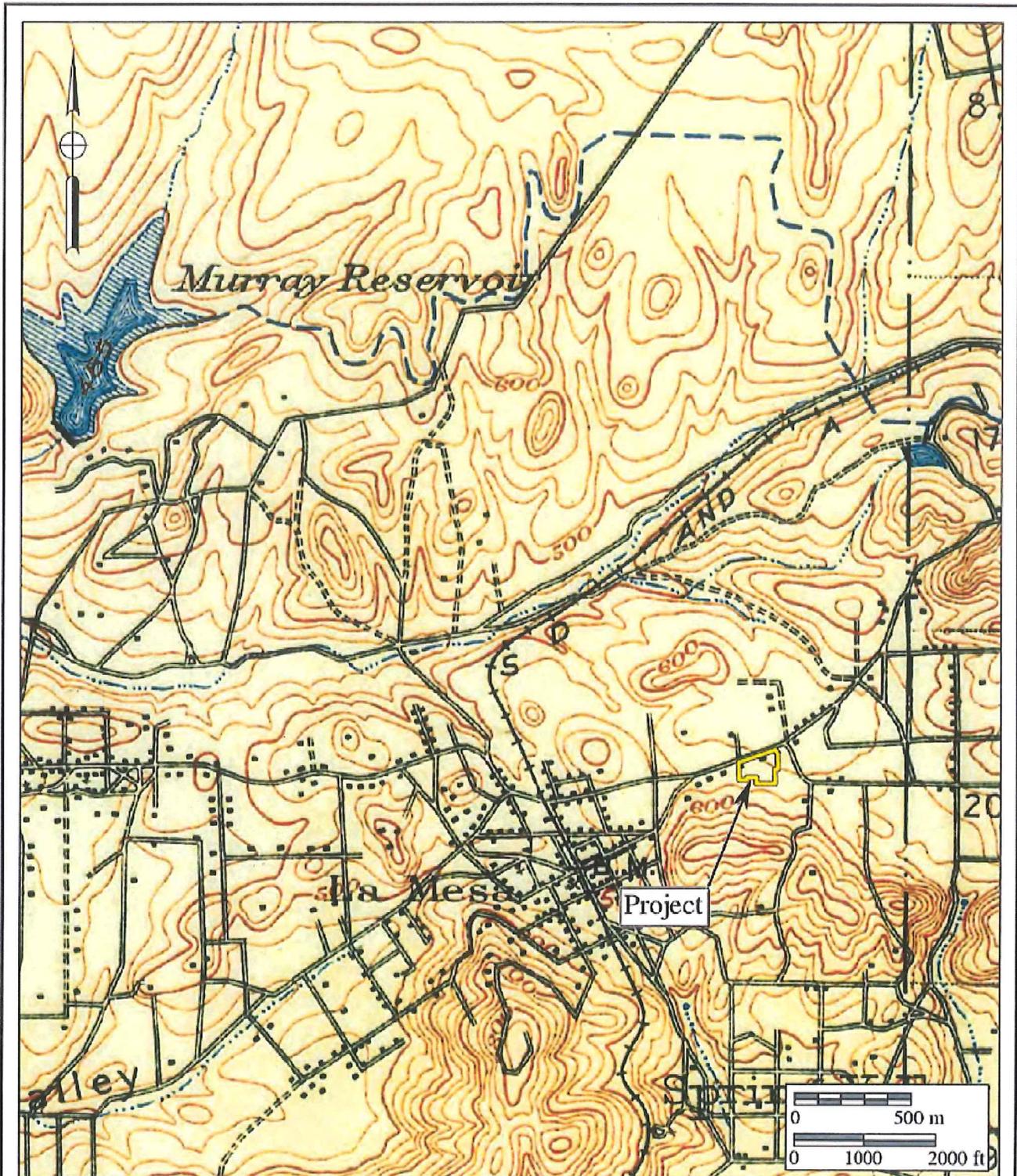


Figure 2

1903 USGS Map

8585 La Mesa Boulevard

USGS *La Jolla* Quadrangle (15-minute series)



