

**APPENDIX E**  
**Historic Resources Evaluation Report**



FINAL

**HISTORIC RESOURCES EVALUATION REPORT**  
*for*  
**COLLIER PARK**  
**CITY OF LA MESA, SAN DIEGO COUNTY,**  
**CALIFORNIA**

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## EXECUTIVE SUMMARY

This report is an evaluation of eligibility for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) of Collier Park at 4401 Palm Avenue in La Mesa, California. The report has been prepared in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) prior to the redevelopment of the park by the City of La Mesa as part of the proposed Collier Park Master Plan. The results of this evaluation will assist the City of La Mesa in determining features within Collier Park that should be considered carefully in its redevelopment and will also serve as a vital tool for future planning projects.

ASM evaluated the 7.7-acre park, portions of which established as a park in 1910, and the various elements that comprise it including the Spring House (1907). An intensive-level survey of the park was conducted on August 17, 2011. Archival research and review of secondary sources was then conducted, and subsequent discussions with city staff and the La Mesa Historical Society helped inform a complete history of the site.

Collier Park is recommended as eligible for the NRHP and the CRHR at a local level of significance under Criterion A/1 at the local level under the themes of community planning and development, and conservation for its association with community development as the first municipal park in the City of La Mesa, as well as for its association with conservation and preservation efforts. It is also recommended eligible under Criterion B/2 at the local level for its association with David Charles Collier, one of the pioneers of San Diego County and also an important figure in the history of La Mesa. Collier Park's period of significance begins in 1907 with the construction of the Spring House and extends to 1965 when conservation activities culminated with the relocation of the drinking fountain. As such, the park should be considered a historical resource for the purposes of CEQA and Section 106 compliance.



## 1.0 INTRODUCTION

This historical evaluation was prepared to determine the historical and architectural significance of potential historic resources located at Collier Park, 4401 Palm Avenue in La Mesa, California. Section 21084.1 of CEQA defines a historic resource as any resource listed in, or eligible for listing in, the CRHR. Collier Park, nor the resources therein, have previously been listed in the NRHP nor the CRHR; nor are they a California Point of Historical Interest (CPHI); nor a California State Historical Landmark (CSHL). In 1985, Collier Park and the Spring House were designated as a La Mesa Registered Historic Landmark. In 2008, Collier Park and the Spring House were documented, but not evaluated, by Noah Archeology Consulting in their *Cultural Resource Survey for the Collier Park Master Plan* (Noah 2009). That report recommended an evaluation for NRHP and CRHR eligibility.

In this report, the historic resources at Collier Park are evaluated for their eligibility for designation on the local, state, and national level as individual resources and potential contributors to a historic district, in accordance with CEQA, the CRHR, and NRHP guidelines. This section of the report provides a project description and location. Chapter 2 addresses research methods and the historical context for the property is discussed in Chapter 3. Architectural descriptions of the historic resources are detailed in Chapter 4, followed by their historical evaluations and the applicable regulations and criteria for evaluation of resource importance in Chapter 5. Chapter 6 is the conclusion. The Department of Parks and Recreation (DPR) 523 site record forms for the historic resources are provided in Appendix A; a records search from the South Coastal Information Center of the California Historical Resources Information System is located in Appendix B.

### 1.1 PROJECT LOCATION

The project is located at 4401 Palm Avenue in La Mesa, California, approximately 0.5 mile (mi.) south of downtown La Mesa, the historic core of the community (Figure 1). Collier Park is located within the La Mesa USGS 7.5-minute series topographic map (Figure 2). The park is bordered by Palm Avenue to the west and Upland Street to the east, with residential of some low-density commercial development surrounding the park on all sides. The park is dissected by Pasadena Street, which curves through Collier Park from the northwest corner in a roughly southeastern direction to the middle of the eastern boundary—a route in part determined by the natural topography of the land (Figure 3). Park facilities include tennis courts, a playground, picnic areas, barbecues, restrooms, and parking for 25 vehicles. The boundaries of the park described above and identified in Figure 3 define the Area of Potential Effect (APE) for this project.

### 1.2 PROJECT DESCRIPTION

During 2008-2009, the City of La Mesa undertook a Master Plan for Collier Park to develop options to revitalize the aging Park and the Spring House. Community input from the planning

process raised additional questions about the Park, including potential use of the undeveloped areas and consideration of the Spring House renovation. The City was interested in evaluating approaches to re-utilize the Spring House, as well as creating schematic drawings for potentially more active park uses at two locations: (1) at the northern portion (north of Pasadena Street), and (2) at the easterly portion (east of the Spring House) (Keyser Marston Associates 2011).

The proposed project is organized into four areas: 1) Panhandle; 2) Spring House; 3) History Hill; and 4) Collier Club House. The improvements associated with the four project areas are discussed below. The improvements proposed are conceptual in nature, and detailed plans have not been finalized, except for the Panhandle area of the park. The EIR analysis evaluates a worst-case scenario with respect to the impacts associated with the construction and operation of the proposed project.

### **1.2.1 Panhandle**

The first anticipated phase of improvements to Collier Park would occur in the Panhandle area, which is situated in the southern and western portions of the park. The Panhandle area is primarily developed for recreational use with existing facilities such as a tennis court, playground, restrooms, picnic area, and parking lot. Proposed improvements in the Panhandle area include reconstruction and relocation of the drinking fountain structure; replacement of the playground, restrooms, tennis court, bus stop, and parking; and installation of walking paths, landscaping, drainage, and security features. The improvements proposed for the Panhandle area are described below in further detail.

Drinking Fountain. The existing reconstructed drinking fountain structure would be again reconstructed and relocated at the entrance of the park at the intersection of Palm Avenue and Pasadena Avenue to serve as an enhanced entry feature to the park.

Playgrounds. The existing playground area would be replaced with three separate, age-specific playgrounds for 2-5 years old, 5-9 years old, and 9-12 years old, respectively. The new playgrounds would be located in the central portion of the Panhandle area of the park, so they are visible from the parking lot. A larger, passive turf area would be constructed east of the new playgrounds. Two shade structures would be constructed adjacent to the new playgrounds and would be available for use during special events or group picnics.

Plaza and Restroom. Improvements to the Panhandle area include the construction of a main plaza area adjacent to the new playgrounds. The plaza area would be equipped with a new accessible and secure restroom and storage facility. The plaza would be raised and would allow for a separation of active and passive activities while also serving as a buffer area to keep children away from the main parking lot.

Walking Paths. Three pedestrian entrances would be constructed along Palm Avenue, replacing two existing steeply sloped stair/ramp paths. At least one entrance from Upland Street would be added to encourage pedestrian use by residents in the neighborhood to the east. Another walking path would be constructed from the park's main entrance at the corner of Palm Avenue and Pasadena Avenue, extending southeast to the new playgrounds. This walking path would also extend to the Navy housing project adjacent to the south side of the park. To the extent possible,

all walking paths within the park would be handicap accessible and appropriate for all abilities, and would create internal park connections as well as connections with surrounding streets.

Tennis Court. The existing tennis court would be removed and replaced with a new tennis court to the west of the current location closer to Palm Avenue.

~~Bus Stop. An enhanced bus stop would be provided at the northwestern corner of the park along Palm Avenue.~~

Parking. The existing 25 space parking lot would be removed and replaced with 21 on-site parking spaces throughout the park. The east side of Palm Avenue adjacent to the park has capacity for an additional 32 on-street parking spaces. The intent of spreading out the parking spaces throughout the park is to encourage activity in all areas of the park and improve park security.

