

Revised Draft

HISTORIC RESOURCES SURVEY, CHULA VISTA, CALIFORNIA

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September 2012
PN 19210

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MANAGEMENT SUMMARY

This report describes the goals and methods for the City of Chula Vista Historic Resources Survey completed by ASM Affiliates, Inc. (ASM) for the City of Chula Vista, California (City). Chula Vista is located in southwestern San Diego County, south of the cities of San Diego and National City, and was established before the turn of the twentieth century. Recently, the City adopted a Historic Preservation Ordinance and established a new Historic Preservation Program. This historic resources survey was undertaken to help achieve the goals and objectives of both and to specifically identify those buildings, structures, and landscapes eligible for the City of Chula Vista Local Register of Historical Resources.

The survey was broken into two phases: Phase One was the reconnaissance survey, and Phase Two was an intensive survey of those resources most likely to be eligible for the local register. The survey and report were conducted according to the guidance established for conducting historic resource surveys and evaluating historic resources by the Secretary of the Interior (SOI), National Register of Historic Places (NRHP), California Office of Historic Preservation (OHP), and the City. It includes a historic context for the City of Chula Vista Historic Resources Survey that outlines relevant themes, time periods, events, people, and architectural styles within which the individual resources can be evaluated.

In all, 12,696 parcels (see Appendix C) were identified during the Phase One reconnaissance survey as being more than 45 years old—roughly half of all the parcels within the Chula Vista Historic Resources survey area. At the end of Phase One, ASM recommended for intensive evaluation 350 potential historic resources that had the best potential to reflect the history and character of Chula Vista (see Appendix D). Of the 350 potential historic resources, 202 were previously documented but not fully evaluated during the 1985 Chula Vista Survey or were evaluated more than five years ago during the 2005 Urban Core Specific Plan Cultural Resources Survey. The remaining 148 resources were not previously identified or documented.

During Phase Two, intensive evaluations were conducted for each potential historic resource through intensive field survey, additional research, and comparison of similar properties. In total, 370 properties were evaluated. Of those, 210 were previously documented but not fully and/or recently evaluated during one of the previous surveys. The remaining 160 resources were not previously identified or documented. Additional properties were included in the Phase Two evaluation (in addition to those recommended at the end of Phase One) because additional properties were recommended by the public or were identified during the Phase Two survey work that ASM felt merited intensive evaluation (see Appendix E).

At the conclusion of Phase Two, ASM recommends 201 buildings, structures, and landscapes as eligible for the City of Chula Vista Local Register of Historical Resources. Of those eligible resources, 114 were previously documented but not fully and/or recently evaluated during one of the previous surveys and 87 were not previously identified or documented. Those resources that are recommended herein as eligible and worthy of preservation cannot become designated

properties until such time as an application for designation is submitted, a separate process outlined in the Historic Preservation Program (Section 3.2) and Chula Vista Municipal Code Title 21, Section 21.04.

1. INTRODUCTION

This report describes the goals, methods, findings, and recommendations for the City of Chula Vista Historic Resources Survey completed by ASM for the City. The following introductory section presents a description of the project, methodology, and project personnel. The second section provides the historic context statement. The third section details the findings of the survey, while our recommendations comprise the fourth section.

PROJECT DESCRIPTION

In 2011, the City adopted a Historic Preservation Ordinance (Chula Vista Municipal Code Title 21) and a Historic Preservation Program (HPP). Key to implementing that ordinance and responsible historic preservation planning for the new program is identifying Chula Vista's historic resources. Once identified, the City will be better able to implement the City's General Plan policies and objectives related to historic preservation, as well as specific planning projects and initiatives. Such an inventory also enables the City to become recognized as a Certified Local Government (and thus eligible for certain state funding), pursue historic designation for eligible properties, and encourage preservation through incentives such as the Mills Act. To meet these objectives, the City contracted with ASM to undertake a comprehensive survey of the northwest and southwest sections of the City, roughly bounded by the San Diego Bay to the west, the City boundary to the north, Interstate (I-) 805 to the east, and the City boundary to the south (depicted in Figure 1). Prior to contracting with ASM, the City prioritized the large undertaking of a citywide survey with a focus on the portion of the City west of I-805 (survey area). That area of more than 25,000 parcels includes the oldest portions of the City, and it was presumed that the greatest concentration of potential historic resources would be located in that area.

Two previous historic resource surveys have been conducted in the survey area: the 1985 pedestrian survey of that area (between E and L streets), and the 2005 Urban Core Specific Plan Cultural Resources Survey. The first survey, conducted in 1985, was initiated by local residents concerned about historic preservation in Chula Vista. A pedestrian survey of western Chula Vista was conducted to identify orchard homes and other architecturally significant properties—primarily residential. The group photographed and partially completed state survey forms for approximately 250 buildings (Appendix A). Research was conducted to determine construction dates, chain of ownership, and significant individuals that may have resided at the properties surveyed. The information was used by a local historian to create the City's first inventory of historic resources in 1986 (Schoenherr 2011). However, no survey report was written, nor were the buildings evaluated for eligibility to the NRHP or California Register of Historical Resources (CRHR). At the time of the survey, the NRHP and CRHR were the only registers to which properties could have been evaluated, as the local register had yet to be established.

The City's second survey was conducted in 2005. This was a survey of 50 commercial properties in Chula Vista's Urban Core conducted by professional historians and archeologists from Archaeos (Appendix B). The survey included 36 blocks of primarily commercial buildings, with some civic and residential buildings included as well. A summary report, including a brief historic context, was produced upon completion of the survey as were California Department of Parks and Recreation 523 A and B forms (DPR forms). Each building was evaluated for individual eligibility for the NRHP and CRHR (Alter 2005).

The present survey project builds upon and updates the information gathered during those previous surveys. Looking at this portion of the City as a whole enables the best comparison of similar resources within their shared historic context to arrive at comprehensive recommendations of eligibility. The survey was broken into two phases: Phase One was the reconnaissance survey, and Phase Two was an intensive survey of those resources found in Phase One to be most likely eligible for listing in the local register.

METHODOLOGY

The Secretary of the Interior (SOI) has issued the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 FR 44720–44726]), as guidance to ensure that the procedures for the identification and evaluation of historic resources are adequate and appropriate. The National Park Service has also produced a series of bulletins that provide guidance on historic preservation. The current study was conducted in compliance with the guidelines provided by the SOI, NRHP Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning* (see Appendix F of the HPP), as well as OHP's *Instructions for Recording Historical Resources* (see Appendix E of the HPP), and the criteria for eligibility for the Chula Vista Local Register of Historical Resources as established in Chula Vista Municipal Code section 21.04.100.

For consistency with state and national processes for documenting historical resources, the cutoff date for buildings surveyed during this project was 1967, or 45 years ago. Forty-five years is the age threshold recommended by the California Office of Historic Preservation (OHP) for resources that should be documented when conducting a survey (Office of Historic Preservation 1995). Furthermore, 45 years is also the age threshold established in the City of Chula Vista Historic Preservation Ordinance as the age at which potential historic resources can become eligible for local designation (City of Chula Vista 2011).

Archival Research

Prior to conducting the survey, ASM conducted archival research to develop a historical context statement for the City, to support the evaluation of the potential historic resources within the survey area. Decisions about the identification, evaluation, designation, and treatment of historic resources are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic resources representing aspects of history, architecture, archaeology, engineering, and culture must be

collected and organized to define these relationships. This organizational framework is called a “historic context.” The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic resources. The historic context is the foundation for decisions about the identification, evaluation, designation, and treatment of historic resources.

In developing the architectural history sections of the historic context statement, national, state, and local sources were drawn upon for the framework of architectural styles and property styles. A national perspective was drawn from references such as Virginia and Lee McAlester’s (1984) *A Field Guide to American Houses*, Rachel Carley’s (1994) *The Visual Dictionary of American Domestic Architecture*, John J. G. Blumenson’s (1981) *Identifying American Architecture*, and David Gebhard’s (1996) *Guide to Art Deco in America*. NRHP bulletins *How to Apply the National Register Criteria for Evaluation—How to Evaluate a Property within its Historic Context* and *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Place* were also consulted (Ames 2002; Andrus 1997). Other sources informed and ensured consideration of the application of national styles (especially mid-century styles) in southern California, including a recent presentation by Dr. Diane Kane (2011) on “Architectural Styles in California,” as well as recent local historic surveys and contexts conducted by the larger southern California cities of San Diego and Los Angeles (City of Los Angeles 2003; City of San Diego 2007).