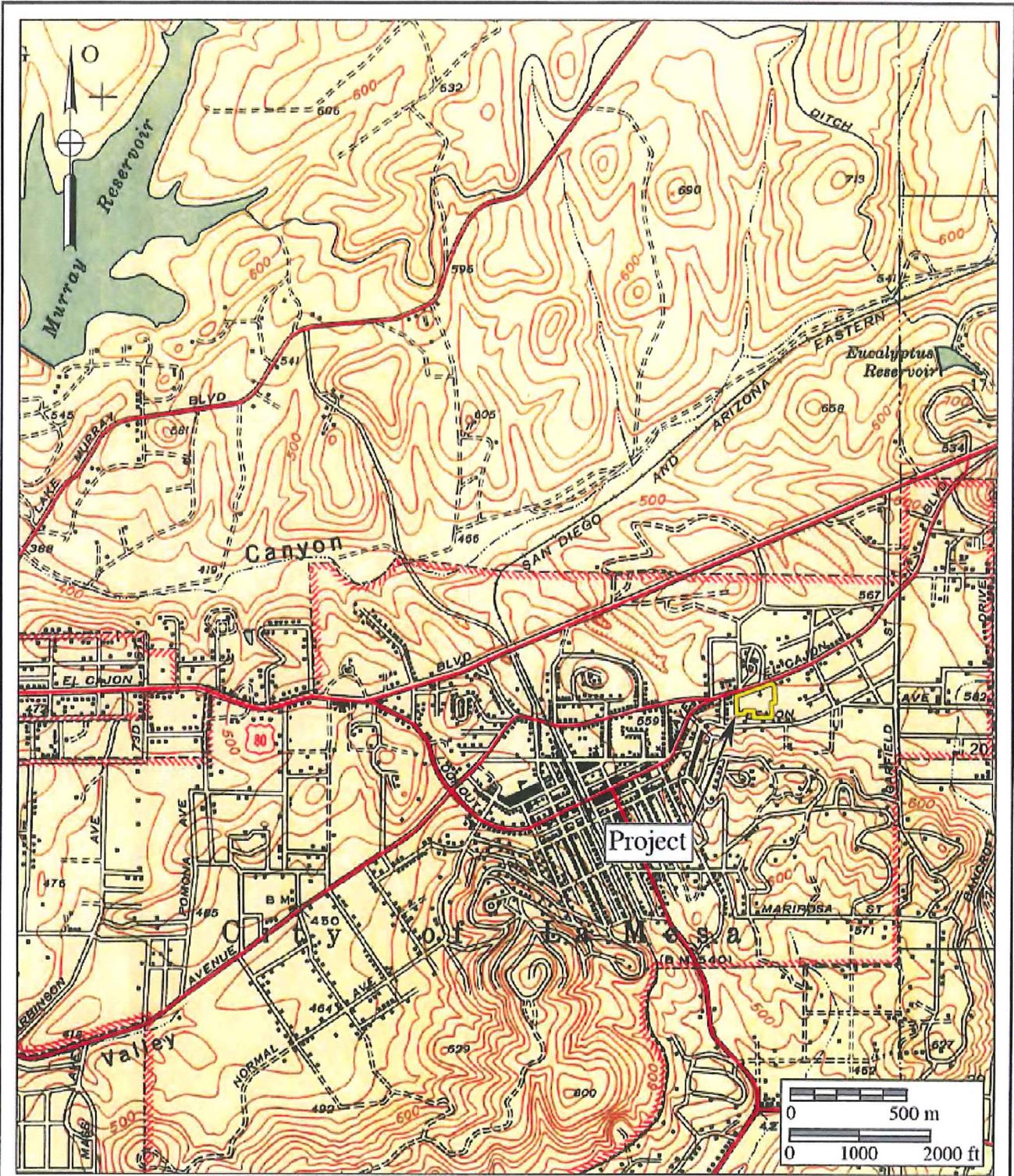


Figure 3

1942 USGS Map

8585 La Mesa Boulevard

USGS La Mesa Quadrangle (7.5-minute series)