Landscaping. Excluding turf areas, the Panhandle area would be landscaped with native vegetation using low water demand techniques consistent with the City's Water Efficient Landscape Ordinance (La Mesa Municipal Code Chapter 14.29). Many of the original non-native trees (such as eucalyptus) would be removed and replaced with different but native species with similar size at maturity and placement along the landscape. The new plants would require minimal maintenance. Turf areas within the Panhandle area would be located in the northwestern portion of the park, along Palm Avenue, and east of the new playgrounds. Three gazebo structures will also be placed along the Panhandle, creating gathering places along the terrain. The removal of the parking lot will create a new circulation pattern in the park, but will allow for more pedestrian uses within the green space. The spatial organization of the park will remain relatively the same, with alterations to accommodate more gathering places, age-appropriate playgrounds, and overall more green space for recreational use. The natural topography and water feature of the Panhandle will remain the same, while the Spring House will remain in place, the Drinking Fountain will be moved to the entrance of the Panhandle and the tennis courts will be moved and replaced west of their original location. Plants would require minimal maintenance. Turf areas within the Panhandle area would be located in the northwestern portion of the park, along Palm Avenue, and east of the new playgrounds.

Drainage. A large portion of the park would be re-graded and replanted to better manage site drainage and limit the amount of water that leaves the site. Drainage improvements would include the installation of grass swales and cobble drainage swales, as well as the replacement of the existing concrete-lined channel with a bioswale and biofiltration basin.

Security Features. The project proposes to enhance park security by creating activity areas throughout the park, installing plantings that do not block views of the park from public rights-of-way, installing lighting throughout the park, and installing new fencing along the southern and eastern boundaries of the park. Project grading would recontour the natural bowl located in the Panhandle area of the park to allow for better visibility from Palm Avenue.

## 1.2.2 Spring House

The existing Spring House is located within the Panhandle area of Collier Park. The City is proposing to mothball the building. This process will entail boarding over the openings to the building to protect it from weather and vandalism. This preservation practice is put into place when all means of finding a productive use for a historic building have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition.

Mothballing the spring house will be done in accordance to the National Park Service's *Preservation Brief #31: Mothballing Historic Buildings*. This will first entail documenting the Spring House and preparing a condition assessment of the building. Next, the building will need to be stabilized, including the extermination or control of pests, as well as protecting the exterior from moisture penetration. Next, the building will need to be secured with components that discourage vandalism and break-ins, while providing adequate ventilation to the interior. A plan for maintenance and monitoring the building will also be developed for the building's protection. ~~exploring various options with regard to the Spring House, including restoration, rehabilitation, and adaptive reuse. For the purposes of the EIR, the proposed project addresses the partial demolition and reconstruction of the Spring House for adaptive reuse as an outdoor interpretive center, which is considered the worst case scenario. The La Mesa General Plan (City of La Mesa 2012) defines adaptive reuse as follows: "The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use." The other options for the Spring House are addressed in Chapter 8, *Alternatives*, of the EIR.~~

~~Under the proposed project, the existing Spring House would be partially deconstructed down to the existing stone rubble wall base and cistern, then repaired to create an adaptive reuse of the structure as an outdoor interpretive center chronicling the history of the park, consistent with the recommendations of the HPC (see Section 4.3.1.2 above). The creation of the outdoor interpretive center would include the stabilization of the remaining concrete and stone wall structure, addition of a new concrete floor finish, water proofing of the cistern, and installation of interpretive exhibits.~~

~~The partial demolition of the Spring House must follow the "Procedure for Permit to Demolish a Historic Landmark or Contributing Structure within a Historic District" described in La Mesa Municipal Code Section 25.03.060. Prior to demolition, historical documentation of the Spring House would be completed.~~

## 1.2.3 History Hill

The History Hill area is located in the southeastern portion of Collier Park, east of the Panhandle area, west of 4<sup>th</sup> Street, and south of Pasadena Street. This area currently consists of mostly undeveloped parkland. The History Hill area would be converted into a grassy amphitheater built into the hillside. The natural elevation would be utilized for "stadium-style" seating composed of pavers and decomposed granite, fronted by a flat area for recreation or performances. The amphitheater would offer casual seating capacity for 50 park visitors and would be suitable for intimate performances and gatherings. A small portion of the amphitheater area would be designated as rental space for weddings and other similar events. The

amphitheater would be located adjacent to the Spring House, creating an opportunity for the two features to be used together as a single special events venue.

The entire History Hill area would be terraced and planted with new landscaping to provide natural spaces for informal gatherings along the unpaved paths meandering through the amphitheater area. Project grading would lower the existing topography of the History Hill area. Three walkways would be constructed within the amphitheater area. These paths would be composed of decomposed granite and terraced to accommodate the topography. The decomposed granite walkways would be interspersed with grass and sandstone steps. The southern portion of the History Hill area would include a walkway that provides access to the southern portion of the Panhandle area.

### **1.2.4 Collier Club House**

The Collier Club House area is located in the northern portion of Collier Park, north and east of Pasadena Street and west of 4<sup>th</sup> Street. This area currently consists of mostly undeveloped parkland. Proposed improvements in the Collier Club House area include construction of a club house building, outdoor seating areas, a plaza area, and parking, as well as the installation of walking paths, landscaping, and security features. The improvements proposed for the Collier Club House area are described below in further detail.

Club House. The Collier Club House area would be developed to contain a new 2,500 square-foot club house building for public use. West of the new club house building, two separate outdoor seating areas and a ceremony stage, with a maximum capacity of 300 persons, would be constructed. East of the new club house building, a plaza area would be constructed that would contain benches, an unpaved pathway, and green space. A water feature, fire pit and outdoor cooking and dining area would be located north of the new club house building. Passive exercise areas, such as an oversized chess game and bocce ball courts or similar types of activities, would be located south of the new club house building.

Walking Paths. Two pedestrian crossings would be installed across Pasadena Avenue. One pedestrian crossing would provide access between the Collier Club House and History Hill areas near the intersection of Upland Street and Pasadena Avenue, while the other pedestrian crossing would provide access between the Collier Club House area and the Spring House area in the central portion of the park. A concrete sidewalk would be constructed along the western side of Upland Street for the length of the park boundary along this roadway. A connected sidewalk would also extend from Upland Street into the center of the park along the northern side of Pasadena Avenue, terminating at the pedestrian crossing in the Collier Club House area. The portion of the sidewalk within the park boundary would include a handicap ramp and landing system. A separate, unpaved path would be constructed between the plaza area, near the intersection of Upland Street and Pasadena Avenue, and the new club house. Benches would be interspersed throughout the Collier Club House area. To the extent possible, all walking paths would be handicap accessible and appropriate for all abilities, and would create internal park connections as well as connections with surrounding streets. Walking paths would be placed to encourage physical activity and facility walkability.

Traffic Circulation. A driveway would be constructed along the northern portion of the park boundary that provides access from Pasadena Avenue to the outdoor seating area west of the new club house building.

Parking. An asphalt parking lot with 34 spaces would be constructed within the northeastern portion of the Collier Club House area.

Landscaping. Excluding turf areas, the Collier Club House area would be landscaped with native vegetation using low water demand techniques consistent with the City's Water Efficient Landscape Ordinance (La Mesa Municipal Code Chapter 14.29). One turf area would be located in the western portion of the Collier Club House area, adjacent to Pasadena Avenue. Another turf area would be located immediately west of the plaza within the Collier Club House area.

Security Features. Park security would be enhanced by creating activity areas throughout the park, installing plantings that do not block views of the park from public rights-of-way, and installing lighting throughout the park.

