


COUNCIL AGENDA STATEMENT

Item No.: 7
Meeting Date: 5/24/05

ITEM TITLE: Consideration of request for designation of 3487 Main Street as Historic Site #68- the Lorenzo Anderson House.

Resolution of the City Council of the City of Chula Vista designating the house at 3487 Main Street as a historic structure and placing 3487 Main Street, the Lorenzo Anderson House, as Historic Site #68 on the City of Chula Vista List of Historic Sites in accordance with the Municipal Code Section 2.32.070(A).

SUBMITTED BY: Director of Planning and Building 

REVIEWED BY: City Manager 

(4/5ths Vote: Yes _____ No X)

The Anderson family has requested that their house at 3487 Main Street, known as the Lorenzo Anderson House, be considered for inclusion on the Chula Vista List of Historic Sites. This house is set behind an existing car wash and a towing company on the South side of Main Street between Mace Street and Banner Avenue (Attachment 1).

The Environmental Review Coordinator has determined that this project is exempt per the California Environmental Quality Act (CEQA), Section 1533, Class 31, Historical Resources Restoration and Rehabilitation.

RECOMMENDATION:

Although designations typically cover the entire site, in this case, since a portion of the parcel is dedicated to income generating businesses all under separate ownership, Staff recommends that the City Council designate the house at 3487 Main Street, rather than the entire site.

BOARDS/COMMISSIONS RECOMMENDATION:

The Resource Conservation Commission recommends that the City Council designate the house located at 3487 Main Street for being one of the last remaining Folk Victorian-Orchard Homes in Chula Vista and for its relationship to Lorenzo Anderson, a person of significance to Chula Vista. (Attachment 2)

DISCUSSION:

1. Municipal Code Authority

Section 2.32.070 of the City Of Chula Vista Municipal Code stipulates that the RCC shall recommend to the City Council to designate any site, which it has found to meet the local criteria as a historical site.

The City has adopted six criteria that are used to determine if a particular property should be included on the Historic Site List. (Attachment 3) A site must be found to meet at least one of the six criteria to be selected for designation.

2. Past History

3487 Main Street, the Lorenzo Anderson house, is located in the Montgomery area, which was annexed to Chula Vista subsequent to the adoption of 1985 City of Chula Vista Historic Resources inventory. Although this house was not included in the 1985 inventory, the applicants have provided history on the parcel and the remaining single-family residence. Research shows that the house existed as early as 1891 and was the site of a local dairy farm as well as an orchard. The house survived the flood of 1916, which destroyed most of the Otay River Valley.

Prior to the annexation of the Otay Valley area to the City of Chula Vista, the approximately 6 acre parcel shifted from its primary use as a single-family parcel to housing a combination of light industrial uses, including a car wash, a tire yard, and a towing company. Though these uses are located on the same parcel of the original house, the Anderson family has done a good job separating the uses and retaining the house as a historic centerpiece of the entire parcel.

In addition, this house was the home of Lorenzo Anderson. In 1986, Mr. Anderson was recognized by the Chula Vista City Council as a person of significance to Chula Vista for his participation in many local social and civic organizations, as well as for his contributions to San Diego County as a landscape gardener. (Attachment 4)

3. Owner Participation

3487 Main Street is owned and maintained by the children of Lorenzo Anderson. The Anderson family has requested that the house, not the entire parcel, be considered for historic designation so that others may honor the house as the Anderson family has honored it for almost 65 years. (Attachment 5)

7. Significance

This home, though modified, is significant as one of the last remaining orchard homes in Chula Vista. It is also significant for its relationship to a significant figure in the Chula Vista Community.