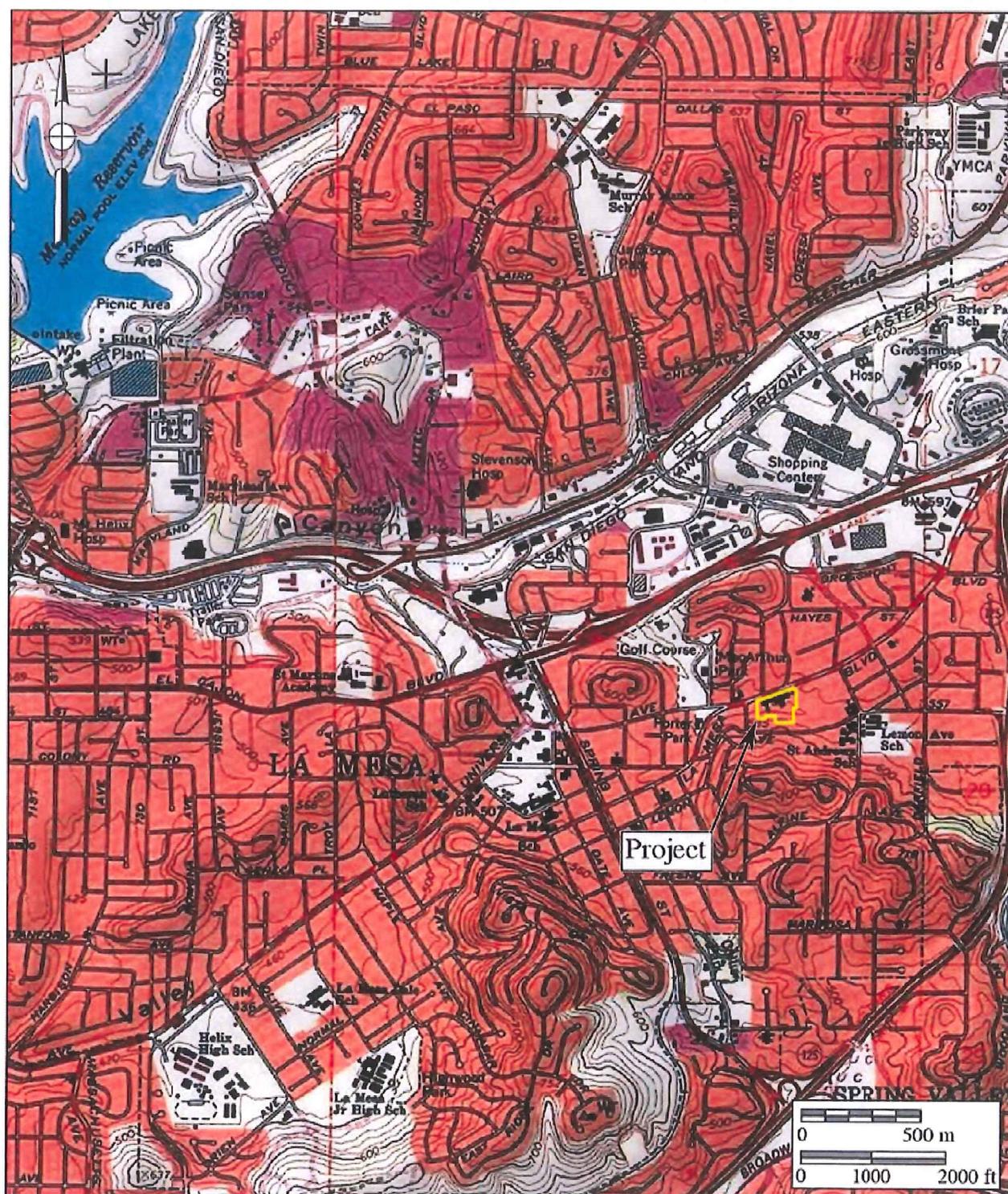


Figure 4

Current USGS Map

8585 La Mesa Boulevard

USGS *La Mesa* Quadrangle (7.5-minute series)