Building-specific research during Phase Two of the survey was guided by confirming specific details relevant to making informed evaluations. San Diego County Assessor Building Records were obtained for all properties that had not previously been documented, and City of Chula Vista building permits were obtained for those buildings where construction date was critical to the evaluation. City Directories, Sanborn Fire Insurance Maps, and historic photographs were also critical to the property-specific research. Local historians and community members submitted information to ASM indicating the association of 31 buildings with locally significant events and/or people. ASM’s Senior Historian, Sarah Stringer-Bowsher, focused her research in an effort to determine if the events and people identified were associated with a particular building, and if a person or place was of local significance. Information on families and people of interest was largely gathered from various resources at the San Diego History Center, including the biographical files. Information on potentially significant architects and potentially significant trailer parks were also sought at the San Diego History Center. ASM’s Senior Historian also contacted the Japanese American Historical Society of San Diego for pertinent information on the Palace Gardens Trailer Park. In addition, Dr. Steven Schoenherr, author of *Chula Vista Centennial: A Century of People and Progress (1911-2011)*, provided a great deal of his own research to the endeavor.

Reconnaissance Survey and Data Analysis

Concurrent with the development of the historic context, ASM collected information to help guide the reconnaissance for Phase One. This reconnaissance survey approach is often referred to as a windshield survey, as surveys on this large scale are best conducted through the

windshield of a moving car. Working with the City's GIS department, ASM acquired the San Diego County Assessor's parcel data for the project area in order to identify which of the more than 25,000 parcels in the area were likely to contain resources built prior to 1968.

To assist the survey team in planning the approach for the reconnaissance survey, ASM's GIS department utilized the Assessor's data to create survey area maps. The survey area maps indicated the approximate date of construction (by decade) of the buildings located on each parcel. The decade of construction was indicated by color coding each parcel, similar to a map created previously by the City (Figure 1). Utilizing the San Diego County Assessor's data fields of Year Built and Effective Year, parcels with improvement construction from 1880 through 1969 were identified. Those parcels were then imported into GIS mapping software and survey maps were created for which each parcel was assigned a distinctive color that indicated the decade when the building on that parcel was constructed. Parcels with a construction date of 1970 or later were shaded grey, and parcels with an unknown date of construction were shaded white. Subsequently, more than 450 small-scale maps of the entire survey area were created at a scale of 1:1,000 (Figure 2). These maps were used to help guide which areas to focus on, to help the survey teams navigate in the field, to identify those parcels that needed to be surveyed, and to facilitate note taking. Using these maps as well as current and historic aerial photographs, approximately 60 of the 450 maps were eliminated, as those areas did not appear to contain potential historic resources.

ASM also acquired GIS data from the City indicating the parcels that had been previously surveyed in 1985 or 2005, and those properties that were already locally designated. That data was included on the survey maps and depicted with single or double hash marks. The survey maps also noted the locations of 76 properties recommended by the public as potentially eligible resources. Many of the 76 properties were recommended for review not because of their architectural significance but because of their association with historic themes, events, and people. ASM also carefully reviewed the list of *Potential Historical Resources, Events, and Persons Identified by the Historic Preservation Advisory Committee* (HPAC) created as a result of a series of brainstorming/flip charting sessions in 2009. ASM also solicited from the public recommendations of places that may be historically significant—particularly to assist with identifying those sites that may be eligible for local designation for reasons other than architectural significance. Both the locations of potential historic resources identified by the HPAC in 2009 and all of the recommendations from members of the public were noted on the small-scale survey maps.

To identify potential historic resources within the survey area, ASM conducted the reconnaissance historic resource survey from March 21 to 23, 2012. Each of the two survey teams was comprised of two cultural resource professionals, led by ASM's Senior Architectural Historian Shannon Davis and Associate Architectural Historian Jennifer Krintz. Based on visual observation, notes were taken on the general characteristics of the survey area, the distribution of resources, and the property types. Representative buildings and structures were photographed from public roads. Each parcel that was identified as 45 years old or older through the Assessor's data or through visual observation was surveyed in Phase One.

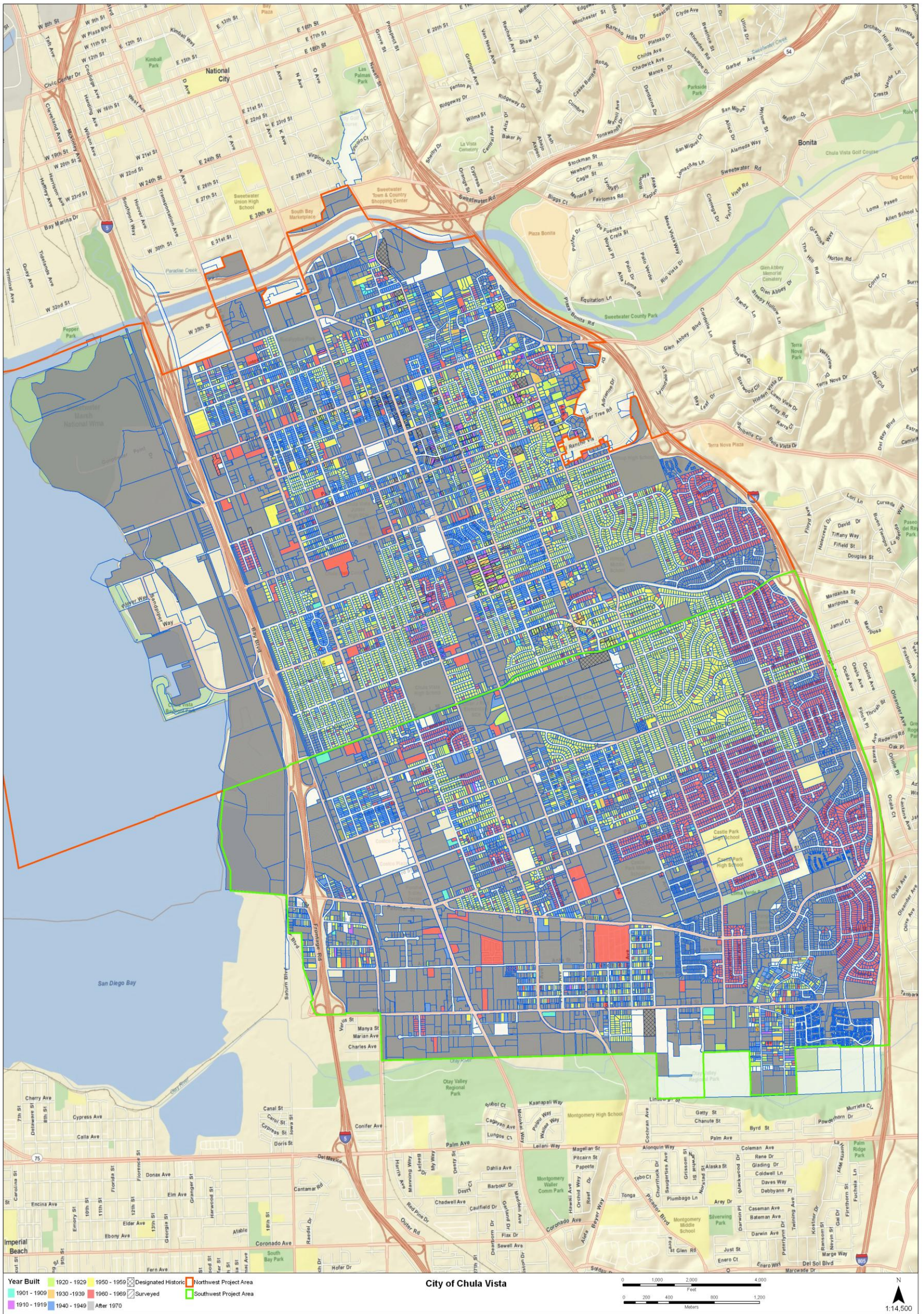


Figure 1. Phase One survey area map with parcels identified by decade of construction.

