



**April 1, 2025**

**FROM:**

**Jim Newland, La Mesa History Center (LMHC)  
Historic Resources Professional  
LMHC Historic Preservation Committee**

**TO: La Mesa Historic Preservation Commission**

**RE: Historic Survey Update**

\*I apologize that my current position with the California State Parks department now requires me to be in Sacramento on the first Tuesdays of each month. I could join your meeting via virtual platform if it is ever allowed for participation. As such I have provided this update to Historic Preservation Commission (HPC) Commissioner Dr. David Cline for presentation.

This report provides an update on the efforts of the La Mesa History Center (LMHC) on its work to assist the City of La Mesa with an update of the City's Inventory of potential Historic Landmark properties.

The LMHC has been working with a series of San Diego State history and archaeology students to undertake the first phase of survey to assist in identification and recordation of properties' that have potential eligibility for placement on the Inventory.

### **Methods & Status of Initial Phase**

At the time of the start-up, the City agreed with our methodological approach to undertake a comprehensive survey of the commercial streets of the city as the first priority. This was due to most building permit applications being pulled on commercial zoned streets. A comprehensive survey approach providing the City Planning Department with the most usable information in processing permits by identifying both potentially eligible, and non-eligible properties. Over the years we have had various support based on students' interest from semester to semester. As determined, the Survey products ranged in quality and completeness.

Due to the COVID-19 restrictions, an attempt to do specific field survey work using a pad-based collection application with students, developed by Dr. Issac Ullah (SDSU), had to be abandoned (more on that later in report). The focus thus was to have the students work to produce draft recordation forms (DPR 523A&B) for all properties with field photographs provided by LMHC.

As such there are currently draft DPR523 forms for all the properties on El Cajon Blvd, La Mesa Blvd, and University Avenue—the City’s three longest commercial streets. There are also many forms started for the Industrial Zone area north of Interstate 8. The total number of properties recorded is approximately 450.

My current priority project goal is to quality check and finalize these forms, with initial eligibility determinations by this Summer. These will be presented to the HPC for consideration of forwarding any Inventory candidate properties to the City Council for entry onto the Historical Property Inventory. The non-eligible forms would be provided for the City Planning Department files.

I have included the Initial Integrity Assessment ranking system that I use to determine potential eligibility based on initial historical or architectural significance assessment and initial integrity evaluation (see attachment).

### **Next Phase Priorities**

In independent discussions with City staff and several HPC commissioners it appears that there is an interest in shifting the next Survey priorities away from the Commercial zone street properties toward two specific goals:

1. An Updated Assessment of the Date Avenue Historic District
2. Completion of DPR523 Inventory forms for currently known/recognized properties that were not included in the 1984 Inventory or 1987 update.

Both suggestions are legitimate goals to help get the Inventory updated with properties that would be high ranked, and logical candidates for inclusion onto the Inventory list.

For 1) Dealing with the Date Avenue HD, a comprehensive approach would be a good to identify both potential new contributors, confirm non-contributors, and allow for an updated assessment of boundaries, as well as possible context statement update requirements. This might a good candidate to use the updated Survey tool.

I also have identified several other neighborhoods that have some potential for possible Historic Districts and at least would be logical places for additional “windshield survey” efforts to identify additional potentially eligible properties.

For 2) Based on my long-standing research and knowledge of the City’s built landscape I started up a list of potential properties known to me to as logical 2<sup>nd</sup> phase survey candidates. I would suspect that staff and commissioners would also have properties they are familiar that could be added to the priority list for recordation and assessment. This “windshield” survey approach would allow for adding the most promising properties in the least amount of time.

I would suggest HPC create a Sub-Committee to focus on the Inventory Update that can be a direct liaison to me and the History Center. From there we can help direct commissioner's efforts to assist with these priorities.

Please feel free to reach out to me directly fo\r discussion of next steps.

Respectfully

A handwritten signature in black ink, appearing to read 'Jim Newland', written over a circular stamp or mark.

Jim Newland, LMHC  
Historic Resources Professional  
LMHC Historic Preservation Committee

## **JDN: INITIAL INTEGRITY ASSESSMENT for SURVEYS**

### **LEVEL #8 – (LISTED PROPERTY) - ELIGIBLE**

These properties have already been listed as Historical Landmarks and fall within the context of the survey.