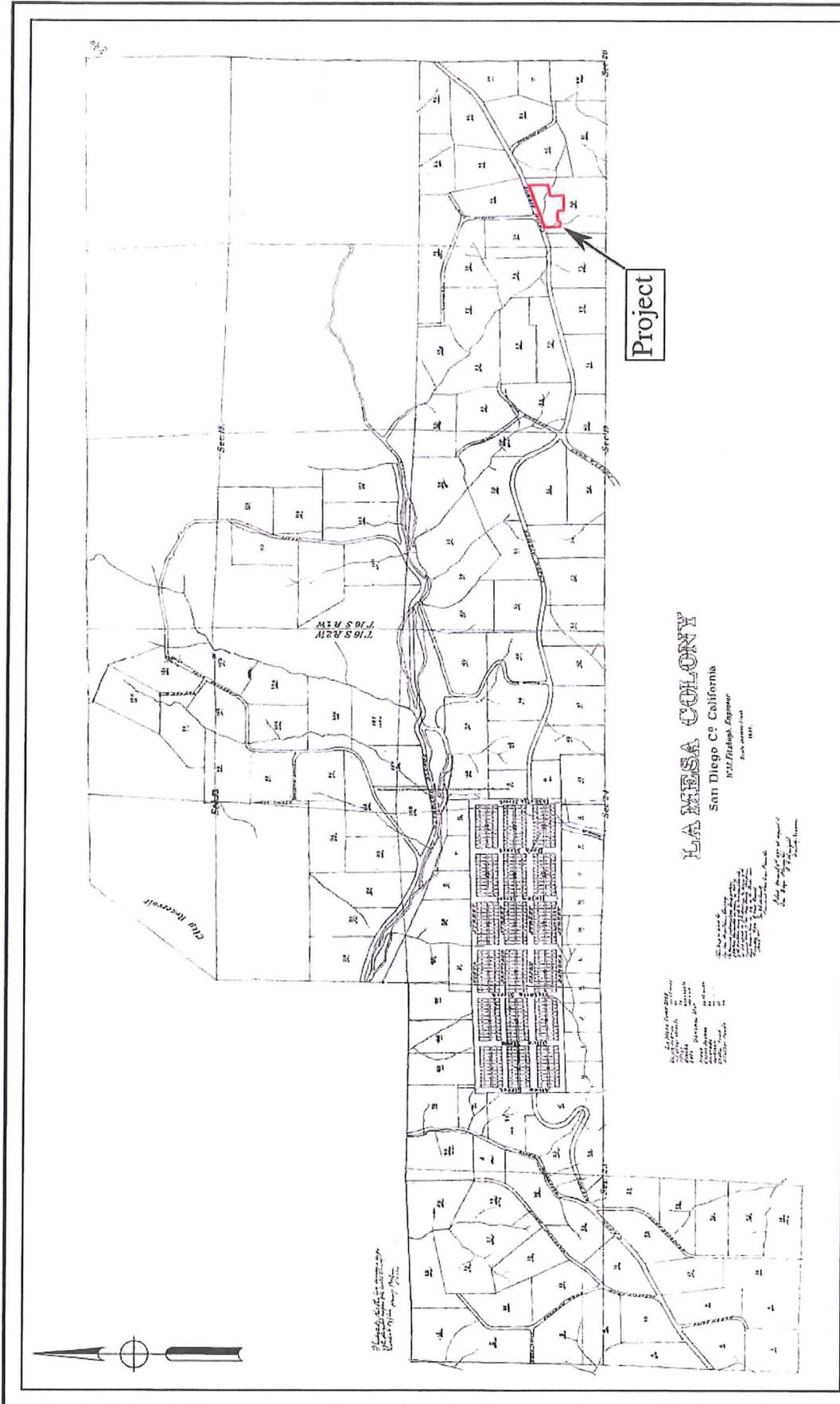
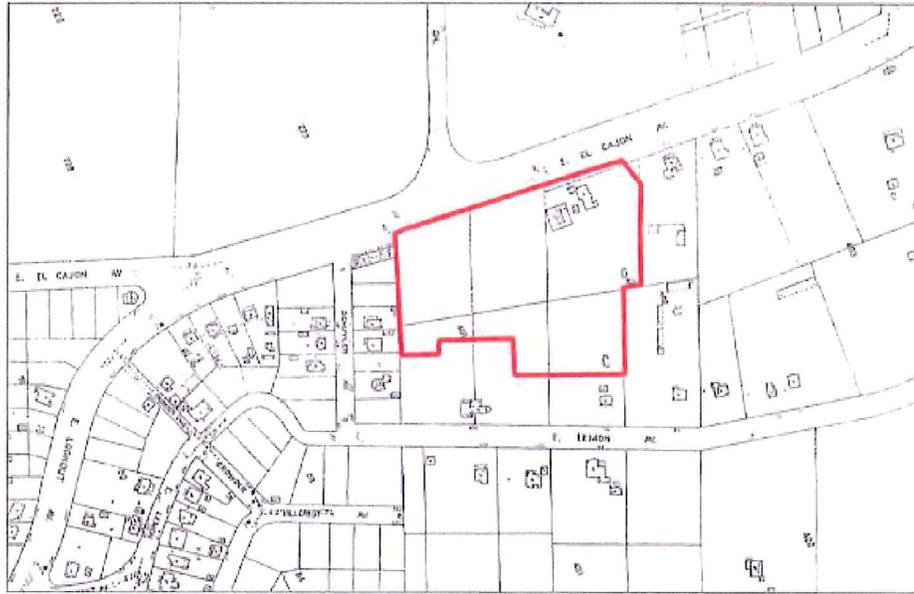