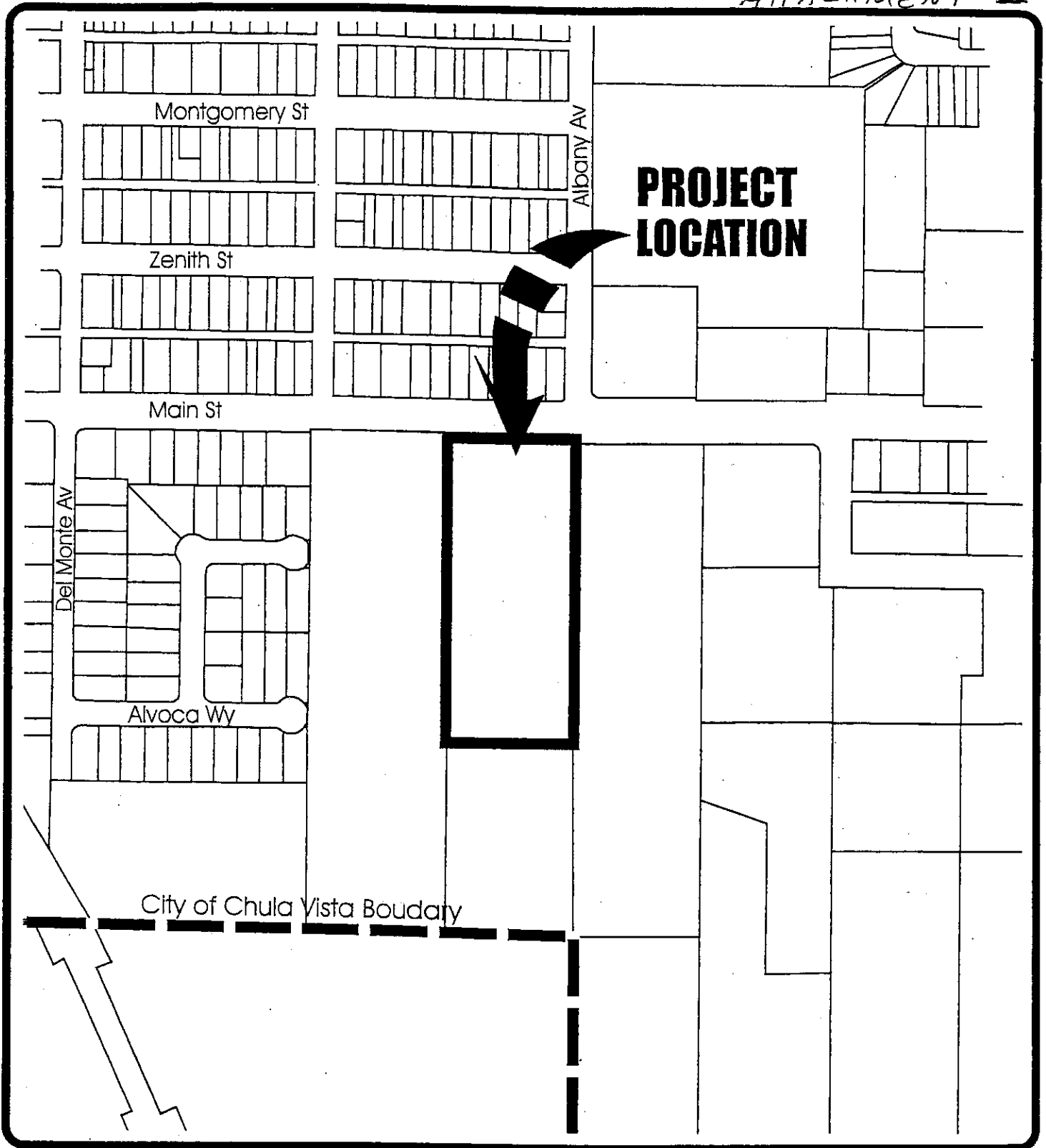
8. Conclusion

Staff recommends that the City Council designate the house located at 3487 Main Street as Historic Site #68 for being the one of the oldest remaining Orchard Homes in Chula Vista, and for its association with Lorenzo Anderson, a significant person to the Chula Vista community. Since a portion of the parcel is dedicated to income generating businesses, Staff recommends that the house, not the site, be designated. Designation of the house rather than the entire site will help ensure that current and future businesses are not be affected by the designation.

FISCAL IMPACT:

There is no fiscal impact associated with the inclusion of 3487 Main Street, the Lorenzo Anderson House, on the Chula Vista List of Historic Sites.

- Attachments:
- 1.) Locator Map
 - 2.) Resource Conservation Commission minutes/April 18th, 2005
 - 3.) Local Historic Criteria
 - 4.) Proclamation/Minutes Honoring Lorenzo Anderson
 - 5.) Application for Historic Designation
 - 6.) Photos of the property
 - 7.) Memo from Community Development



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT APPLICANT: Lorenzo Anderson House

PROJECT ADDRESS: 3487 Main Street

SCALE: No Scale

FILE NUMBER:

PROJECT DESCRIPTION:

Historic Designation

NEW BUSINESS

1. Historic Designation - 3487 Main Street (Lorenzo Anderson House)

Ms. Lynnette Tessitore-Lopez (*Associate Planner*) presented the Lorenzo Anderson House, a Queen Anne Orchard house.

Staff Recommendation: That the RCC consider 3487 Main Street, the Lorenzo Anderson House, for inclusion on the list of historic sites.

Commissioner Comments

Commissioner Bensoussan: Just a quick question. I find it very interesting that the house... In the Proclamation of 1986 the house was...the paragraph which reads, "WHEREAS, Lorenzo and his family made their home in the Otay Valley on a five-acre ranch which has been designated a "historical treasure" by Chula Vista's Resource Conservation Commission". Were you able to find anything?

Ms. Tessitore-Lopez: No. I went through minutes and all of the references that we have available and nothing came up. It definitely was not designated.