### **LEVEL #7 – (EXCELLENT INTEGRITY) – POTENTIALLY ELIGIBLE**

These properties have undergone little or no change to their original character-defining features. These properties exhibit a strong sense of architectural design and a positive relationship to their site and the Survey area.

### **LEVEL #6 – (GOOD INTEGRITY) – POTENTIALLY ELIGIBLE**

These properties retain integrity, although there are a few visible changes, that are limited to features such as porch railings, minor inconsistencies in siding, one or two changes in windows, and other minor reversible changes.

### **LEVEL #5 – (FAIR INTEGRITY) – QUESTIONABLE/FURTHER ASSESSMENT NEEDED**

These properties retain a fair amount of property and historic character. These buildings and structures exhibit a strong sense of architectural design, but moderate change has occurred without compromising the overall major character defining elements of the building. Acceptable modifications are limited to small additions that are sympathetic in age, character, and scale. Examples include minor window, door and porch replacement and residing with materials sympathetic to those used originally (compatibles). Further analysis is generally required.

### **LEVEL #4 – (POOR INTEGRITY) – NON-ELIGIBLE**

These buildings have undergone considerable change, although the older/original section of the building is still discernable. In general, properties at this level have undergone modest change to many character defining elements, such as siding/stucco, roofs, doors, windows, additions, porches, and exterior features (large or permanent property enclosure walls in front or public viewsheds, etc.)

### **LEVEL #3 – (VERY POOR INTEGRITY) - NON-ELIGIBLE**

These properties have been severely compromised by substantial changes to the building/structures significant historic fabric, including but not limited to roofs, foundations, windows, porches, and siding/finish. It is difficult to distinguish the original.

### **LEVEL #2 – (EXTREMELY POOR INTEGRITY) – NON-ELIGIBLE**

These properties have been severely compromised with major alterations to virtually all the significant character defining elements of the building. It is virtually impossible to distinguish the original. Those with extensive remodeling or visible non-compatible additions fall into this level. These buildings have lost their original feeling and association and are non-contributing with little opportunity for restoration with contributing buildings within the survey area.

### **LEVEL #1 – (NEW or NEWER STRUCTURE) - UNQUALIFIED**

These properties are generally new construction (outside the period of significance) or that replaced original but now demolished structures and are outside the context and age requirements of the survey.

**LEVEL #1A** – Properties receiving this rating would be ones with apparent/possible architectural or historical significance but are not yet of eligible age. These would require re-evaluation upon reaching 45+ years of age.