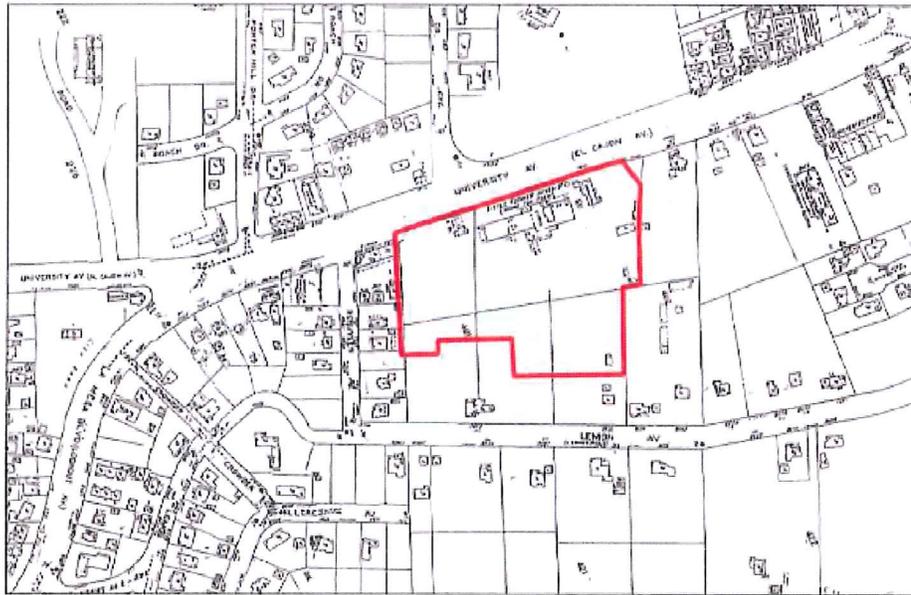