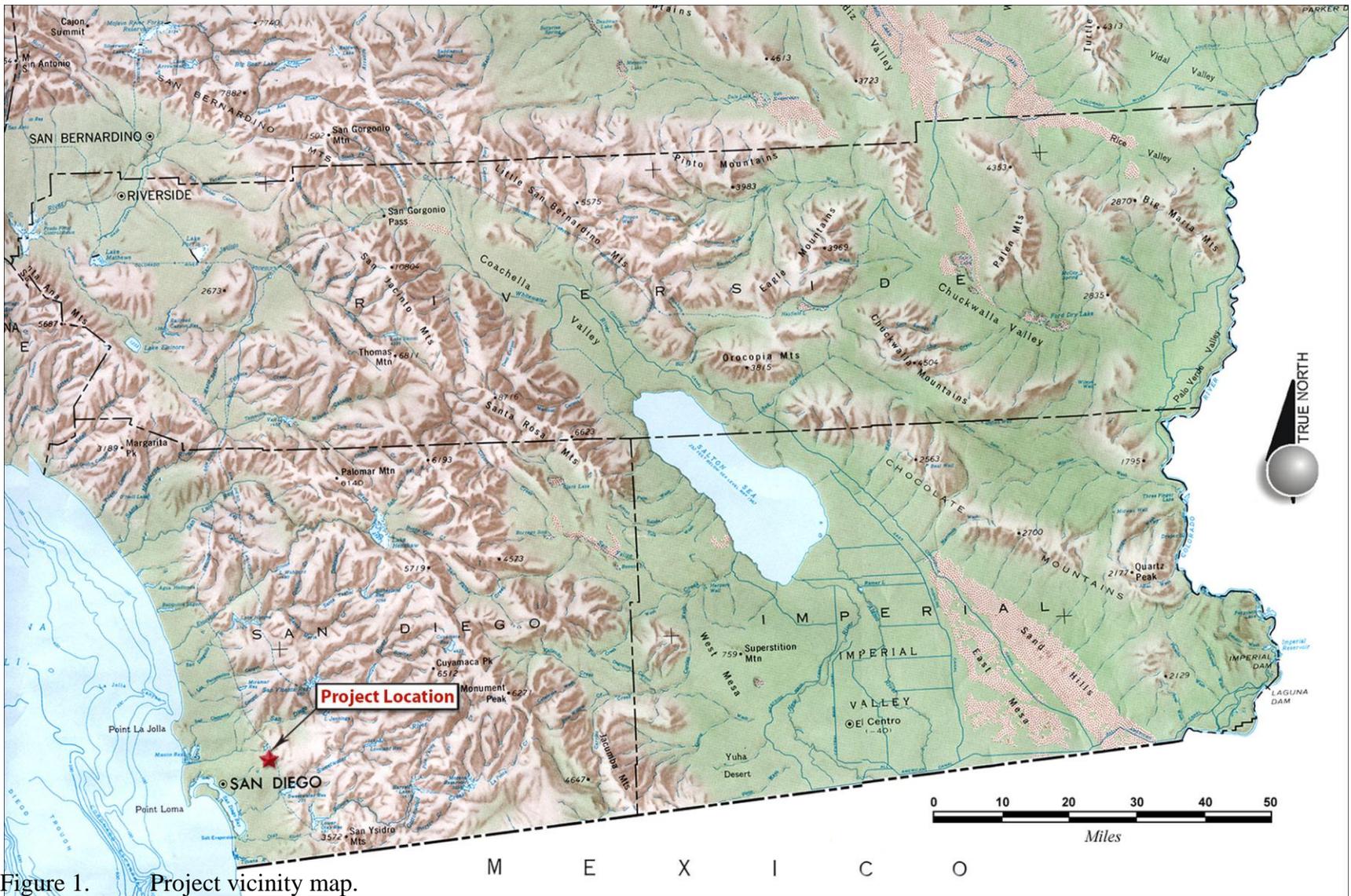


Figure 1. Project vicinity map.

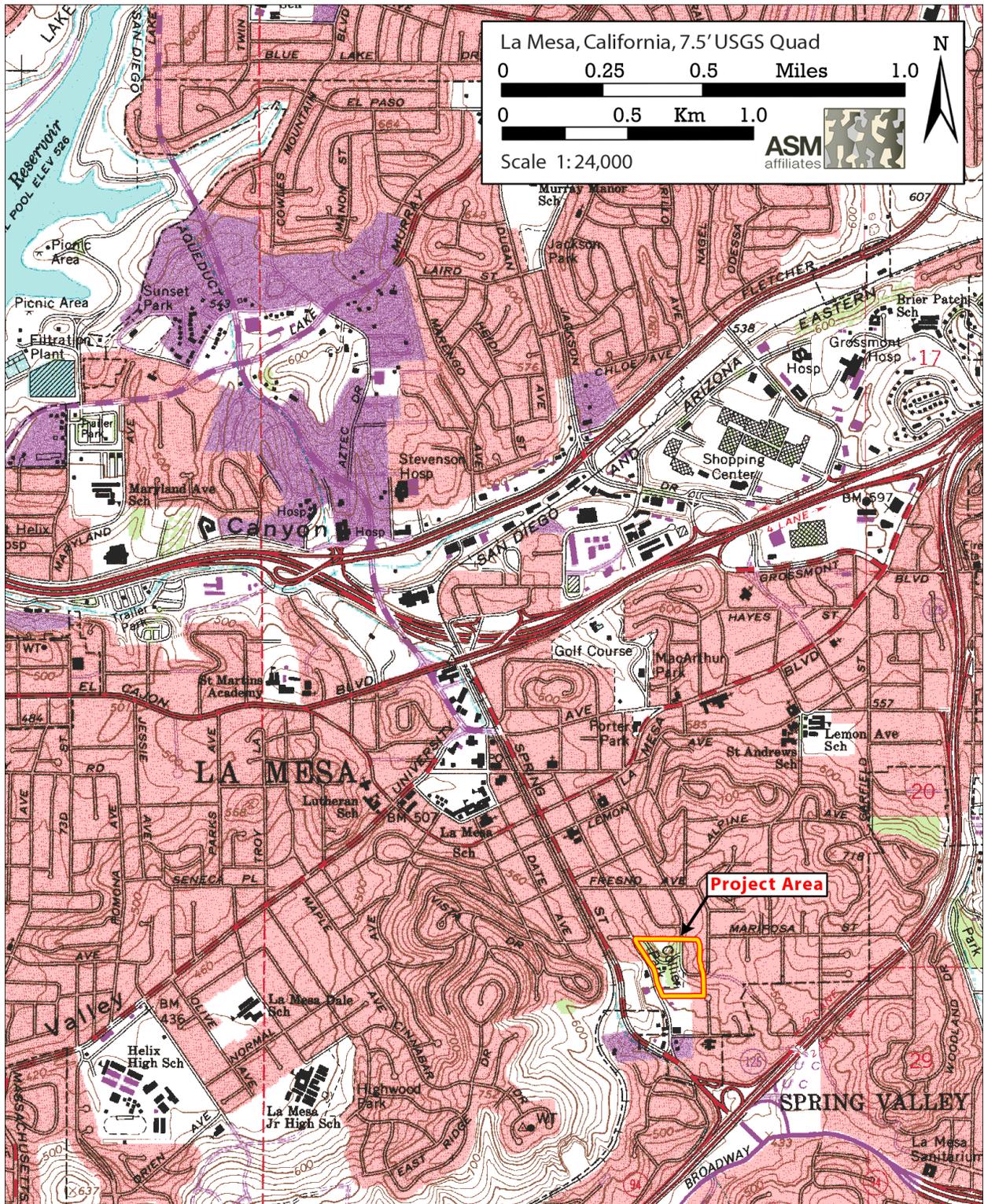


Figure 2. Project area map.



Figure 3. Aerial depicting the APE and park boundaries, as well as the built features of Collier Park.