## Historic Landmarks List

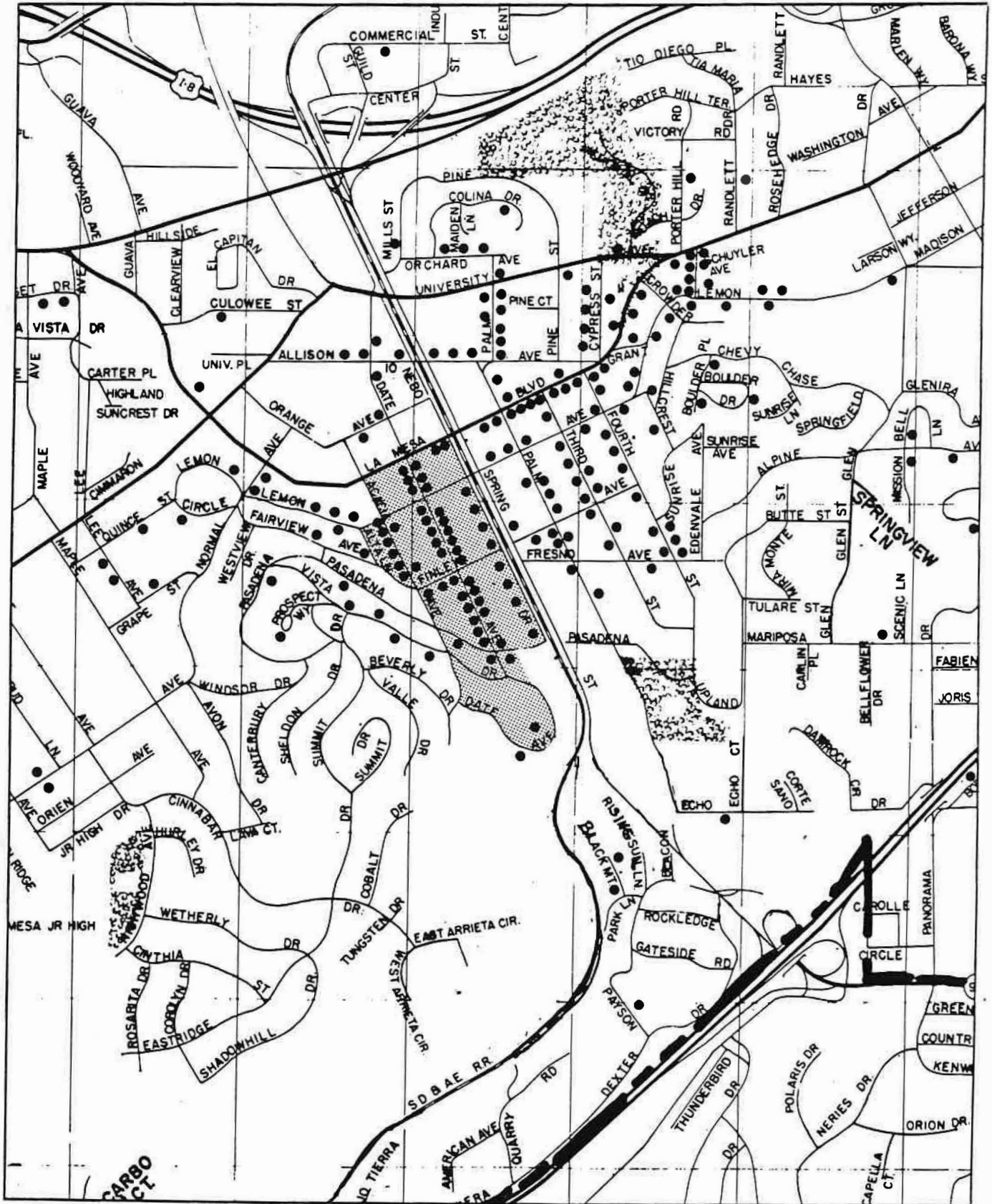
File No.	#	Resource Name	Site Address	APN	Landmark Date	Mills Act
L-85-1	1	Rev. Henry A. McKinney House	8369 University Ave.	4947721800	05/28/1985	
L-85-2	2	Sherman Grable House	4344 Date Ave.	4706613100	10/22/1985	1998
L-85-3	3	Spring House/ Collier Park	4401 Palm Ave.	4946420100	10/22/1985	
L-87-1	4	Harry Park House	8069 Lemon Ave.	4706010200	04/28/1987	1993
L-87-2	5	Lyons House	4871 Bancroft Dr.	4952321300	07/14/1987	2007
L-87-3	6	La Mesa Depot	4695 Nebo Dr.	4944041100	11/10/1987	
L-87-4	7	Miles House	9390 Urban Dr.	4868021500	01/26/1988	1993
L-88-1	8	Albert W. Gray House	8045 Culowee St.	4702420500	12/13/1988	1992
L-92-1	9	Frank Oliver House	4657 4th St.	4944520500	02/11/1992	1993
L-92-2	10	James Morrison House	8415 Grant Ave.	4942812800	02/25/1992	1993
L-92-3	11	The Todd House	8069 Vista Dr.	4704721400	02/25/1992	1993
L-95-1	12	Reynolds/Lingren House	4554 Acacia Ave.	4706021100	02/28/1995	1996
L-97-1	13	Orr-Lapum House	4596 Nebo Dr.	4706141000	02/11/1997	1998
L-01-01	14	Wentz-Park House	4603 Date Ave.	4706121100	03/27/2001	2002
L-01-02	15	Rosebrock House	4651 Date Ave.	4706120400	12/19/2001	2002
L-02-01	16	Robertson House	4572 Palm Ave.	4946130500	07/09/2002	2003
L-03-01	17	James C. & Ellen Robertson House	4580 Palm Ave.	4946130600	02/25/2003	2004
L-03-02	18	Roach-Porter House	4990 Porter Hill Rd.	4948200500	07/22/2003	
L-03-03	19	Martin Christopher House	8505 Lemon Ave.	4942930100	11/25/2003	2004
L-03-04	20	Lyster-Garfield House	4725 Hillcrest Ave.	4944325500	11/25/2003	2004
L-03-05	21	Clifford Sawyer House	4420 Merritt Blvd.	4995000100	11/25/2003	2004
L-04-01	22	Dillon House	9151 Dillon Dr.	4950506000	10/26/2004	2005
L-06-01	23	Sara A. & Milo W. McNeil House	4612 3 <sup>rd</sup> Street	4944421400	03/28/2006	2007
L-06-02	24	Harry & Vada Robertson House	4582 Palm Avenue	4946130700	10/24/2006	2007
L-07-01	25	Old Post Office Building	8393-95 La Mesa Blvd.	4944220600	03/27/2007	2008
L-07-02	26	Staveley House	4628 3rd Street	4944421600	06/26/2007	2008
L-07-03	27	Porter Hall	4910 Memorial Dr	4941700400	09/25/2007	
L-07-04	28	Staples-Orcutt House	4576 Acacia Ave	4706020500	11/27/2007	2008
L-08-01	29	Judy House	4572 Date Ave	4706131000	10/28/2008	2009
L-08-02	30	Thiele House	4572 3rd Street	4946111000	10/28/2008	2009
L-08-03	31	Prather House	4171 Merrit Blvd.	4995220500	10/28/2008	2009
L-08-04	32	Hugh B. and Zula B. Styles House	8545 Chevy Chase Dr	4944323500	11/25/2008	2009
L-08-05	33	Cole Residence	5628 Nokomis St.	4904033200	11/25/2008	2009
L-09-01	34	Simard House	9339 Lemon Ave.	4951751200	10/27/2009	2010
L-09-02	35	Bengston House	4646 3rd Street	4944421800	10/27/2009	2010