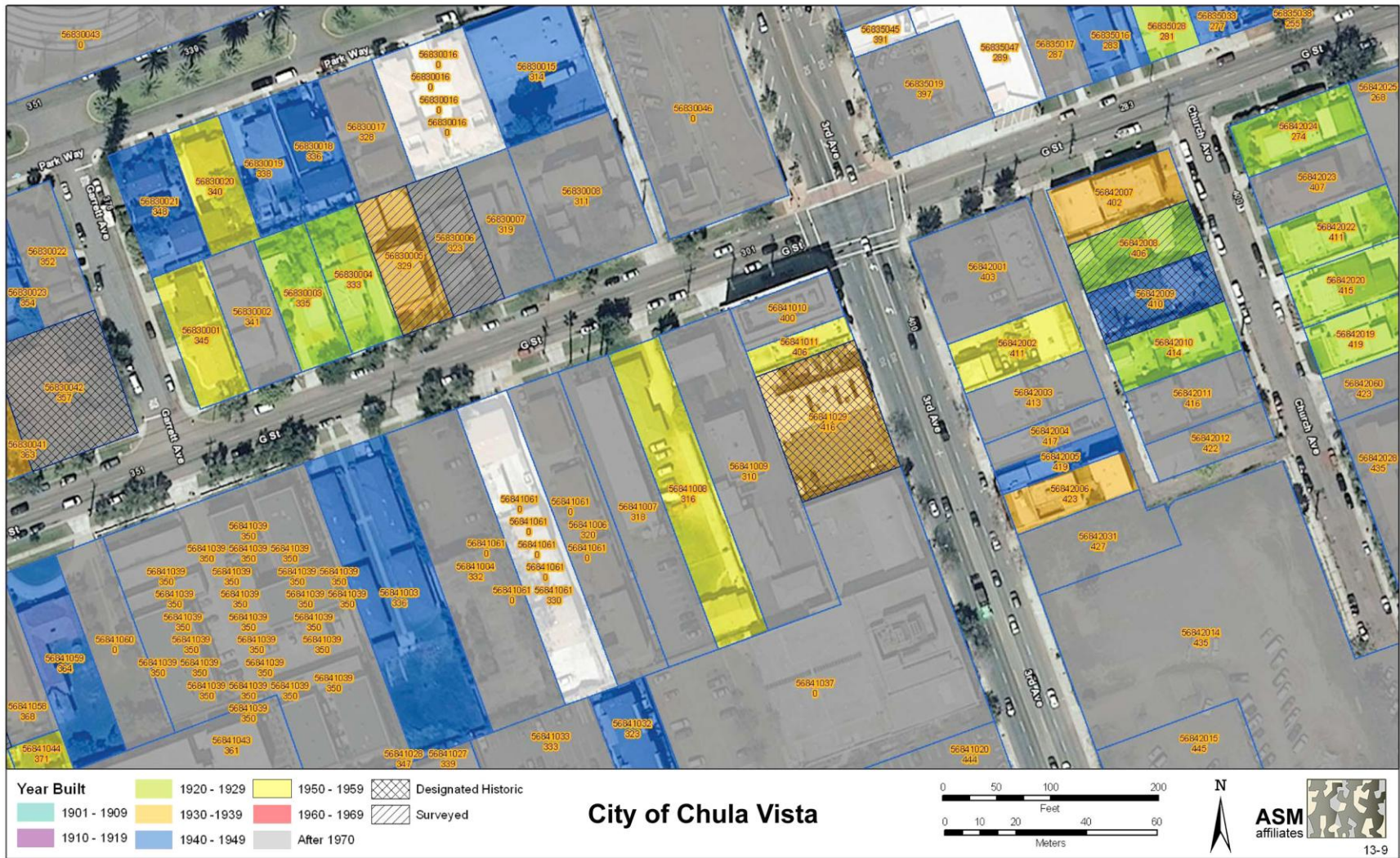


Figure 2. Example of Phase One reconnaissance small-scale survey (1:1,000) map, with parcels identified by decade of construction.

ASM also created a Microsoft Access database of the survey area. The database was built upon the data provided by the City's GIS department, with new fields of data added for collection during the reconnaissance survey. Some field notes were taken by hand and entered into the database after completion of the field work. However, much of the survey information was entered directly into the Access database during the survey, as each survey team utilized a tablet computer in the field. The database allowed for recording information about each parcel in a standardized manner. The information was entered into several data fields: Approximate Year Built, Property Type, Status Code, Documented, Recommended, and Concentration of Buildings.

- **Approximate Year Built:** The Approximate Year Built field was utilized to assign a construction date solely based on visual observation, primarily for those parcels for which there was no date or the data provided by the City through the Assessor's office was incorrect.
- **Property Type:** A Property Type was assigned, drawn from the Resource Attributes defined by the OHP (Table 1). Property types are one way in which buildings are categorized in a survey to determine if a particular building may be architecturally significant. Under the eligibility criteria for the local, state, and national registers, properties may be eligible if they represent distinctive characteristics of a particular property type.
- **Status Code:** The OHP defines status codes that represent the eligibility of a property (Appendix H). Initial status codes, some temporary, were assigned to all properties. For instance, properties that ASM recommended for Phase Two evaluation were assigned a temporary status code beginning with a 7, which indicates the eligibility is undetermined.
- **Documented:** The Documented field was used to note those resources that had been previously documented during one of the prior survey projects.
- **Recommended:** Those properties recommended for Phase Two evaluation were noted in the Recommended field.
- **Concentration of Buildings:** Those properties recommended for future evaluation as concentrations of buildings, rather than as individual resources, were noted in this field.

Recommendations for those properties to be evaluated during Phase Two were based on the historic context established prior to the Phase One survey and the expertise of the architectural historians conducting the survey. All previously surveyed properties were recommended as were most properties recommended by the public because of their association with significant events and people. A few additional properties identified by ASM as a result of the development of the historic context were also recommended for their association with significant events and people. Properties that appeared to meet the minimum eligibility requirements established in the Architectural History sections of the historic context were recommended for architectural significance. All other properties surveyed during Phase One that were not recommended for further evaluation were assigned a status code of 6Z, indicating that as a result of the reconnaissance survey, ASM found those properties to be ineligible.

Table 1. Property Types Utilized in Chula Vista Historic Resources Survey

Resource Attribute Code	Property Type for Historic Resources*
HP1	Unknown
HP2	Single Family Property
HP3	Multiple Family Property
HP4	Ancillary Building
HP5	Hotel/Motel
HP6	1-3 Story Commercial Building
HP7	3+ Story Commercial Building
HP8	Industrial Building
HP9	Public Utility Building
HP10	Theater
HP13	Community Center/Social Hall
HP14	Government Building
HP15	Educational Building
HP16	Religious Building
HP29	Landscape Architecture
HP31	Urban Open Space
HP33	Farm/Ranch
HP34	Military Property
HP35	CCC/WPA Property
HP36	Ethnic Minority Property
HP39	Other
HP41	Hospital

*Property type is the profession-wide terminology for this classification of resources. Property type is one of the ways in which a property can be eligible for listing for architectural significance.

Intensive Survey and Data Analysis

For the second phase of the project, ASM surveyed and evaluated 370 buildings, structures, and landscapes. Most had been recommended as a result of the Phase One reconnaissance survey; however, 35 additional properties were added during Phase Two. Five of those were recommended by the Historic Preservation Commission (HPC) at their May 9, 2012 meeting. Ten were previously documented resources that should have been included in the Phase Two survey but had been omitted from the list of Phase One recommendations. The remaining 20 properties were identified during the Phase Two field survey as properties that warranted intensive evaluation but had been inadvertently overlooked during the windshield survey. Of the original 350 properties recommended at the end of Phase One, eleven properties were found to not actually require evaluation because their inclusion on the list was the result of a technical error or the building had been demolished since it was first documented in 1985. In total, of the 370 properties evaluated during Phase Two, 210 were previously documented and 160 were newly identified.