Figure 5
1887 La Mesa Colony Survey Map
 8585 La Mesa Boulevard





1929



1949

Legend

 APE

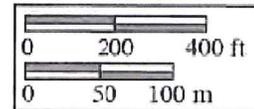


Figure 6
1929 and 1949 Sanborn Maps
8585 La Mesa Boulevard

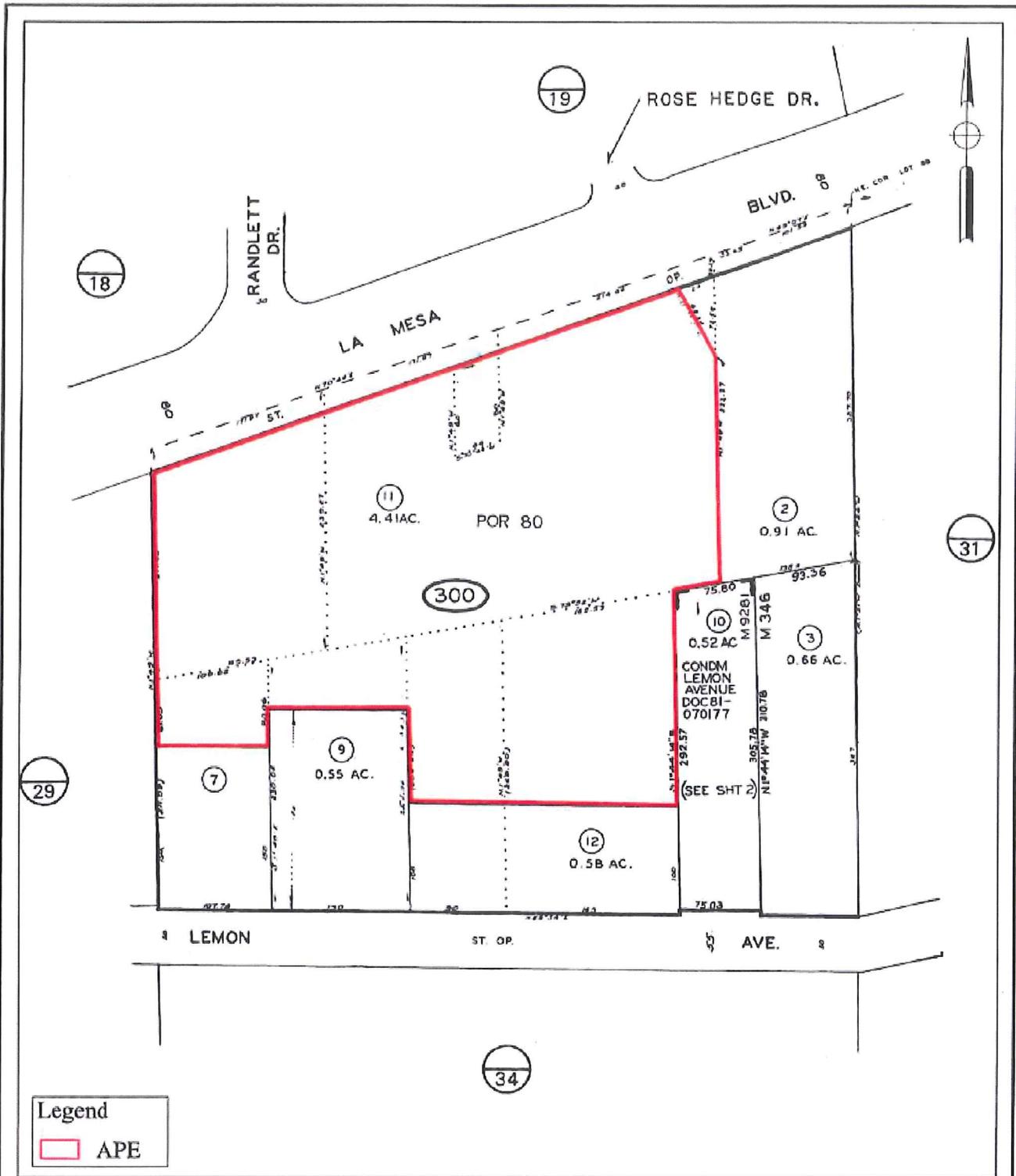
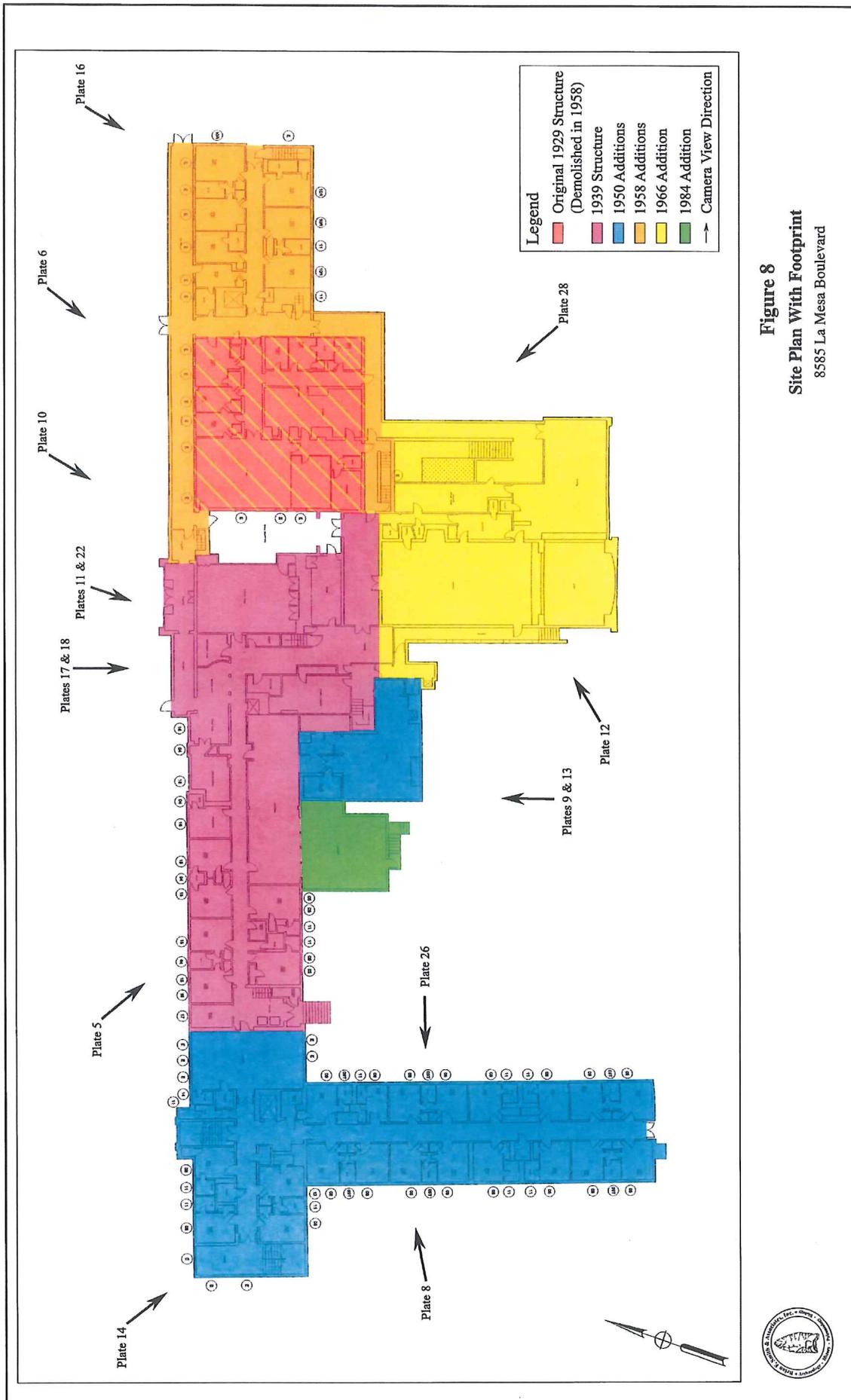