## Historic Landmarks List

L-09-03	<b>36</b>	Fouchy House	7910 El Capitan Drive	4702220100	10/27/2009	2010
L-10-01	<b>37</b>	Jensen House	9125 Dillon Drive	4950506900	10/26/2010	2011
L-11-01	<b>38</b>	Witter House	4840 Schuyler Avenue	4942910900	10/25/2011	2012
L-13-01	<b>39</b>	Eugene & Katherine Hyatt House	4767 Mission Bell Lane	4944940100	10/22/2013	2014
L-13-02	<b>40</b>	Sidney Holland House	8463 Lemon Avenue	4942820400	10/22/2013	2014
L-13-03	<b>41</b>	C. Clarence & Fannie Park Home	4604 Date Avenue	4706111300	10/22/2013	2014
L-15-01	<b>42</b>	Lucretia Malcolm House	9279 Fletcher Drive	4953206500	10/27/2015	2016
L-16-01	<b>43</b>	Frederick & Marta Binney Ranch House	8602 Echo Drive	4947122000	11/22/2016	
L-16-02	<b>44</b>	Wetherell Residence	8760 Alpine Avenue	4944940500	11/22/2016	2017
L-17-01	<b>45</b>	Merle & Martha Frost House	8459 Lemon Avenue	4942820600	02/28/2017	2018
L-17-02	<b>46</b>	Samson/Sprung Home	4544 Date Ave	4706320400	10/24/2017	2018
L-18-01	<b>47</b>	Adams Residential Complex	9425 Lemon Ave	4951730600	11/27/2018	2019
L-18-02	<b>48</b>	Christopher and Marie Hinck House	9397 Lemon Ave	4951730100	11/27/2018	2019
L-19-01	<b>49</b>	Alfred Cook House	8465 Lemon Avenue	4942820200	10/22/2019	2020
L-20-01	<b>50</b>	Ernest & Mary Luff/John Angell Residence	4626-4630 Date Avenue	4706111700	09/22/2020	2022
L-20-02	<b>51</b>	Christian and Adelaide Jensen House	6750 Alamo Way	4684912500	11/24/2020	2022
L-20-03	<b>52</b>	Orlando and Marie Johann Residence	4511 Miramonte St	4947000800	05/25/2021	2022
L-21-01	<b>53</b>	Roehr House	4646 Nebo Drive	4706122000	11/09/2021	2022
L-21-02	<b>54</b>	Charles and Lillian Spitzer House	7256 West Point Ave	4695511600	11/09/2021	2022
L-22-01	<b>55</b>	Stanley and Virginia Scott House	9190 Brier Rd	4904027200	10/11/2022	2023
L-22-02	<b>56</b>	Ovid and Helen Thompson House	4517 Date Ave	4706401100	11/22/2022	2023
L-23-01	<b>57</b>	Charlotte and John E. King House	4987 Colina Dr	4941203400 '4941301600	11/14/2023	2024
L-23-02	<b>58</b>	Chester L. and Ann Harritt / William Henry Wheeler / A.E. Dennstedt House	8406 Hillcrest Ave	4944340100 '4942821600	11/14/2023	2024
L-24-01	<b>59</b>	Palmer "Darrell" Diamond Residence	9353 Lemon Ave	4951750400	09/10/2024	2025
L-24-02	<b>60</b>	Reuben M. Levy House	4679 Date Ave	4705931100	11/26/2024	2025