ASM conducted the intensive historic resource survey to identify potential historic resources within the survey area from May 8 to 11, 2012. Each of the two survey teams was comprised

of two cultural resource professionals, led by ASM's Senior Architectural Historian Shannon Davis and Associate Architectural Historian Jennifer Krintz. To efficiently identify and record all properties during the Phase Two survey, ASM's GIS department created color-coded maps to assist in the field, similar to those used during Phase One. Forty-eight maps were created for Phase Two at a scale of 1:2,000, highlighting the locations of those parcels to be evaluated, as well as those that had been previously documented or designated (Figure 3). ASM designed a new field form within the Microsoft Access database that incorporated check-box and drop-down screen options so that tablets could again be utilized in the field to quickly capture important building features. New data fields were added including architectural style, roof form, façade type, window type, exterior siding type, foundation, porch, and ancillary buildings. If a property retained integrity to its approximately date of construction, that was noted in the integrity field. Previously recorded fields, such as approximate year built and property type, were confirmed. Surveyors noted if a property appeared to meet local criterion 3 for architectural style. The database also included a notes field for situations where additional notes were needed that could not be captured by the predetermined data fields. Three to five photographs were taken of each building; these photographs included an overall view shot of the building, the main façade, an oblique of each side of the building, and a photograph of any outbuildings such as a garage.

Upon completion of the Phase Two field work, the information collected in the field was organized and sorted utilizing both Access reports and Excel spreadsheets. All of the buildings were reviewed again, utilizing the field data, notes, and photographs, to compare similar examples of architectural styles and types to one another so that ASM could identify the best representative examples.

The individual eligibility of each of the properties was then carefully considered. Some properties were recommended for future evaluation as part of a concentration of buildings. For example, mid-twentieth century tract subdivisions were constructed so uniformly that tract developments from that period are best evaluated as neighborhoods. As such, they were not evaluated for individual eligibility during this historic resource survey.

To be considered eligible, properties needed to represent the significant events, themes, and styles identified in the historic context. Further research was conducted for those buildings that were potentially eligible for their associational values under local register criteria 1 (event) and 2 (person). Sources utilized included city directories, assessor's building records, building permits, water permits, newspaper articles, and archival research. Buildings considered for eligibility under criteria 1 and 2 included those associated with significant local builders and city designers, and individuals that contributed to specific industrial, commercial and civic endeavors within Chula Vista.

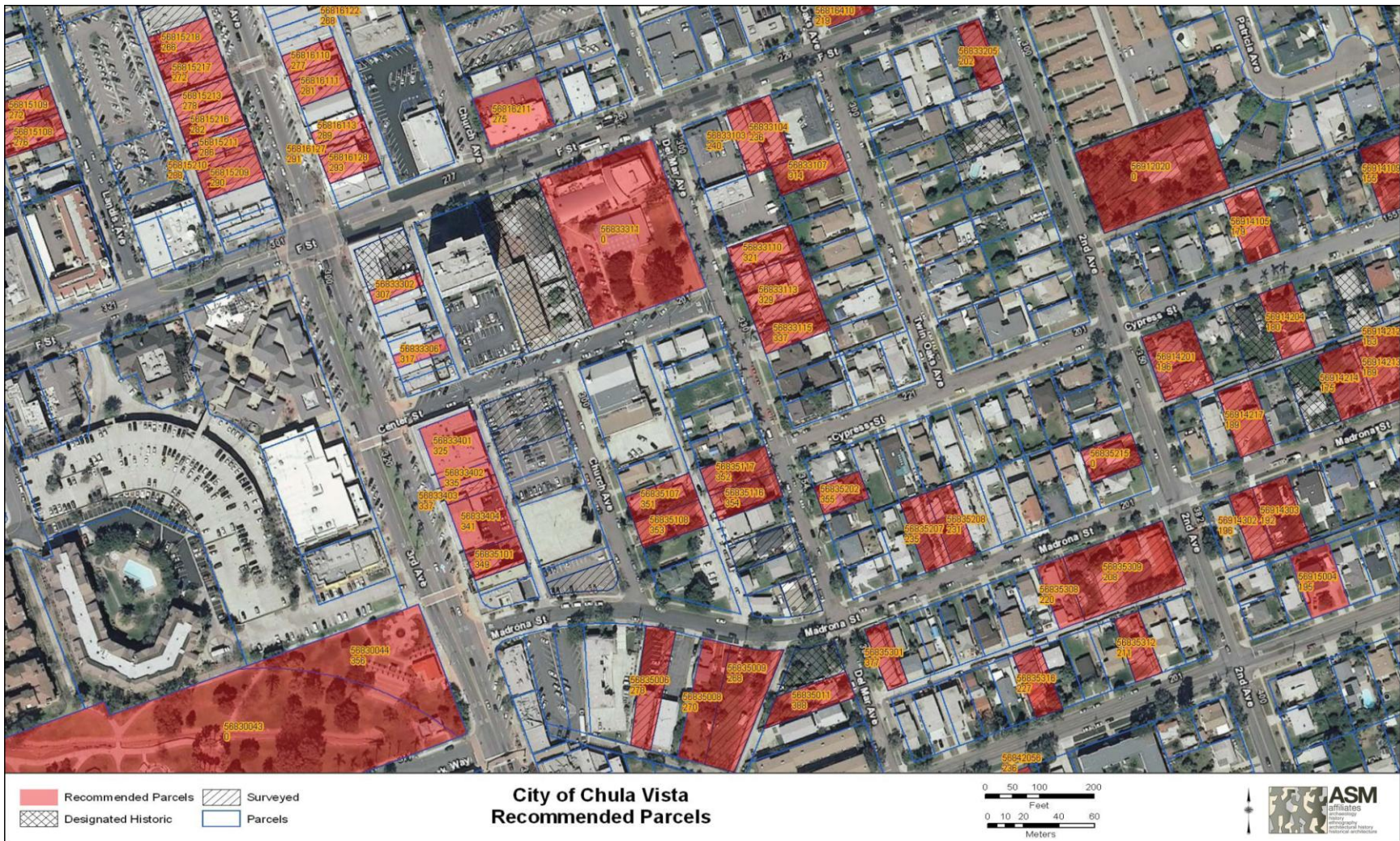


Figure 3. Example of Phase Two intensive small-scale survey (1:2,000) map, with only those parcels to be surveyed highlighted.

ASM's final recommendations of eligibility, and the status codes assigned reflecting that recommendation, are based upon the local register criteria as well as the integrity of the property. Properties that were found to be ineligible include those that did not retain enough integrity or were not good representations of architectural styles or property types in comparison to other similar examples in Chula Vista. Buildings recommended eligible under local criteria 1 and 2 did not have to retain as high a degree of integrity as those recommended for criteria 3, per the national guidance on integrity (Andrus 1997). For those properties that had not previously been documented, California DPR 523 A and B forms were prepared to officially record and evaluate each building (Appendix G). For those properties previously surveyed, a final OHP status code was assigned within the Access Database (Appendix E).

ELIGIBILITY CRITERIA

During Phase Two of this project, ASM evaluated the surveyed resources based on the Phase One (reconnaissance-level) and Phase Two (intensive-level) surveys, the City of Chula Vista's eligibility criteria, and the eligibility criteria established in the historic context (see section 2). Resources were assigned an OHP Status code based on the ability of the property to meet one or more of the criteria outlined in the Chula Vista Historic Preservation Ordinance. Those criteria were based on similar criteria previously established by the NRHP and CRHR, which provide guidance for making determinations of eligibility for national and state designations. In addition to recognizing properties that are significant on the state and national level, the NRHP and CRHR also recognize properties that are significant on the local level, or within a local context. Such properties might be eligible for the Chula Vista Historic Register, NRHP, or CRHR as the best local example of an architectural style, a particular historical theme, or a locally significant individual.

This section of the report details the criteria that a resource must meet in order to be determined important. A resource need only meet one of the criteria outlined by either the City of Chula Vista Historic Preservation Ordinance, the CRHR, or the NRHP. For instance, a property can be eligible if it meets just one criterion as identified by the City of Chula Vista Historic Preservation Ordinance. A property also must retain integrity, which is loosely defined as the survival of physical characteristics that existed during the property's period of significance.