## **2.0 RESEARCH AND SURVEY METHODOLOGY**

In evaluating the historical and architectural significance of the property, ASM considered a number of factors relevant to making a recommendation of eligibility including:

- the history of the park's construction and use;
- the history of the surrounding community and the park's historical context within that community;
- the park's association with important people or events;
- whether the components of the park are the work of a master architect, craftsman, artist, or landscaper;
- whether the park is representative of a particular style or method of construction;
- whether the park has undergone structural alterations over the years and the extent to which such alterations have compromised its historical integrity; and the current condition of the property.

### **2.1 RECORDS SEARCH AND DATA ANALYSIS**

As a first step in identifying potentially eligible resources within Collier Park, ASM consulted historic maps and aerial photos to help identify the locations of potential historic resources. ASM obtained a records search from South Coastal Information Center (SCIC) to identify all historic built-environment resources in the Project APE that were previously recorded in the California Historical Resources Information System (Appendix B). Previous studies were also consulted, specifically the 1985 local landmark nomination and the recent cultural resources survey (Jones and Regan 1985; Noah 2009).

### **2.2 FIELD SURVEY**

ASM conducted a historic resource field survey on August 17, 2011, to document historic resources within Collier Park. The reconnaissance-level field survey was conducted by ASM's Senior Architectural Historian Shannon Davis and Associate Architectural Historian Jennifer Krintz on foot, followed by a windshield survey of select areas of La Mesa for comparable park sites. During the survey, the architectural historians took written notes and photographs to document the resources and their setting. Department of Parks and Recreation (DPR) record forms for Collier Park and Spring House to document this field survey are provided in Appendix A.

## **2.3 ARCHIVAL RESEARCH**

ASM conducted archival research to develop a regional historical context and resource-specific contexts for resources within the park (see Chapter 3). ASM conducted research at the California Room of the San Diego Library and the La Mesa Historical Society, reviewing primary and secondary sources in their archives. ASM also consulted with the City of La Mesa Planning Department for further information on other early parks in the community noted on the city inventory.

## **2.4 PRIOR ARCHEOLOGICAL SURVEY**

In 2009, Noah Archaeological Consulting surveyed the APE for archeological resources. The study consisted of a cultural resource literature review, records search, and field survey of the 7.7 acre park. At the time of the survey, ground visibility was fair to excellent over about 50 percent of the surveyed area and poor to obscured by pavement over the remaining acreage. Two small fragments of marine shell were noted on the property and may indicate precontact use of the area. The archeological report recommended evaluation of Collier Park for the NRHP and, if eligible, identification of the contributing resources. The report also recommended that because there may be subsurface historic or precontact archeological resources in certain areas of the park, a qualified archeologist and Native American monitor construction activities in the those areas, including portions of the park that could not be examined owing to heavy vegetation grown (lawns) or pavement; all low-lying areas because they may be covered with fill; areas around the spring house; and areas that have not been scraped beyond a depth where cultural resources would be expected.

## 3.0 HISTORIC CONTEXT

### 3.1 SPANISH AND MEXICAN PERIODS

Spanish explorer Juan Rodríguez Cabrillo first encountered California and the San Diego area in 1542, claiming it for the King of Spain. More than two centuries later, Christian missionaries and soldiers made port and founded Mission San Diego de Alcalá in 1769, the first of 21 Spanish missions (1769-1823). That mission is located just 6 mi. from where La Mesa was later established. At that time, the La Mesa area served as grazing land for mission cattle (Jones 1985). After Mexican independence from Spain in 1821, the process of dismantling of the mission system began to unfold. The 1833 Secularization Act passed by the Mexican Congress ordered half of all mission lands to be transferred to the Indians, and the other half to remain in trust and managed by an appointed administrator. These orders were never implemented due to several factors that conspired to prevent the Indians from regaining their patrimony. The missions, including Mission San Diego de Alcalá, were secularized by 1835. The land east of the pueblo of San Diego was granted to Don Santiago Arguello, comandante of the Presidio of San Diego from 1827 to 1835, and became the Mission Rancho. Arguello also used the area to graze his large herds of cattle, up until his death in 1862 (Jones 1985).

### 3.2 LA MESA HISTORY

In 1868, Robert Allison purchased more than 4,000 acres of land from the heirs of Arguello, acreage that included most of the southern portion of the current city of La Mesa. The area became known as Allison Springs, and by the 1890s, was primarily dedicated to agricultural uses, primarily fruit groves and especially lemons. A small community north of the springs developed by the end of the nineteenth century. Railroad tracks were built through the town by 1889, and a depot erected in 1894 (Jones 1985). Shortly thereafter the town became known as La Mesa Springs. The first school was completed in 1895 (Jones 1985). By 1912, the community was simply known as La Mesa.

San Diego developer, Colonel David Charles Collier, purchased a substantial tract of land in La Mesa from Allison in 1905. Other developers begin purchasing land around La Mesa as well, and early subdivision maps to develop 200 acres of present downtown La Mesa were filed in 1906 by San Diego developers Sherman Grable and Charles Park. Collier filed a subdivision map for an area east of present day Spring Street a few years later in 1908. By 1912, La Mesa's population had grown to 700 and supported its own local paper, the *La Mesa Scout*. The town was incorporated that same year (Jones 1985).

As the town grew, its citizen and developers exhibited interest in establishing city parks. The earliest of these parks were Prospect Point and Collier Park. Prospect Point, established circa 1910 and deeded to the city on July 10, 1912, was located on the summit of Mt. Nebo, and was a small circular park with pavilion, primarily used as an observation point and for Easter sunrise service until 1917 (Deed 1912; *La Mesa Scout* 1912a). All that remains today are some of the

stairs built to access this high point in the city (Niemeier 2011). Other early parks were small landscape areas set aside in subdivision maps, such as Lookout Park, a triangular block of several hundred square feet on the eastern slope of Mt. Nebo (*La Mesa Scout* 1912a).

### **3.3 PROPERTY HISTORY**

The natural springs located in what is today Collier Park were first utilized by the Kumeyaay Indians, for whom the springs were a seasonal stopping place for their medicinal qualities and thereafter known as Indian Springs. During the Spanish and Mexican periods, the land surrounding the springs was used for the grazing of cattle (Jones 1985). Robert Allison's purchase of a portion of the rancho in 1868 included the springs which he used as a source of water for his family's sheep herds (Jones 1985).

In 1905, Colonel David Charles Collier purchased a substantial portion of land in southern La Mesa, including the springs. Collier played an influential role in the development of La Mesa. He initially purchased Allison's property with the intention of building a country estate for himself. However, his plans shifted to develop the land in other ways, which included capitalizing on the natural springs by erecting a bottling works from which he would sell the water in five-gallon units. In late 1907, the bottling works was completed, and remains today known as the Spring House. The bottling works contained a storage reservoir into which the spring water was pumped. A well 100 yards away from the bottling works captured the water from one of the three springs on the site, which was then brought to the bottling works by way of a vitrified pipeline, two feet in diameter (*San Diego Union* 1907). The bottling works was constructed with locally quarried squared stones, with cement mortar and all framing plastered in cement rubble (*La Mesa Scout* 1912b). A fountain (no longer extant) was later erected southwest of the Spring House for easier dispensation of the water (*La Mesa Scout* 1912b). Sometime between 1903 and 1909, Collier requested that landscape architect George Cook, who was contracted to work on San Diego's Balboa Park, survey his land and potentially design a park in what is now La Mesa (Newland 2012). While Cook did provide a sketch of the area, there is no evidence that he did in fact design Collier Park (Newland 2012). George Cook died in 1909.