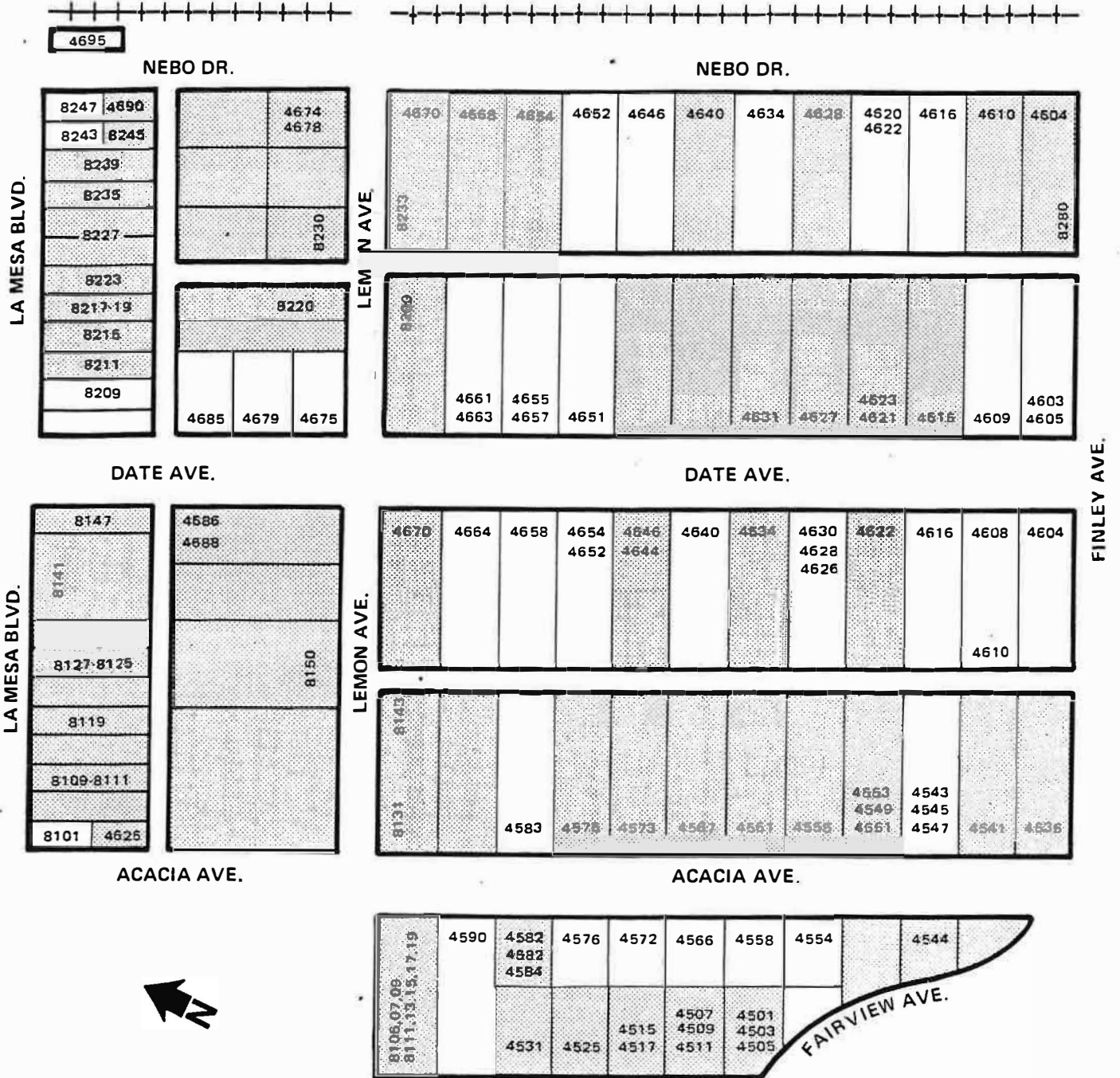
# DATE AVG HISTORIC DISTRICT

FIGURE 3  
**POTENTIAL LA MESA  
HISTORIC DISTRICT**



# FIGURE 4 POTENTIAL HISTORIC PRESERVATION DISTRICT