City of Chula Vista Historic Preservation Ordinance

The City of Chula Vista Historic Preservation Ordinance (Title 21, Chula Vista Municipal Code §21.04.100) establishes general standards by which the Historical Significance of a Historical Resource is judged as Eligible for designation:

- A. A Resource is at least 45 years old; and
- B. A Resource possesses historical Integrity defined under Chula Vista Municipal Code §21.04.100 (discussed in Integrity section below) and the Resource is determined to have historical significance by meeting at least one of the following criteria:

- 1) It is associated with an event that is important to prehistory or history on a national, state, regional, or local level.
- 2) It is associated with a person or persons that have made significant contributions to prehistory or history on a national, state or local level.
- 3) It embodies those distinctive characteristics of a style, type, period, or method of construction, or represents the work of a master or important creative individual, and/or possesses high artistic values.
- 4) It is an outstanding example of a publicly owned Historic Landscape, that represents the work of a master landscape architect, horticulturalist, or landscape designer, or a publicly owned Historical Landscape that has potential to provide important information to the further study of landscape architecture or history.
- 5) It has yielded, or may be likely to yield information important in prehistory or the history of Chula Vista, the state, region or nation.

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 the California Environmental Quality Act (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).

National Register of Historic Places Significance Criteria

Authorized by the National Historic Preservation Act 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 archaeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

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

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 are not 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.

Integrity

The concept and aspects of integrity are defined in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation Section VIII. How to Evaluate the Integrity of a Property Historical Resource* (Andrus 1997). The City of Chula Vista follows that definition, as clarified in section Chula Vista Municipal Code Title 21, Section 21.03.084, which states, “The authenticity of a Resource’s historic identity [is] evidenced by the survival of physical characteristics that existed during the Resource’s historic or prehistoric period. Within the concept of Integrity there are seven recognized aspects or qualities that in various combinations, define Integrity. The seven aspects of Integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association.”

Bulletin 15 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 or 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.

PROJECT PERSONNEL

Table 2. ASM Project Personnel

Role	Individual
Project Manager	Sinéad Ní Ghabhláin, Ph.D., RPA
Senior Architectural Historian	Shannon Davis, M.A.
Associate Architectural Historian	Jennifer Krintz, M.H.P.
Senior Historian	Sarah Stringer-Bowsher, M.A.
Associate Archeologist	Michelle Dalope, B.A.
Associate Archeologist	Shelby Gunderman, M.A.

ASM's team of cultural resource professionals included Dr. Sinéad Ní Ghabhláin, serving as Project Manager. Dr. Ní Ghabhláin has 26 years of professional and academic experience in historical archaeology, history, and architectural history. Shannon Davis, M.A., has 14 years of experience in historic preservation, 10 of which were spent as a Historian with the NRHP, and is qualified as Architectural Historian and Historian under the SOI's qualifications standards. Jennifer Krintz, M.H.P., has seven years of experience in cultural resources and historic preservation planning, evaluation, and documentation, and is qualified as an Architectural Historian under the SOI's qualifications standards. Both Ms. Davis and Ms. Krintz are well-versed in all aspects of surveying and evaluating buildings and structures for listing in federal, state, and local registers, and in evaluating the aspects of integrity of a given property. Sarah Stringer-Bowsher, M.A., has seven years of cultural resource experience and is qualified as a Historian under the SOI's qualifications standards. She is also registered as a professional historian in the state of California. Ms. Stringer-Bowsher has a wealth of experience developing historic contexts, especially for clients in San Diego County. Michelle Dalope, B.A., and Shelby Gunderman, M.A., Associate Archaeologists, assisted ASM's Architectural Historians during in the reconnaissance survey and were chosen because of their prior experience conducting built-environment surveys.

2. HISTORIC CONTEXT STATEMENT

COMMUNITY BUILDING: AGRICULTURAL AND RANCHING SETTLERS (1870-1910)

Economic Development

The City of Chula Vista extends from the Otay Valley to the Sweetwater Valley and was largely carved out of Rancho de la Nación, a 42-mi.² Spanish land grant originally established as Rancho del Rey (1795). The earliest residence in south San Diego may have been located in Rancho La Punta, now part of southwestern Chula Vista (Schoenherr 2011:x). At that time, unimproved farmland and substantial ranchos, often with unconfirmed titles, characterized largely uninhabited San Diego County (Garcia 1975:15-16, 22-24). The confirmation of rancho titles in the late 1860s and early 1870s drew more settlers as land became officially conveyable. Small farming communities were quickly established throughout the county, and the completion of a second transcontinental railroad terminating in National City in November 1885 helped to initiate an unprecedented real estate boom for New Town San Diego that spilled over into the county. The Southern California Railroad, a subsidiary of the Atchison, Topeka and Santa Fe Railroad, connected San Diego with Los Angeles and the rest of the United States, and in turn facilitated the population boom of the 1880s. Settlers poured into San Diego as never before, lured by real estate promotions offering a salubrious climate, cheap land, and the potential to realize great profits in agriculture and real estate. Speculators formed land companies and subdivided town sites throughout the county, and settlers took up homestead claims on government land for both speculation and permanent settlement (Bryant 1974; Pourade 1964:167-191). Chula Vista exemplifies those county-wide trends.

The early development of Chula Vista is closely associated with the Kimball brothers, Frank, Levi, and Warren, who were instrumental in the establishment of the City and in its successful development. Frank Kimball secured National City as the terminus for San Diego's first railroad line, the Southern California's line from San Bernardino, which assured the future development of the greater area, including Chula Vista. Land development in present-day Chula Vista is closely tied with the arrival of the railroad line, the establishment of the San Diego Land and Town Company, and construction of the Sweetwater Dam (Summers 1956:33-34). Construction of the San Diego Land and Town Company's National City and Otay Railroad (NC&O) in 1887 followed construction of Sweetwater Dam (1886-1888). Meanwhile the San Diego Land and Town Company Planner William Green Dickinson had plotted a new town. Sweetwater Dam designer James D. Schulyer had suggested the town be given a Spanish name Chula Vista for its "beautiful view" (Coleman 1992). In March 1888, the Chula Vista subdivision map was filed with the county and construction began on the Coronado Belt Line Railroad (Figure 4). It connected the South Bay with Hotel Del Coronado from National City via Chula Vista, opening up another local transportation corridor and further interconnecting the bay (Flanigan and Coons 2007; Phillips 1962; Schoenherr 2011:x).