Commissioner Bensoussan: With this being a 5-acre ranch, the fact that we would be recommending designation for the house, if the applicant wanted to put in an application for the Mills Act, would it impact the possible tax savings?

Ms. Tessitore-Lopez: It would potentially benefit the homeowner from a tax abatement perspective. However, those uses are not under the control of the owner. They are owned and operated by other persons. I have not received an application for the Mills Act program.

Commissioner Bensoussan: Have you explained to them the ramifications of doing it this way or that way?

Ms. Tessitore-Lopez: No. We haven't had that discussion.

Public Comments

Mr. William Anderson (*trustee, 2348 Poipu Way, San Diego, CA 92154*) anticipated the Mills Act being somewhat of a problem in that our real goal is protection of the house. It's been family property for over 65 years, since 1938 or 39. The other buildings there...the way the leases are now set up is, the amount of square feet that each leasee controls, they pay the property taxes on it. The house is under pre-

Proclamation

City of Chula Vista, California

EXPRESSING DEEP APPRECIATION
FOR THE MANY CONTRIBUTIONS MADE BY
LORENZO "BILL" ANDERSON

WHEREAS, Lorenzo Anderson was born on May 9, 1903 in Cheneyville, Louisiana and left in 1918 to come to the State of California; and

WHEREAS, Lorenzo, known as "Bill" to his friends, worked at many vocations which brought him in touch with all parts of San Diego County and as a landscape gardener he was involved in the development of major housing and commercial subdivisions in the South Bay area, Mission Valley and Escondido; and

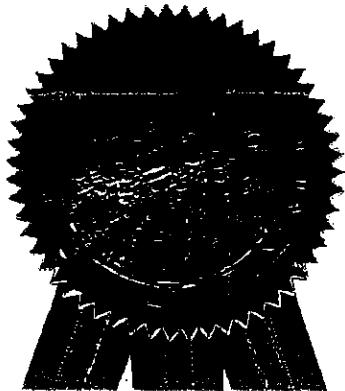
WHEREAS, Lorenzo's work with the Department of County Highways gave him vast opportunities to pattern many of San Diego County's scenic back country roads; and

WHEREAS, Lorenzo's commitment to his family, friends and community was evident through his membership in the Royal Eagles Charity Social Club, Chula Vista Democratic Club, Woodlawn Park Civic Club and Bethel Baptist Church; and

WHEREAS, Lorenzo and his family made their home in the Otay Valley on a five-acre ranch which has been designated a "historical treasure" by Chula Vista's Resource Conservation Commission; and

WHEREAS, Lorenzo Anderson is survived by his wife, Synetha, and his children Barbara Louise Anderson, William Morgan Anderson and Jacqueline Lorenzo Anderson;

NOW, THEREFORE, I, GREGORY R. COX, Mayor of the City of Chula Vista, California, do hereby express deep appreciation for the many unselfish contributions made by LORENZO "BILL" ANDERSON and present this posthumous commendation on behalf of the citizens of the City of Chula Vista, California to Mrs. Synetha Anderson.



Dated this 26th day of August, 1986

Gregory R. Cox
Mayor of the City of Chula Vista

City of Chula Vista
Historic Designation Application

Anderson House
3487 Main Street
Chula Vista, California

Historic Landmark Information

Question 1. Detailed description historical aspects of the site

The 3487 Main Street property is significant for its early construction date, importance of the property and its owners in the community of Otay and the fact that the house although altered, still retains most of its exterior original materials, basic appearance and major landscaping elements that date to more than a century ago.

The 3260 s.f. House is of the Victorian period, on 6 acres south of Main Street, Otay. It is of a style commonly known as an Orchard House. On early plat maps, there is a dairy barn and packing shed, with indications of an orchard at the front of the property and possibly field crops and animal pens at the rear. The property is bounded by the Otay River on the south side.

The house survived the 1916 flood which swept away most of Otay including the watch factory and the Otay Press. The house was twisted on its foundation, but seemed to remain fundamentally in its present location. It sits on redwood and cement pilings, giving it a walk-in basement.

The house was modern at its time, having inside plumbing and a wood-burning stove for cooking. Propane was later added for cooking and heating water. The old black wood-burning range remained until the 1950's when it was replaced by a smaller wood-burning stove which is still in the kitchen.

The house preceded the flight of the Wright Brothers in 1903, Teddy Roosevelt's march up San Juan Hill, the development of San Diego Zoo, and the incorporation of the City of Chula Vista. It was built within a year of the Hotel Del Coronado. An early photograph (July 21, 1891) identifies the house as Mr. Isaac Smith's residence. There is a horse and buggy in the yard and Main Street is shown as a narrow path.