Figure 7
Current Assessor's Parcel Map
 8585 La Mesa Boulevard





APPENDIX D

Preparers' Qualifications

Brian F. Smith, MA

Owner, Principal Investigator

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



Education

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

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator Brian F. Smith and Associates, Inc.	1977–Present Poway, California
---	---

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

Professional Accomplishments

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

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breezea (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

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

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

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

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

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

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

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

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

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

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

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

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

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

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

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

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—including project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnical borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

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

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

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

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

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

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

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

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

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

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

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

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

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

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

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

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

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

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

- 2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.
- 2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.
- 2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).
- 2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.
- 2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.
- 2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.
- 2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.
- 2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.
- 2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.
- 2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).
- 2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.
- 2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.
- 2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.
- 2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

- 2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
- 2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
- 2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
- 2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
- 2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
- 2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
- 2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
- 2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
- 2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.
- 2012 Cultural Resources Report for Menifee Heights (Tract 32277).
- 2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
- 2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
- 2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
- 2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
- 2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.
- 2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
- 2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .
- 2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project.

- 2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.
- 2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.
- 2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.
- 2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.
- 2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.
- 2010 A Historical Evaluation of Structures on the Butterfield Trails Property.
- 2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).
- 2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.
- 2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project
- 2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.
- 2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.
- 2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.
- 2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.
- 2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.
- 2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.
- 2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Kater Jamul Center Project; P00-017.
- 2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

- 2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.
- 2005 Results of Archaeological Monitoring at the Ballazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).
- 2004 TM 5325 ER #03-14-043 Cultural Resources.
- 2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.
- 2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.
- 2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.
- 2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

- 2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.
- 2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003–Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the Menifee Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

- 2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.
- 1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.
- 1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.
- 1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.
- 1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Jennifer R. Kraft, BA

Project Archaeologist, Faunal Analyst
Brian F. Smith and Associates, Inc.

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Education

Master of Science, Cultural Resource Management Archaeology

St. Cloud State University, St. Cloud, Minnesota

In Progress

2015

Bachelor of Arts, Anthropology

University of California, Santa Cruz

2004

Specialized Education/Training

Archaeological Field School

Pimu Catalina Island Archaeology Project

2014

Research Interests

California Coastal Archaeology

Zooarchaeology

Medical Anthropology

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Project Archaeologist, Faunal Analyst

Brian F. Smith and Associates, Inc.

November 2006–Present

Duties include report writing, editing and production; construction monitoring management; coordination of field survey and excavation crews; laboratory and office management. Currently conducts faunal, prehistoric, and historic laboratory analysis and has conducted such analysis for over 500 projects over the past 7 years. Knowledgeable in the most recent archaeological and paleontological monitoring requirements for all Southern California lead agencies, as well as Native American monitoring requirements.

**UC Santa Cruz Monterey Bay Archaeology Archives Supervisor
Santa Cruz, California**

December 2003–March 2004

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

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

June 2003–December 2003

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

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

January 2000–December 2001

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

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

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

Technical Reports

Kennedy, George L., Todd A. Wirths and Jennifer R. Kraft

2013 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County, California (APN 166-411-75)*. Prepared for Tri-City Christian School. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R.

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

Kraft, Jennifer R. and Brian F. Smith

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- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.
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