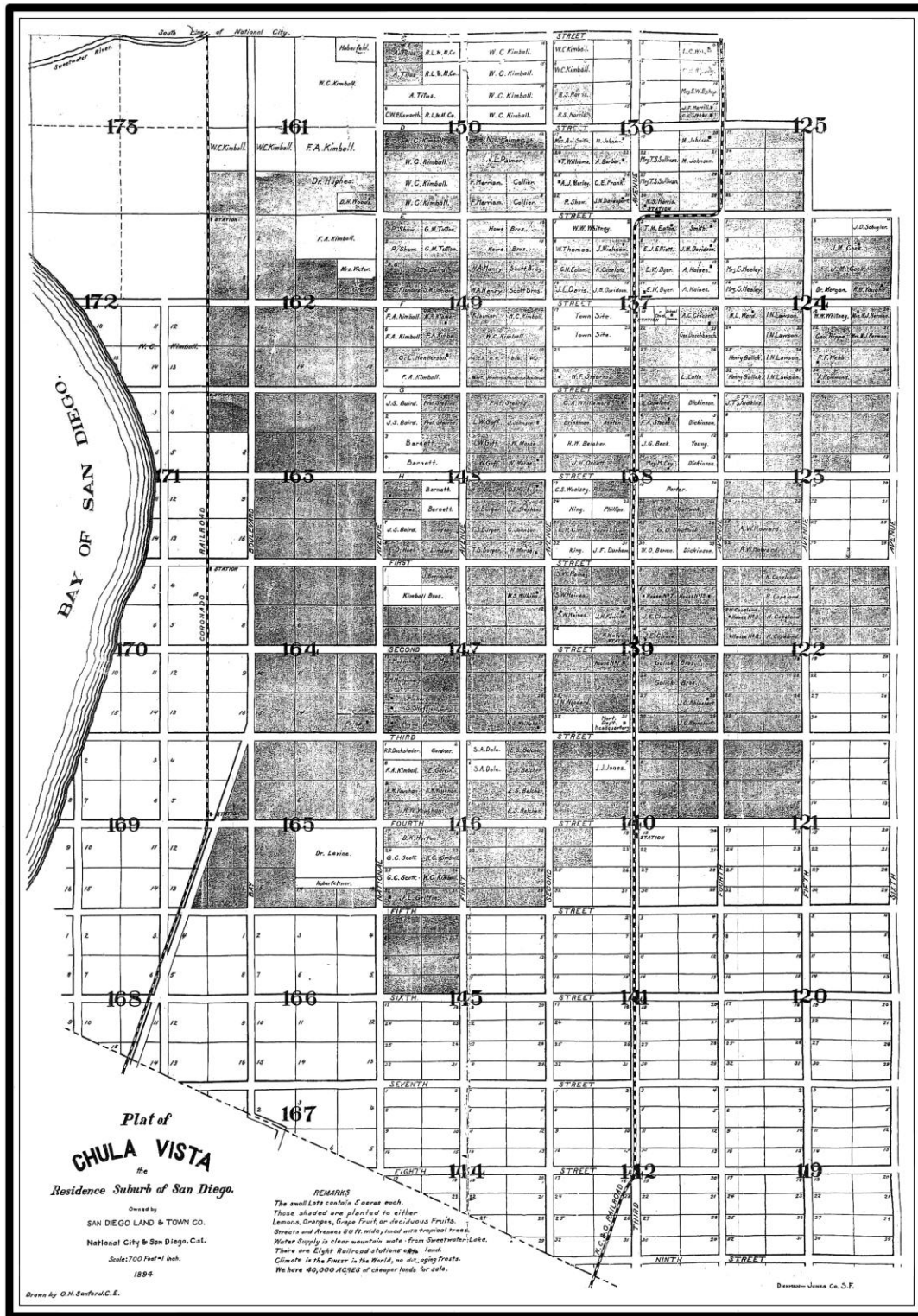


Figure 4. Chula Vista, 1894 plat map.

Most towns that developed around the county relied on ranching and grain farming as the principal economies from the 1870s to the 1890s, but once water companies and irrigation districts were established, more intensive cultivation became possible. The San Diego climate provided an excellent environment for growing citrus in many parts of the county, as well as grapes and avocados. Chula Vista had been designed as a rural agricultural town with large homes and expansive orchards on 5-acre tracts. With the completion of the Sweetwater Dam, the Chula Vista community began to engage in agricultural production, first oranges and then lemons. Over 3,000 acres produced Eureka lemons, and the area was hailed as the lemon capital of the world, though large citrus-producing areas dotted the county from Fallbrook to Chula Vista and from San Luis Rey Valley to Lakeside (Heibron 1936:207-210; Schoenherr 2011:xi-xii).

Young Chula Vista had grown to a population of 289 by 1890, and several community improvements served the residents by the early 1890s, including a sailboat pier, schoolhouse, church, and the Chula Vista Yacht Club clubhouse and pier. Local droughts and a national depression in 1893 stunted growth in Chula Vista and across the United States. Agricultural communities struggled to withstand the combined effects of depression and droughts, but populations declined. Those communities that survived were fragile at the turn of the century. In Chula Vista, the few service buildings that remained were limited to Third Avenue and F Street and fruit packing plants on Third Avenue between F and K Street. The packing plants and the bay-front salt works were the only industrial employment for the town. Planner Dickinson had envisioned a rural community comprised of large orchard homes, but the effects of the depression and droughts redefined that vision. In 1907, Charles Mohnike plotted a new subdivision of small homes that Edward Melville purchased. Within a four-year period, the population of Chula Vista had grown to 550, and 16 new subdivisions had been filed for the growing town. Alongside a growing population came demand for community improvements of roads, and constructing sidewalks, sewers, parks, and street lights, all of which required funding. In the interest of issuing bonds, locals followed National City and pushed for incorporation as a city. On October 17, 1911, the agricultural town became a city and established the first city hall (*San Diego Union Tribune* 1963; Schoenherr 2011:xii, 5).

Property types from the Community Building period include residential, ecclesiastic, and commercial buildings. Properties from this period will be eligible for local designation for their association with significant events and people (City of Chula Vista Local Register Criteria 1 and 2) if they retain to a significant degree their building materials dating to the period of significance (1870-1910). Additionally, eligible properties will retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain good integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. If multiple properties are extant that represent the same historical themes or associations, a comparison of similar resources is critical to determining which are eligible for local designation.

Architectural History

Chula Vista was initially laid out as a rural agricultural town with homesteads that were situated on 5-acre tracts. These early homesteads were spread apart, and consisted of a main farmhouse and several ancillary buildings. Typical early farmstead homes were two-story wood-frame buildings, with steeply pitched roofs, full or wrap-around porches, double hung wood-sash windows, clad in horizontal wood board siding; they did not possess a great degree of stylistic detail. Because of the initial 5-acre lot requirement, these homesteads were spread out within the rural Chula Vista landscape.

Other early buildings include those that were built within the town center of Chula Vista. These buildings were typically constructed with more architectural stylistic features, such as spindle work, patterned shingles, decorative bargeboards and knee brackets, and turrets. Early architectural styles found in Chula Vista during the Community Building period range from Italianate to Queen Anne, and the building types that remain are primarily residential, with a few examples of ecclesiastic and commercial architecture. Properties from this period will be eligible for local designation under architectural and landscape design criteria (City of Chula Vista Local Register Criteria 3 and 4) if they embody distinctive characteristics of a style found in Chula Vista during the Community Building period (Table 3) and retain to a significant degree their building materials dating to the period of significance (1870-1910). Additionally, eligible properties will retain a high degree of integrity of design, materials, and craftsmanship. Properties should also retain a good integrity of location, setting, feeling, and association, but some loss of these aspects of integrity is acceptable. If multiple properties are extant that represent the same architectural style, a comparison of similar resources is critical to determining which are eligible for local designation.

Community Building Period Architectural Styles

Queen Anne Style Character-Defining Features:

- Asymmetrical plan
- 1-2 stories
- Wrap-around porch
- Complex roof composed of hipped and gable roof sections
- Narrow windows, angled bay windows
- Turret
- Patterned shingles underneath gable features
- Horizontal wood board siding
- Spindlework and turned porch columns
- Decorative bargeboards and/or knee brackets

Italianate Style Character-Defining Features:

- Symmetrical façade
- 1-2 stories
- Low-pitched gable or hipped roof

- Full-width porch with decorative turned columns
- Narrow windows
- Widely overhanging eaves
- Large knee brackets underneath the eaves

Vernacular Character-Defining Features:

- Asymmetrical plan
- 1-2 stories
- Front gable projection on main façade
- Horizontal wood board siding
- Steeply-pitched roofs
- Exposed rafters
- Lack of ornamental detail
- Narrow windows, typically double hung wood sash
- Partial, full or wrap-around porch
- Front and side gable roof
- Rudimentary foundation, such as local stone or rock

Table 3. Community Building Period Architectural Styles

	<p>151 Landis Avenue, circa 1910, early vernacular single family residence Historic Site #26 – The Albert Barber House</p>
	<p>640 5th Avenue, circa 1910, low style Italianate single family residence Historic Site #11 – The Stafford House</p>

2. Historic Context Statement



San Diego Christian Fellowship Church, 276 Zenith, circa 1900, with features of the Queen Anne style



210 Davidson, Queen Anne single family residence, circa 1900
Historic Site #3 - The Cordrey House

CITY DEVELOPMENT: AGRICULTURE-CENTERED ECONOMY (1911-1939)