In 1910, Collier donated 5 acres of land to the people of La Mesa for the establishment of a park, primarily west of Palm Avenue and south of Pasadena Avenue (*La Mesa Scout* 1912a). Later that year, the Collier Park Association was incorporated for the purpose of acquiring additional land and improving that already donated by Collier. Shares in the Association were sold for \$10, and improvements began. Only the northwestern corner of the current park, east of Palm Avenue, was part of Collier's donation. It is likely that this section of the park was the original location of an early well that drew on the spring water to irrigate the park's landscaping and supply the park's fountains (*La Mesa Scout* 1912b). It was initially hoped that this well could also supply other city parks as they were created.

Collier sold the springs and the remaining portions of what is now Collier Park to the Union Title and Trust Corporation as some point prior to 1914. The La Mesa Springs Corporation purchased the 14-acre parcel surrounding the springs in January of 1914. That same year, the City of La Mesa called for a special bond election to purchase that land for "water purposes." The bond

passed, and the city acquired the land on March 22, 1915. A second bond was also proposed, but failed, that would have allowed the city to purchase Collier Park from the Collier Park Association. The city did not pursue that further, and the Association eventually sold the land to private owners in 1920. The eastern section of that parcel (approximately 3 acres) is today the oldest portion of Collier Park, acquired by the city at some time before 1920 (*La Mesa Scout* 1920).

In 1915, shortly after the acquisition of the springs by the city, the water was piped to a drinking fountain in downtown La Mesa 0.25 mi. away, at the corner of La Mesa Boulevard and Spring Street. The city also began plans at that time to further develop the “park adjoining the springs,” although further improvements to the landscape were not undertaken until 1920 (*La Mesa Scout* 1916). At that time, plans were announced that the City would be undertaking landscaping and the construction of driveways, restrooms and a pool (*La Mesa Scout* 1920a; 1920b). Funds were raised by community events, and the Spring House was converted into dressing rooms for the pool. The pool, at the southwest corner of the park, was completed in 1921, and tennis courts were built directly east of the pool in 1922 (*La Mesa Scout* 1921; 1922). The pool was plagued by walls that caved in repeatedly after heavy rains, and its use was discontinued by the mid-1930s. Although the City pursued the construction of a new pool through the Works Progress Administration, those plans did not materialize (City Council of the City of La Mesa 1936). The pool was eventually filled in and replaced by new tennis courts in the late 1940s (Historic Photo 1948). At one time the park contained a caretaker’s residence erected in 1924 east of the Spring House, the foundation of which is all that now remains.

By the 1930s, the name Collier Park applied to the entire area currently referred to as such, including 8 undeveloped acres east of Fourth Street that were eventually sold in 1945. The sale of that parcel was the last change in the boundaries of the park and which today its visibly defined by Palm Avenue to the west, Fourth Street to the east, and the neighborhood development that has since been erected to the north and south. By the mid-1940s, the condition of the park had deteriorated and a group of 25 female gardening students, inspired by a *Better Homes and Gardens* contest, received approval from the La Mesa City Council to undertake a beautification project to revitalize the now aging community park (*La Mesa Scout* 1948). Taking their name from the old bottling works building, the Spring House Garden Club with assistance from the City began renovation in the spring of 1948. The group renovated the Spring House as a meeting space and added a pergola covered with bougainvillea. Landscape improvements included new flower beds and the plantings, specifically succulents, on the hillside east of the springs. The roads were graded and new restroom constructed. The park was rededicated on September 19, 1948, and the project won third place in the *Better Homes and Gardens* contest for its division (towns of 10,000 to 100,000) (*San Diego Union* 1948). A bronze plaque was placed on the interior of the Spring House (Jones and Regan 1985).

The Spring House received a new roof, suspended ceiling, new floors, and new glass panes during the beautification project, and shortly thereafter a fireplace was added to the east wall (*La Mesa Scout* 1948). A portion of the wall and foundation were also reconstructed at this time (Jones and Regan 1985).

The park particularly served La Mesa's school-age population. A large playground was erected at the park in late 1940s (*La Mesa Scout* 1953). Prior to the Spring House Garden Club's improvements, the City had already undertaken plans to move a building to the southeastern corner of the park for use as a Boy Scouts camp, dedicated as the Wa-di-ta-ka La Mesa Boy Scout Memorial Camp in 1948 (building demolished sometime post 1960s). Perhaps in response to the boy's camp, the women of the Spring House Garden Club included a campfire circle for the local Campfire Girls as part of their overall 1948 park improvements.

The drinking fountain erected in 1915 to bring spring water downtown was threatened by a street-widening project in the 1960s. In response to community support, and donations, the City Council moved to disassemble and reconstruct the fountain in Collier Park, just south of the Spring House (Jones and Regan 1985). The original roof framing and tiles were preserved, while the stucco base was replaced with brick (City of La Mesa 1965). The relocated fountain was completed in July of 1965.

The park still continues in its original function as a recreational space for the residents of La Mesa. The Spring House was used for meeting space until it reached such a point of deterioration again that it was closed and boarded up in 1981. The 1940s playground equipment was replaced within the past few decades. Grass was planted throughout the park at some point past 1952 (Historic Photo 1952).

## **3.4 COLONEL DAVID CHARLES COLLIER**

As a lawyer, developer, politician, and organizer of the 1915 Panama-California Exposition, David Charles Collier was influential in the early twentieth century development of San Diego and La Mesa. In 1883, Collier arrived in San Diego from Colorado with his parents at the age of 12. Just two years later, he began working at his father's law firm, and by the age of 20 was admitted to the California Bar (Heilbron 1936). He is believed to be the first person in San Diego to own an automobile, purchasing one in 1900 (Amero 2010).

Collier's political career began in 1902 as a candidate for the Republican nomination for Congress. He was given the honorary title of "Colonel" by California Governor James Gillett in 1908, when he served on the governor's staff. He also made unsuccessful bids for San Diego City Council and the Board of Supervisors (Amero 2010).

After practicing law in San Diego for 14 years, Collier shifted his interested to real estate development. In 1905, he established a real estate company eventually called D.C. Collier & Co., and among his first purchases was a large tract in La Mesa. He also was responsible for other San Diego area subdivisions including University Heights, Normal Heights, Encanto, Ocean Beach, and Point Loma Heights (Heilbron 1936). As part of his development activities, Collier supported the development of parkland by donating land for parks not only in La Mesa, but in Ramona and Point Loma as well. To further the development of the San Diego area, he helped convince aviator Glenn Curtiss to establish his airfield at North Island in 1910, a significant step in aviation and military development for the region (Heilbron 1936).

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Collier's role in the development of the San Diego area naturally lead to his involvement with the Panama-California Exposition in 1915, for which he served as President and Director General from 1911 to 1915 (Jones and Regan 1985). Collier was credited as "the creative genius of the Exposition," which proved to be a landmark event in the history of the city because of the growth that it fostered and the visibility that it brought to the still young city. Collier was responsible for selecting architect Bertram Goodhue and landscape architect Frederick Olmstead for the design of the exposition buildings and grounds, both influential in their respective fields (Heilbron 1936). Goodhue's designs in particular became widely influential in the development of Southern California architecture. Because of his success with the Panama-California Exposition, Collier was sought by other cities for his development of other expositions and left San Diego for positions in Brazil, Philadelphia, and Chicago. During the 1910s and 1920s, he was considered one of the country's leading exposition authorities (Jones and Regan 1985).

Collier returned to San Diego in 1930 and engaged in real estate and legal practices for the last few years of his life until his death in 1934 (Amero 2010).



## 4.0 ARCHITECTURAL DESCRIPTIONS

### 4.1 COLLIER PARK DISTRICT

Collier Park is a public park that is approximately 7.7 acres of city-owned land. It is located at 4401 Park Avenue in the City of La Mesa, California. It is an irregularly-shaped park with a varying topography and terrain that consists of two hillsides on the west and east sections of the park.