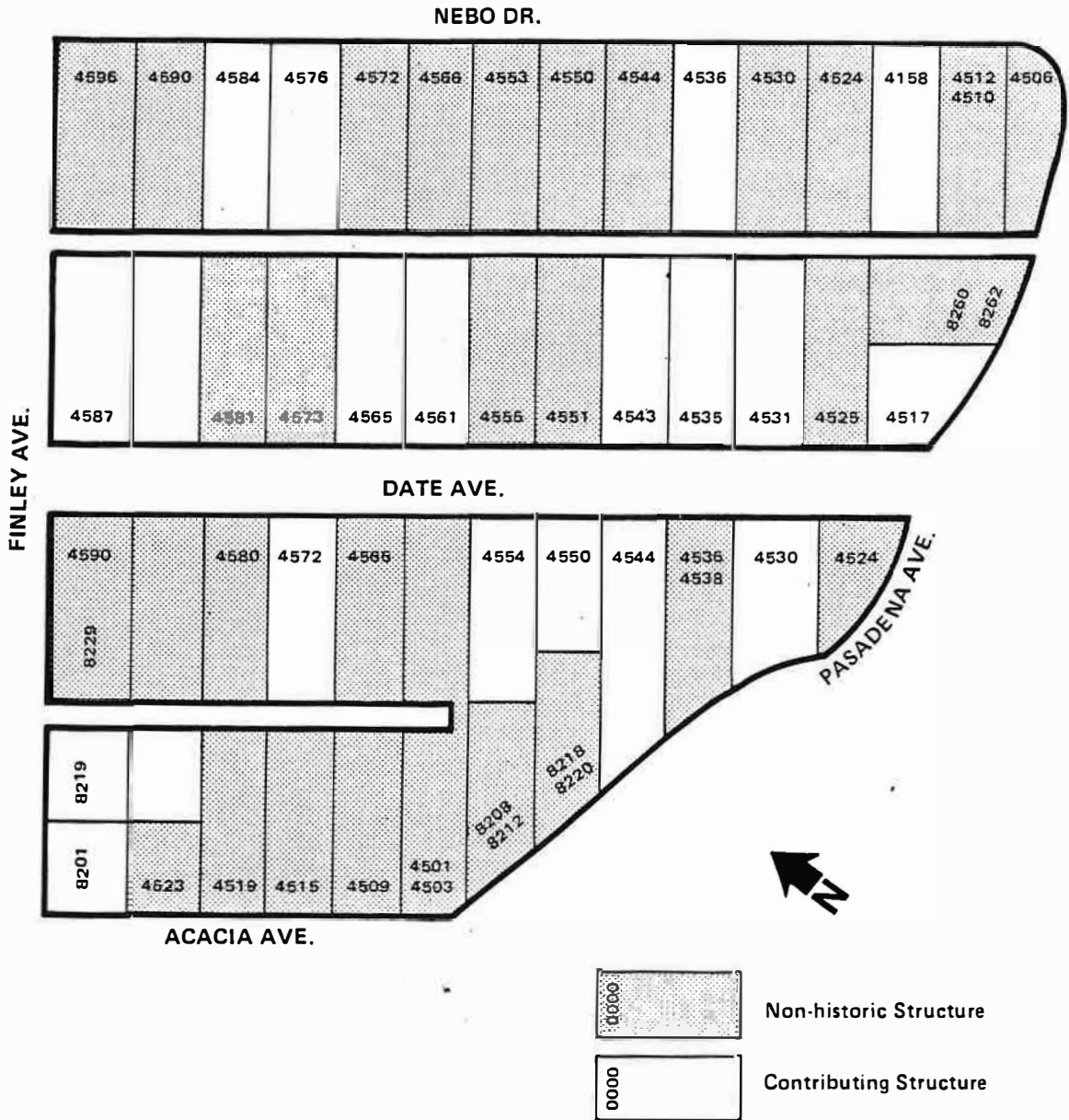
SAN DIEGO & ARIZONA EASTERN RAILROAD



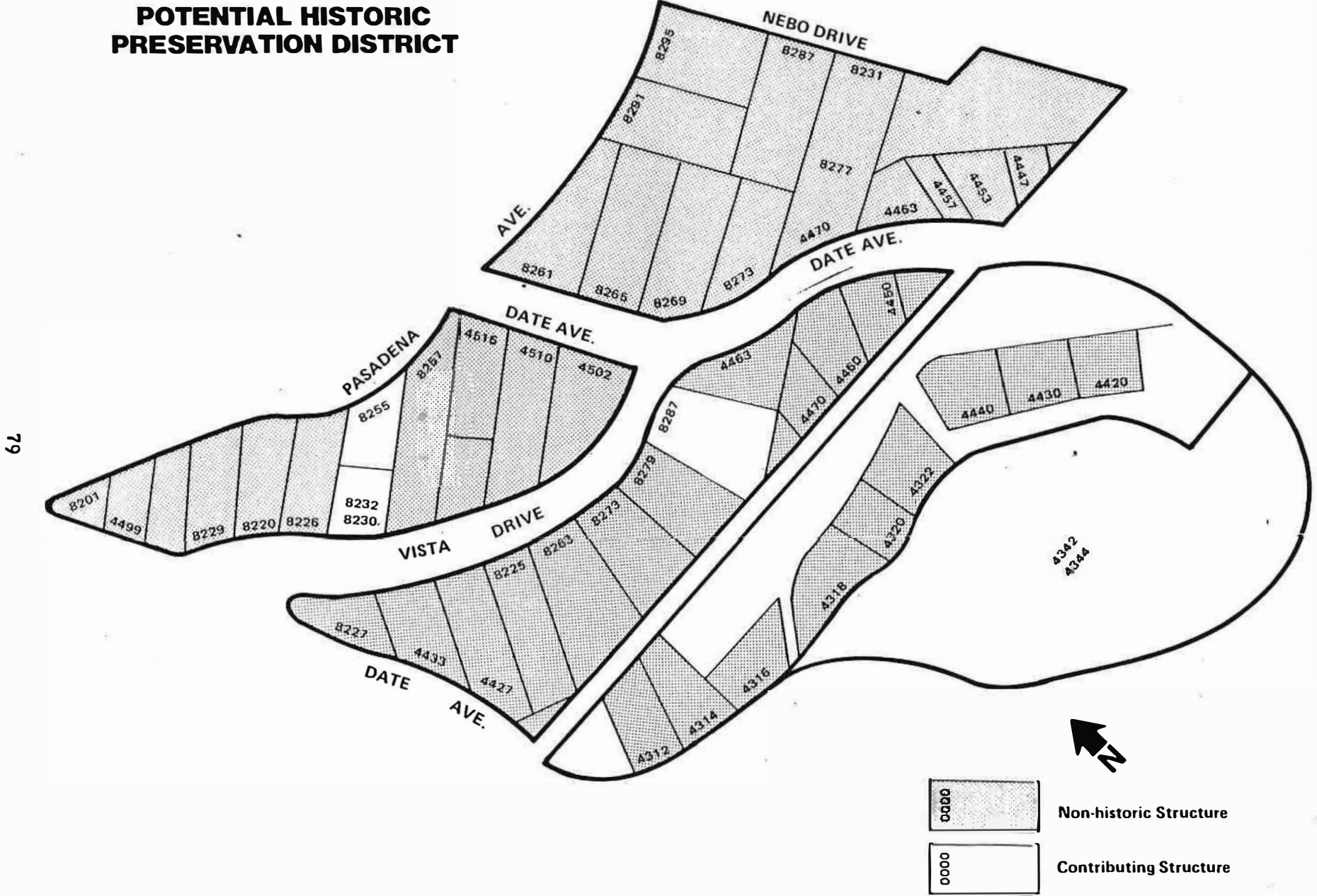
Non-historic Structure  
 Contributing Structure



**FIGURE 5  
POTENTIAL HISTORIC  
PRESERVATION DISTRICT**



**FIGURE 6  
POTENTIAL HISTORIC  
PRESERVATION DISTRICT**



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