Throughout the 1911-1939 period, Chula Vista and much of San Diego was largely comprised of agricultural communities, though military-related industries and commercial services facilitated incremental growth in cities such as Chula Vista. San Diego Bay became an important training port for the Pacific Fleet during World War I (1914-1918), and following the war it became the headquarters for the Eleventh Naval Division. San Diego County experienced significant growth between 1910 and 1920, much of which can be attributed to the growing military investment in the county, with new bases established in support of World War I. (California Development Board 1918; Heibron 1936:370, 431; U.S. Census Bureau 1920). In Chula Vista, that military investment translated into new industrial industry at the bay front and commercial services for a growing populace, centered around Third Avenue. Tourists traveled through the greater San Diego Bay area for the Panama-California Exposition (1915) at the newly constructed Balboa Park, bringing more income into local economies. As San Diego attracted military investment in its harbor and elsewhere, new directly- and indirectly-related employment opportunities were made available to residents that lived in the South Bay. The U.S. Marine base at San Diego Bay, now the Marine Corps Recruit Depot, was constructed. The U.S. Army and Navy both operated aviation schools on the recently acquired North Island that operated at Rockwell Field. Aerial gunnery and advanced flying schools were in operation at nearby Oneota (Ream Field), Imperial Beach, and Otay Mesa. Two U.S. naval radio stations existed in San Diego, with Fort Rosecrans at Point Loma being an ideal location for defending the San Diego harbor (California Development Board 1918:69, 91). During this period industry played a greater role in the City's economy until the Great Depression limited expansion and new capital investments. While new opportunities widened the employment marketplace, Chula Vista remained centered on agricultural production

Economic Development

1910s

From 1911 to 1919, Chula Vista comprised less than 3,500 acres or 5 mi.², and the city limits did not yet include Otay or Sweetwater valleys or the hillside to the east of the present-day Hilltop Drive (Figure 5). During the decade, the population that included immigrants and citizens from Europe, Japan, and Mexico doubled from 846 to 1,718. A strong agricultural and semi-industrial economy supported more community services in downtown Chula Vista as well as goods suppliers (meat, baked goods, hardware, paint, and cigars). A second grammar school was constructed in 1915 and the new Carnegie Library (1912) made F Street the "central axis" of the growing city. Other specialized services developed in town, including the nationally recognized Fredericka Home (1908) for the aged and an associated hospital (1913) that was Chula Vista's first. For a short time, the Chula Vista Yacht Club used the clubhouse at the end of the old San Diego Land and Town Company pier. Many races took place in the Bay, and members were even credited with a unique racing boat design, Chula Vista One Design. Several new subdivisions were constructed (see Figure 5) (Schoenherr 2011:4-7, 11; U.S. Geological Survey 1901, 1930).

2. Historic Context Statement

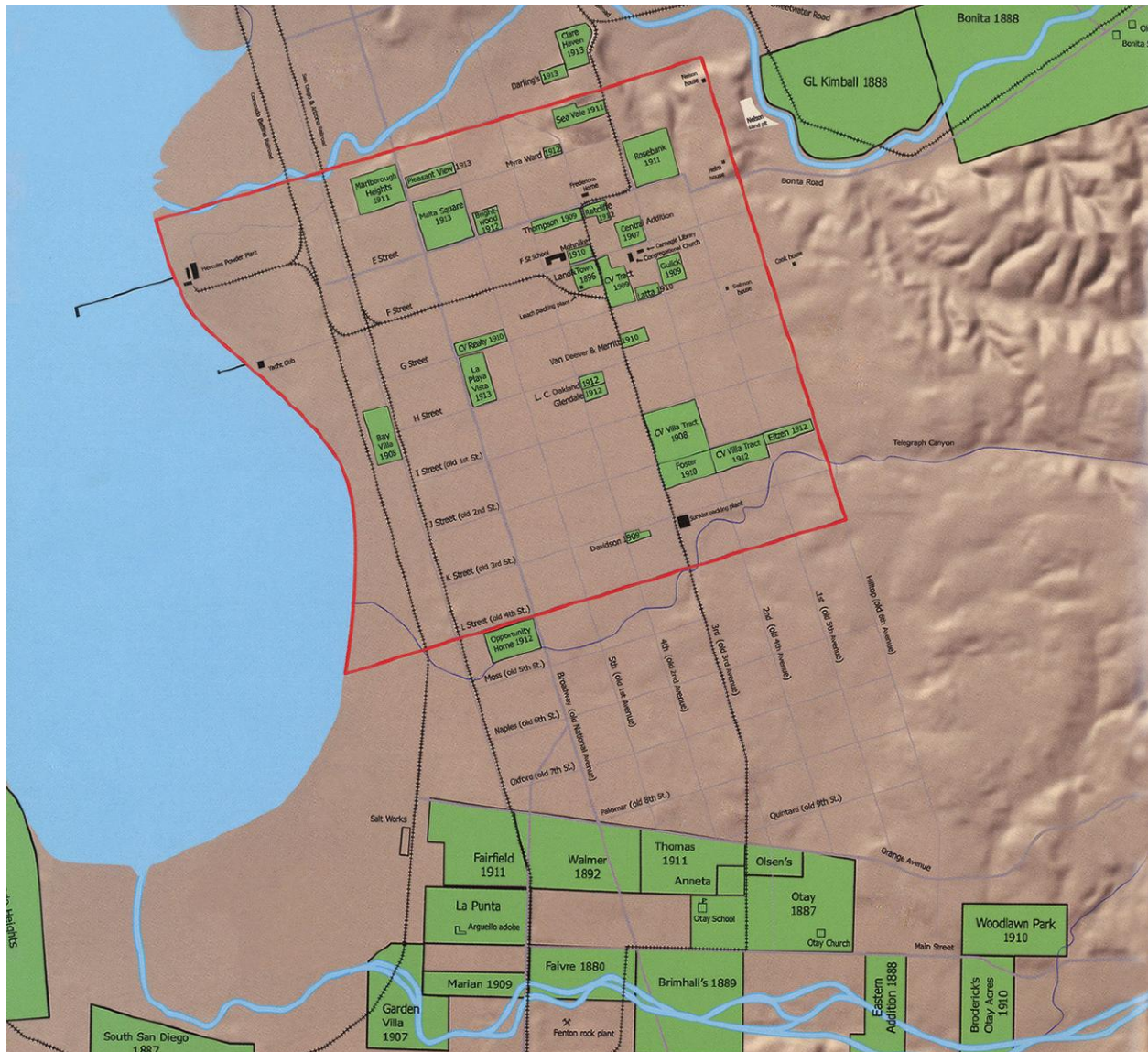


Figure 5. Subdivision development in Chula Vista, 1911-1919. City boundary outlined in red. Adapted from Schoenherr 2011.

Agricultural production remained essential for the local economy. Though Chula Vista was known for its lemon production, it also grew other crops such as avocados and other subtropical fruits, and winter vegetables for collection and distribution to larger markets (California Development Board 1918:70; Heibron 1936:207-210, 422-442). A catastrophic freeze in 1913 affected fishermen and farmers throughout the county, and translated to the loss of most young lemon trees and fruit on mature trees. A few years later, the 1916 flood followed a multiyear drought that caused \$1.5 million of damage to agriculture throughout the county. Swollen rivers flooded buildings, farm land, bridges, Southeastern Railway tracks and all tracks in Otay Valley. The destruction of the Lower Otay Dam (1897) consumed the lower Otay Valley leaving wreckage behind. The Sweetwater Valley fared much better, as its dam overflowed but did not break. The greater economic effects of the freeze and flood meant that

many southern Californians were affected in one way or another. In Chula Vista, decreased land value, near bankruptcy of the City, and abandoned farms were the result. The NC&O Railroad closed, as did packing plants in National City and Bonita. Though the new Chula Vista Citrus Association packing plant was operating, some families were not able to turn a profit for six years because of the freeze and flood. The flood also marked a transition from a crop base centered on lemons to celery and other vegetables. Celery and the new Hercules gunpowder plant reinvigorated Chula Vista in 1916 (Schoenherr 2011:12-19).