The spatial organization of the land in Collier Park creates the recreational use of the landscape. Most of the recreational activity and use is centered on the most level land which is an irregularly shaped flat terrain composed of a grass lawn with scattered old-growth trees such as eucalyptus and various types of palms. All of the major buildings and structures are located on this flat terrain (Figures 4, 5). A water feature element is located east of the Spring House and consists of a small creek or drainage canal that has been lined with river rocks and stones (Figure 6). A likewise stone bridge connects the eastern side of the park with the west where the Spring House is situated (Figure 7). Other small-scale landscape features that have been added to accommodate this general recreation area include picnic benches and tables, grills, trashcans, and water fountains (Figures 8, 9). Decorative elements such as large boulders and smaller stones also follow the circulation patterns and border small pathways. The circulation route of Pasadena Avenue follows the natural curves of the hillside terrain. Park Avenue is situated next to the western elevated section of the park. This circulation pattern is bordered by vegetation on the western hillside that slopes down to the more level areas of the park (Figure 10). This hillside vegetation is bordered by small wood fences that line the landscape, containing the recreational use to the center area of the park. Little information could be found about the historic use of the northeast corner of the park, but it remains a hillside landscape, much like the eastern side of the park which is elevated above the general recreational area of the park below and does not include the same furniture that is adorned in the landscape below. Conversely, these hillside terrains have a more rugged and unfinished dirt floor with smaller trees, and plantings such as succulents adorning either side of the pathways. The absence of recreational furniture and the presence of chain link fences indicate the limited use of these hillside sections of the park (Figures 11, 12).

Contributing district landscape features include old-growth trees and vegetation, a winding circulation pattern that follows the natural terrain of the landscape, and a water feature. Buildings and structures include the spring house, drinking fountain, bridge, and tennis courts. Non-contributing features of the district include the playground, bathroom building, bridge, lawn furniture, grills and trashcans. Although these are non-contributing to the district, they are nonetheless features of the district that accommodate its use as a recreation park.



Figure 4. Overview of part of Collier Park looking northeast.

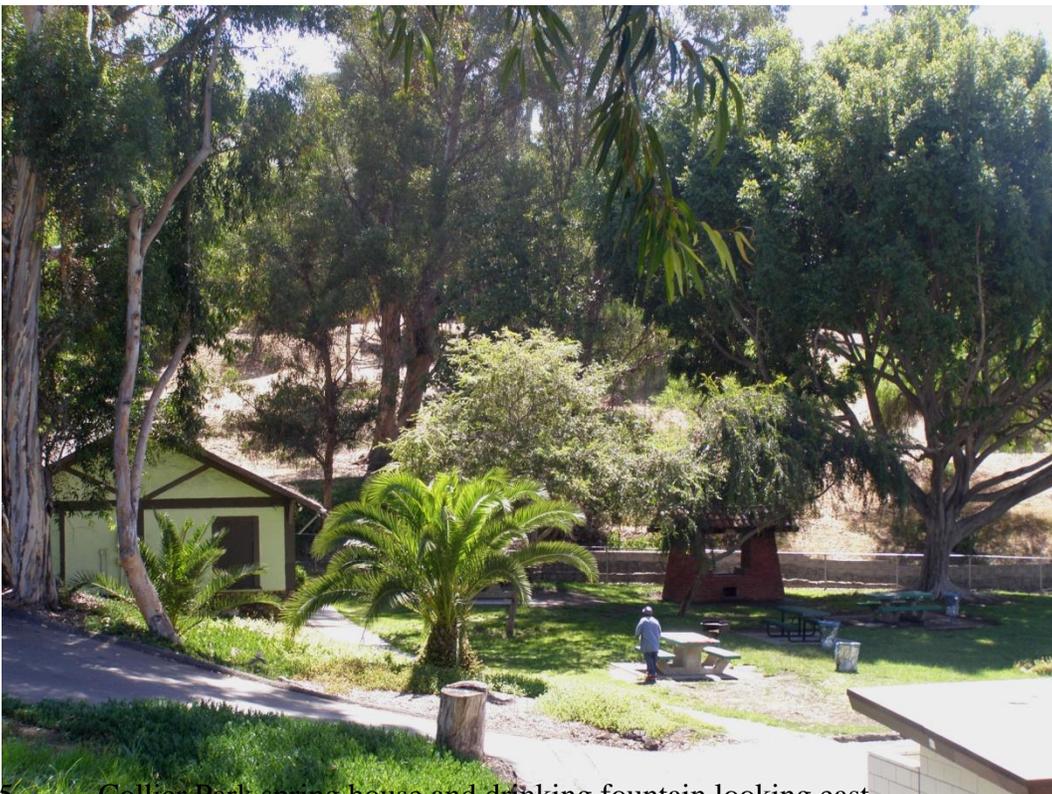


Figure 5. Collier Park spring house and drinking fountain looking east.



Figure 6. View of the water feature looking north.



Figure 7. View of the bridge over the water feature looking east.



Figure 8. View of a picnic bench and grill at the northern end of Collier Park looking south.



Figure 9. View of a brick water fountain in Collier Park.



Figure 10. View looking south at the fence and plantings adjacent to Park Avenue.



Figure 11. View looking north at the northeastern section of Collier Park and Pasadena Avenue.



Figure 12. View looking south at the eastern section of Collier Park.

## 4.2 SPRING HOUSE

The Collier Park Spring House was constructed in 1907 with features of the Craftsman style. It is a one-story vacant building located on the east side of Park Avenue (Figures 13, 14, 15). It was once used as a utilitarian building for bottling. The building has a wood frame, rectangular floor plan with a stone foundation that is exposed on the south elevation that is situated on a slope. The exterior is clad in stucco with half-timbering underneath the gable ends. The roof is a moderately pitched front gable roof clad in an asphalt sheet. There are also exposed rafters and knee braces. On the south elevation, a concrete walkway leads to the primary entrance which consists of a single flush wood door. There are secondary entrances located on the west and south elevations that consist of single doors that have been boarded over. There are three windows on the east elevation that have been boarded over. On the south elevation there are three windows that have been boarded over. The west elevation consists of one window that has been boarded over. On the north elevation there are no window openings. All windows have moderate casings and wood lintels. Craftsman features of the building include the overhanging eaves and exposed rafter tails and knee brackets. Other Craftsman features include the horizontal massing of the building and the half-timbering detailing underneath the gable ends. Historic photographs from 1949 show the windows were once one-over-one double hung sashes. There is a red brick chimney located on the east elevation exterior. There are no additions to the property. Modifications to the building include the boarding over of the windows and secondary entrance doors. According to a historic photograph from 1949, the south elevation roof was extended to include a pergola feature that extended over the walkway and was supported by wood posts. This

is no longer extant. Landscape features include mulch and bushes along with a stone garden located adjacent to the building. Mature trees surround the building and offer shade to the surrounding landscape.

The interior of the building is in disrepair (Figure 16). The primary entrance on the south elevation leads to one room that spans the entire building interior. On the northwest section of the interior, there is a raised platform that is accessed by concrete steps. Surrounding the perimeter of the platform are metal poles and chain ropes. Atop the platform there is a door which leads to the west elevation exterior. Underneath the platform is a small wood door that leads to an open, possibly storage space underneath the stage platform. On the eastern wall is the fireplace opening which lacks ornamental detail. Over the fireplace is a mantel and indented ledge that spans the entire eastern wall. Over the ledge are two boarded-over windows. Most of the interior walls have been gutted and exposed lathing can be seen. Other interior walls have a plaster covering. The interior truss system is also fully exposed. There is mold and animal waste within the interior of the building that is causing further deterioration of the structure.





Figure 13. View looking west at the east elevation of the spring house.