Owners in the 1920's included a German family (George and Lisbeth Schurig) who operated a dairy, then when health laws required metal stanchions, they relocated to adjoining property, built a modern barn ad outbuildings, and claimed one of the buildings dislocated by the flood as their home, later adding another to enlarge the house.

Ownership of the house passed back to the bank and in the height of the Great Depression, no one wanted it and it remained vacant for at least four years. A young black man (Lorenzo Anderson) who worked for the County Road Department in the course of his helping develop roads in outlying areas of San Diego including Dulzura spotted Poway, Campo, and the Otay Valley. He and his wife decided to relocate their family from Logan Heights in San Diego to the farm in Otay Valley. Acquisition was delayed because neighbors objected to having a black family move into the area. The family was in the house in 1939, the land was cleared of stones and rubble remaining from the flood, an orchard of more than 250 lemon trees, and fields of vegetables were planted. The land became a productive farm. Mr. Anderson continued to work for the County and to farm. Mrs. Anderson worked to establish the household, keep needed records and to help in the fields. The three children also worked with household and field chores. They attended Otay Elementary School (now John J. Montgomery School) and became members of Otay Baptist Church where Mrs. Anderson served as a deacon and he youngest child (Jacqueline) was baptized.

During the war years of the 1940's the farm continued to prosper. Mr. Anderson was exempt from the draft since he was at the upper limit of draft age, was involved in a critical industry (farming) and had a family, which included three minor children. Both his wife and he became more and more involved with community activities. Plaques and a proclamation from the City of Chula Vista attest to this. He served as



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MEMO

Monday, May 09, 2005

TO: Lynnette Tessitore-Lopez, Project Planner
FROM: Eric C. Crockett, Redevelopment Manager
RE: 3487 Main Street-Historical Designation

Thank you for the opportunity to review the proposed Historic Designation of the Lorenzo Anderson House. Several months ago the Community Development department initiated an owner participation process with this owner and several additional owners located immediately adjacent to this site. We began this process because of our concern with deteriorating infrastructure, dilapidated buildings and a lack of reinvestment in the area. The goal of our process is to work with all the owners on determining what actions need to be taken in this area so it may reach its potential for physical beauty, sense of community and economic vibrancy.

We are encouraged by the action of this owner to request Historic Designation of the Lorenzo Anderson House. The Community Development Department concurs with your recommendation to designate only the house as a historic resource and not the entire parcel. There are still many outstanding issues to address on the remainder of the site. By designating only the house allows us to continue our work with the owner. We hope the City designating this house will allow the owner to take proactive steps in cleaning up the dilapidated building located in front of this house, so that the public may enjoy it.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DESIGNATING THE HOUSE AT 3487 MAIN STREET AS A HISTORIC STRUCTURE AND PLACING 3487 MAIN STREET, THE LORENZO ANDERSON HOUSE, AS HISTORIC SITE #68 ON THE CITY OF CHULA VISTA LIST OF HISTORIC SITES IN ACCORDANCE WITH THE MUNICIPAL CODE SECTION 2.32.070(A)

WHEREAS, the house located at 3487 Main Street is a Folk Victorian-Orchard Home constructed in the late 1800's; and,

WHEREAS, staff received communication from the property owners, the Anderson family, requesting that the house located at 3487 Main Street, be designated as a historic structure on the City of Chula Vista List of Historic Sites; and,

WHEREAS, State of California Historic Eligibility Criteria requires that a site be found significant at a local, state, or national level, under one or more of the criteria for designation; and

WHEREAS, the Resource Conservation Commission determined that 3487 Main Street meets one of the local criterion for designation because it shown to have distinguishing architectural characteristics as one of the last remaining Folk Victorian-Orchard Homes in Chula Vista; and,

WHEREAS, the Resource Conservation Commission determined that 3487 Main Street meets on of the local criterion for designation for its relationship to a person of significance to Chula Vista, Mr. Lorenzo Anderson and;

WHEREAS, the Resource Conservation Commission at their regular meeting on April 18, 2005 voted 7-0-0-0 to recommend that the City Council place the house located at 3487 Main Street, as the Lorenzo Anderson House, on the City of Chula Vista List of Historic Sites; and

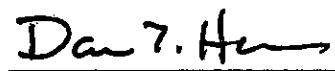
WHEREAS, the Environmental Review Coordinator has determined that this project is exempt per the California Environmental Quality Act (CEQA), Section 15331, Class 31, Historical Resources Restoration and Rehabilitation.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby approve the designation of the house located at 3487 Main Street, the Lorenzo Anderson House , as a Historic Site and determines that it is hereby placed on the City of Chula Vista List of Historic Sites as Historic Site #68.

Presented by:

Approved as to form by:

James D. Sandoval
Director of Planning & Building



Ann Y. Moore
City Attorney