Figure 14. View looking northeast at the west elevation of the spring house.



Figure 15. View looking northeast at the west elevation of the spring house.



Figure 16. View of the interior of the spring house.

### 4.3 DRINKING FOUNTAIN

The Collier Park Drinking Fountain was constructed in 1915 and has features of the Spanish Colonial Revival style (Figure 17). It is an approximately 8-foot structure located southeast of the Collier Park Spring House in Collier Park. The fountain is a brick structure with two tapered columns adjoined in the center where the fountain is located. Underneath the fountain is a pipe system accessed by a small opening in the brick façade. The structure is covered by a side gable roof that has a wood truss system with exposed rafters and clad in red clay tiles.



Figure 17. View of the drinking fountain looking east.

The fountain was moved in 1965 to Collier Park as part of a conservation effort. It was previously located on Spring Street and was moved for a road-widening project.

### 4.4 TENNIS COURT

The tennis court was constructed sometime in the 1950s and has remained a tennis court to date (Figure 18). The tennis court is located at the southwestern section of the park. It is the standard size and shape of a contemporary tennis court and has likely been repaved and repainted since its original construction. There is a chain-link fence that surrounds the court. An earlier tennis court was located east of the current tennis court. As such, there was a pool located where the extant court stands. Sometime in the late 1940s, the pool was demolished and in its place, the current tennis court was constructed in the 1950s.



Figure 18. View of the tennis court looking south.

## 5.0 RECOMMENDATIONS OF ELIGIBILITY

This historic evaluation was carried out in compliance with Section 106 of the NHPA and CEQA. Section 106 is applicable to federal undertakings, including Projects financed or permitted by federal agencies, regardless of whether the activities occur on land that is managed by federal agencies, other governmental agencies, or private landowners. In practice, the NRHP criteria for eligibility applied under Section 106 are generally (although not precisely) concordant with CRHR criteria. Therefore, all potential historic resources within Collier Park were evaluated for NRHP eligibility, with equal applicability to CRHR. Compliance with CEQA requires consideration of impacts to cultural resources as historical resources or those resources potentially eligible for listing on the CRHR. The procedures for assessing archaeological and historical resources are addressed in CEQA Guidelines Section 15064.5(a) and 15064.5(c).

### 5.1 NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

Authorized by the NHPA of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the Nation's historic places worthy of preservation. The NRHP criteria for evaluation are designed to guide federal agencies and others in evaluating whether a property is eligible for inclusion in the NRHP. *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, was followed for the evaluation of Collier Park (National Park Service, National Register of Historic Places 1991). The criteria for evaluation are as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded or may be likely to yield, information important in prehistory or history [36 CFR 60.4].

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered

eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) a property achieving significance within the past 50 years if it is of exceptional importance.

## **5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES SIGNIFICANCE CRITERIA**

The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the NRHP criteria.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001).

### **5.3 LA MESA REGISTERED HISTORIC LANDMARK CRITERIA**

The City’s Historic Preservation Ordinance, contained within Title 25 of the La Mesa Municipal Code, is the primary tool utilized to implement the Historic Preservation Element. The ordinance includes language on Historic Landmark designation and project review for historic-era properties and designated Historic Landmarks. Additionally, working in conjunction with the Historic Preservation Ordinance, the review of impacts at historical resources is included within the CEQA project review process for proposed discretionary actions within La Mesa municipal boundaries.

Collier Park is designated as a La Mesa Registered Historic Landmark, and was the third such property to be so designated. The Spring House and Collier Park were also identified on the local Historic Resources Inventory as one of 24 Registered Historic Landmark on the local register. In order to be eligible for designation as La Mesa Registered Historic Landmark, a structure must satisfy at least one of the following criteria (City of La Mesa, 2012):

- A. Is identified with persons or events significant in local, state, or national history; or
- B. 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; or
- C. Represents the notable work of an acclaimed builder, designer, or architect; or
- D. Is identified with a person or persons or groups who significantly contributed to the culture and development of the City; or
- E. Embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship; or
- F. An archeological or paleontological site which has the potential of yielding information of scientific value; or
- G. 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.

## **5.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT SIGNIFICANCE CRITERIA**

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, Public Resources Code, Section 5021.1[b].

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

- 1) Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.
- 3) Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

## 5.5 INTEGRITY

In order to be eligible for listing in the NRHP or the CRHR, a property must also retain sufficient integrity to convey its significance. Bulletin 15 also establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance.” The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

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

## 5.6 EVALUATIONS

### 5.6.1 Collier Park

Collier Park is recommended eligible under Criterion A/1 at the local level under the themes of community planning and development, and conservation. Collier Park’s period of significance begins in 1907 with the construction of the Spring House and extends to 1965 when conservation activities culminated with the relocation of the drinking fountain. David Charles Collier donated the first parcel of this park in 1910 which soon evolved into a recreational park for the citizens of La Mesa, particularly its youth, with such amenities as open space, playground, picnic areas, a pool and tennis courts. Some of these features have since been altered or replaced. Collier Park was the first recreational park established in La Mesa, and remains the oldest park in the city today. The northwestern portions of the park dates to 1910, while the remaining acreage was acquired by the city in 1915, and fully developed by the early 1920s. Prospect Park, the only other contemporary park was also established in 1910. Although it was acquired in total by the

city slightly earlier than Collier Park, it was little more than an observation point and all that remains today is a stairway.

Collier Park also experienced the beautification and conservation efforts that were part of a nationwide movement in the mid-twentieth century, in this case by a group of local women who restored and improved its setting to ensure the park would continue to be utilized. In the early 1950s, the current tennis court was added to replace the demolition area of the previous pool. Conservation efforts extended to 1965 when the drinking fountain was relocated here from its previous location, endangered by the road-widening along Spring Street. This conservation effort is evident in the collection of the park's buildings, structures, and objects as well as landscape features. Some landscape features from this time remain such as the succulents planted on the eastern hillside.

Collier Park is also recommended eligible under Criterion B/2 at the local level for its association with David Charles Collier, one of the pioneers of San Diego County and also an important figure in the history of La Mesa. Collier was a prominent lawyer and developer during the late nineteenth and early twentieth century and was responsible for the development of several neighborhood tracts in San Diego County. In 1910, Collier donated the land, which included the spring house; that was soon to become Collier Park. Collier Park is named after him.

Collier Park consists of a variety of buildings and structures from various layers of its history. None of its features are outstanding representations of a particular architectural style or method of construction. It is therefore recommended not eligible for the NRHP or the CRHR under Criterion C/3.

Due to the nature of this report, Collier Park was not evaluated for the NRHP or the CRHR under Criterion D/4.

NRHP Criterion Consideration G was not applied to Collier Park as it is an example of a property that does not need meet Criterion Consideration G following the guidelines outlined in Section VII of NRHP Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (National Park Service 1991):

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

In the case of Collier Park, there are only two years during which the final completion of the park (the relocation of the drinking fountain to the park) overlaps the 50 year period. Additionally, Collier Park is a historic district in which none of the resources are less than 50 years only (as the drinking fountain's construction predates its relocation to the park), and the most important Period of Significance is greater than 50 years old (as only portion of the period of significance that extends in to last 50 years is the relocation of the drinking fountain). As such,

Criterion Consideration G was not applied as it meets two of the possible exclusions for application of this criterion consideration.

The contributing elements of Collier Park are those features that date to its period of significance. These features include the Spring House, the drinking fountain, the tennis courts, the small water feature and bridge east of the Spring House, and landscape features including the natural terrain, topography, as well as the old-growth trees and plantings undertaken by the local community in efforts to conserve the park. The landscape features of Collier Park contribute to its eligibility and integrity as a recreational park. The spatial organization, natural topography, placement of furniture and small-scale elements, buildings, structures, and objects are all elements of Collier Park that create the recreational use of the landscape.

The non-contributing features are those elements of the park which were not constructed or implemented during the period of significance, but are used today for the same recreational purpose as the original contributing elements. These non-contributing elements include the bathroom building, the playground, the concrete park benches, grills and water fountains. Although these non-contributing elements do not add significance to the historic period of Collier Park, they are nonetheless features which contribute to its continued use as a recreational park.



## 6.0 ASSESSMENT OF DIRECT IMPACTS ON THE HISTORIC BUILT-ENVIRONMENT

CEQA Guidelines Section 15064.5(b)(1) defines a substantial adverse change as one that would materially impair the significance of an historical resource. According to Section 15064.5 (2)(C), “the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.” After thorough evaluation of this district, Collier Park is recommended eligible for the CRHR and NRHP and can be considered a historic property affected by the proposed Project. The comprehensive development proposed within Collier Park will create a substantial adverse change and materially impair the significance of this resource. The alteration in land use from the two major sections of open space within the park to an amphitheater and club house will transform the ~~overall historic use and design of the landscape, which is an~~ topography, vegetation, circulation, spatial organization and land pattern of the park, which are important contributing features of the Collier Park district. Other alterations to the park include replacing the circulation pattern of the Panhandle, by removing the parking lot and moving the tennis courts. Therefore, according to Title 14, Chapter 3 of the CEQA Guidelines, ASM recommends that this action be considered an adverse effect.

Furthermore, ASM recommends that mothballing the Spring House is an appropriate course of action and will result in the temporary preservation of this building and will not alter its inclusion in the CRHR and NRHP as a contributing element to the Collier Park historic district. Further, the moving of the Drinking Fountain, a feature that is currently not in its original location and has already lost its integrity of location will not result in its ineligibility for inclusion in the CRHR and NRHP. The Tennis Courts complete or partial demolition to accommodate moving it west of its original location will result in its ~~complete or partial demolition of the Spring House, Tennis Courts, Drinking Fountain, and water features east of the Spring House will result in those features~~ ineligibility for inclusion in the CRHR and NRHP as a contributing elements to the Collier Park historic district. The complete or partial demolition of ~~these contributing elements~~ the Tennis Courts would therefore result in the material impairment of the resource in such a way that it would no longer convey its historical significance and justify its eligibility for inclusion in the CRHR or NRHP. The loss of ~~these~~ this features would also contribute to the cumulative impact on the district, considering the overall substantial adverse change to the Park resulting from the Project.



## 7.0 RECOMMENDED MITIGATION

According to Section 15126.4 of CEQA Guidelines, mitigation measures should describe feasible measures which could minimize significant adverse impacts. The proposed development of Collier Park will create an adverse effect. Project redesign that would rehabilitate the contributing structures and landscape features within the park in strict accordance with the Secretary of Interior's *Standards for the Treatment of Historic Properties* is the preferred alternative, and would mitigate the impacts of the project to less than significant. During the course of the project, project redesign now includes ~~adaptive reuse of~~mothballing the Spring House, ~~following the City of La Mesa's definition of adaptive reuse: the reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use.~~ It also includes altering two major sections of the landscape which will significantly alter its inclusion as a feature of the Collier Park historic district.

As the preferred alternative for project redesign that avoids all impacts is not feasible, the minimum mitigation measures must include Historic American Landscapes Survey (HALS) Level II documentation of the Collier Park district (including all contributing structures and landscape features), as well as:

- retention of the Drinking Fountain's undamaged portions of the original roof frame and tiles in its reconstruction;
- ~~retention of the majority of natural landscape features such as the natural terrain, topography, old growth trees and plantings undertaken by the local community and incorporation thereof in the Project design;~~
- interpretive signage throughout the park that conveys a brief history of the Park, its role in the development of the city of La Mesa, and historical significance. At a minimum, signs should be placed at the Spring House, Tennis Courts, current and new location of the Drinking Fountain, the stone bridge and water feature east of the Spring House, and in the general local of the Panhandle and History Hill. Signage should include, to the greatest extent possible, historic photographs of the district. Signs that include historic photographs should be placed at a vantage point that provides direct observation of the view depicted in those photographs;
- ~~conduct oral history project with individuals identified in concert with the La Mesa Historical Society that have an association with Collier Park, such as descendents of David Charles Collier and members of the Spring House Garden Club;~~
- ~~financial contribution in support of related preservation or restoration project in La Mesa.~~

HALS documentation along with all of the above mitigation measures listed will mitigate the impact to less than significant. According to Section 15126.4 (4)(A) of CEQA, "the mitigation measure must be 'roughly proportional' to the impacts of the project." The Project will result in a

~~partial demolition of the Spring House, reconstruction of the Drinking Fountain, demolition of the stone bridge and tennis courts, and significant alterations to removal of several trees and landscaping elements on the southeast section and north section to incorporate an amphitheater and a club house building at History Hill and the Collier Club House area, and some more appropriate alterations to the Panhandle area,~~ which are all contributing features of the Collier Park District. These changes to Collier Park will significantly alter the current and historic landscape of the park in such a way that ~~several~~ preservation tools will be needed to mitigate the impact. Documentation through HALS is mandatory and an important measure because it allows documentation of the current park before alterations begin. After the park's alterations, interpretive signage will illustrate to the park patrons and members of the public what features of the landscape and district have been altered. ~~Additionally, because of the degree of alterations in the proposed project, one of the most important preservation tools is to preserve as much of the landscape as possible, and incorporate these original features into the new design. Finally, financial contribution in support of a related preservation project in La Mesa is appropriate if one of the other mitigation measures (with the exception of HALS documentation) is not performed.~~

Level II HALS documentation must be prepared in accordance with the *Secretary of Interior Standards and Guidelines for Architectural and Engineering Documentation* and HALS Guidelines (<http://www.nps.gov/history/hdp/standards/halsguidelines.htm>). In conformity with Level II standards the HALS documentation package must include three elements: a narrative historical report; large-format photographic documentation; and reproduction of select existing drawings (if available). The requisite written documentation must follow the *Historic American Landscapes Survey Guidelines for Historical Reports* (National Park Service 2005). Level II documentation follows the Outline Format and includes sections on identification (location, present information, statement of significance), historical information (physical history, historic context), and physical information (landscape character and use, overall description and conditions, landscape features and conditions). The written data should specify the names of researchers, project information, sources searched, and a frank assessment of the reliability and limitations of sources. The content of the documentation must be based on the information gathered during an intensive on-site survey and archival research, and will refer to primary sources to the greatest extent possible. The final iteration of the HALS report must be printed on archival bond paper. Graphic documentation includes large-format (4 x 5 inch) black-and-white negatives to fully document the resource and printed on archival fiber based paper. Each negative and print must be processed, printed, and labeled in strict accordance with HALS archival standards, and placed in acid-free sleeves, by a professional photographer with extensive HABS/HAER/HALS project experience. A detailed index to the photographs must be included. Reproductions of available historic photographs and select existing drawings should also be provided to archival HALS standards.

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## 8.0 CONCLUSION

After documentation and evaluation of the history and features of Collier Park, it is recommended as eligible for the NRHP and the CRHR at a local level with a period of significance from 1907-1965. It is eligible under Criteria A/1 and B/2 under the areas of significance of community planning and development, and conservation. As such, the park should be considered a historical resource for the purposes of CEQA and Section 106 compliance. The proposed Project will have a substantial adverse effect on the historic resource. Appropriate mitigation measures detailed in Chapter 7 will result in a less than significant impact.



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# **APPENDICES**



## **APPENDIX A**

### **DPR Forms**



## **APPENDIX B**

### **Records Search**