Chula Vista remained an agriculture-centered city, but during the 1910s, the economy was expanded and not only included the production of salt from San Diego Bay, but Fenton-Sumption-Barnes Company mining sand and rock from Otay River and military explosives for World War I. In 1916, the Hercules Powder Company constructed a plant that processed kelp harvested from the sea in a massive 30-acre tank farm at the bay front. Raw materials extracted from the kelp were used to make a smokeless powder used extensively by the British government during the war, as well as airplane paint (City of Chula Vista 2008; Schoenherr 2011:20). Many men in the greater vicinity sought work in the factory for the high pay, though the production smell was infamous. Others worked at the Concrete Ship in National City or joined the military to serve the war effort. Women typically contributed more on the home front by supporting the American Red Cross efforts and other civic projects (Schoenherr 2011:20-21). Transportation infrastructure also helped to expand Chula Vista's development.

Improved transportation infrastructure expanded the way people traveled in the greater San Diego Bay area. By 1909, the NC&O and Coronado railroads became part of the San Diego Southern Railroad system that provided electric trolley car travel to Coronado, Mission Beach, and Old Town. John D. Spreckels opened a portion of the San Diego and Arizona Railroad in 1915 that would become the San Diego and Arizona Eastern Railroad when completed in 1919. Competing real estate companies continued to develop subdivisions in Chula Vista to house a growing population from agriculture and military-related activities in the bay area. Progressive interests in Chula Vista were evident in the various women's groups charged with fashioning a more beautiful and temperate community (Schoenherr 2011:8-10). As cities grew and economies expanded, greater investments in city development were made during and after World War I in Chula Vista and other cities around the U.S.

1920s

In Chula Vista, veterans returned from the warfront to find former sawdust-strewn roads had been paved and many other city improvements. Many of those who came to the area for wartime employment stayed, and in Chula Vista that meant many transplants purchased some of the 5-acre lemon orchard properties. The San Diego Country Club (1920) attracted more residents to the City and contributed to a population of 1,719, which had more than doubled from the previous decade. The golf course and Richard Requa-designed clubhouse provided respite for wealthier San Diegans and prompted the construction a nearby subdivision, Tarrytown. Open spaces still characterized the southern part of the City (Figure 6). Five-acre lemon orchards continued to provide significant income for residents and in the 1920s that amounted to annual incomes of \$2,000 per acre or roughly \$21,880 in current U.S. dollar

2. Historic Context Statement

value (Schoenherr 2011:9, 21, 27, 37). Orchard owners had the propensity to earn close to \$100,000 on their five-acre properties. Their wealth, however, relied heavily on seasonal workers who picked fruit for the packing plants. The two largest packing plants of the time were Chula Vista Citrus Association (CVCA) and the Chula Vista Mutual Lemon Association. Established in 1916, the CVCA was part of a larger exchange that worked under the “Sunkist” label. The Chula Vista Mutual Lemon Association was comprised of the Leach and Randolph plants with a “Pure Gold” label. Historian Steven Schoenherr framed the 1920s as the “Golden Age” of lemon production in the City (Schoenherr 2011:37-38).

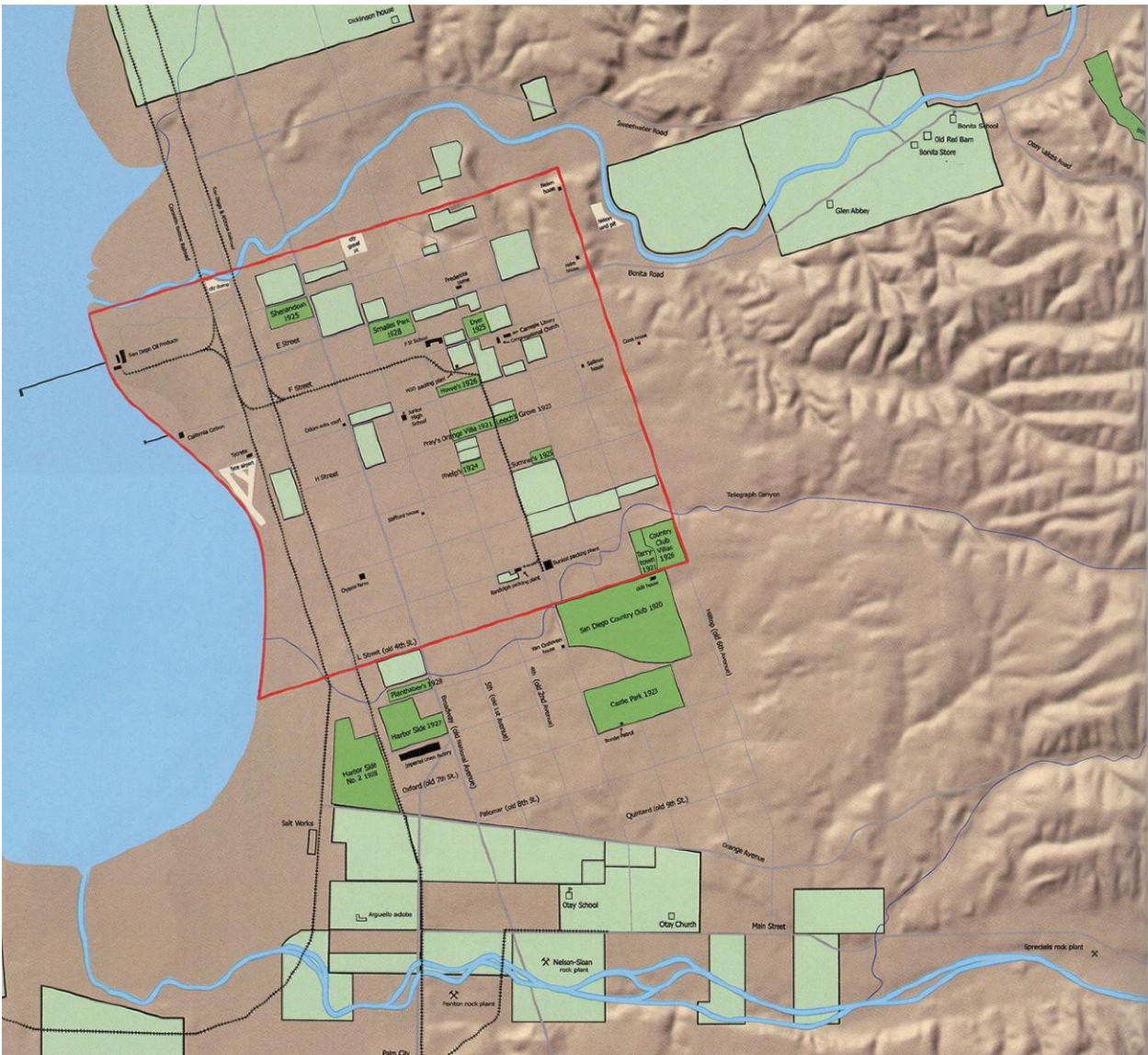


Figure 6. Subdivision development in Chula Vista, 1920-1929. City boundary outlined in red. Adapted from Schoenherr 2011.

At the bay front, many of the industrial companies extracted compounds from the local environs in the 1920s. The old Hercules Powder Company had been repurposed by the San Diego Oil Products Corporation for extracting oil from cottonseeds transported by rail from Imperial Valley. Seed hulls were mashed into cakes that fed local cattle. Manganese had been extracted at the bay since 1910 from ore transported to the site by railcars and barges. The operation changed hands several times, but in 1923 chemist Ludwig Tyce purchased and repurposed the existing manganese-producing company and founded Tycrete Company.

The midwesterner had patented Tycrete, a waterproof, colored cement created from manganese that was used for a variety of applications, including stucco for building exterior and interiors, floors, furniture, and cabinets. Tycrete became an important industry for the City. The California Carbon Company bought the Yacht Club property (1925) and, like Hercules, extracted raw carbon compounds from kelp for the production of paint, and for refining cement and sugar. The practice only continued until 1929. Another company, the California Chemical Corporation extracted bromine compounds from the salt ponds for use in improved ethyl gasoline that was in demand during the 1920s for a reduction in engine knocking. Western Salt Company remained a stalwart industry for San Diego, having passed from the Babcock family to Henry Fenton in 1922. Salt produced at the company was used as table salt but more often as a preservative for meat, fish, and pickling; for purifying water; as livestock feed; and for deicing roads. Over the years, the white mounds became an iconic part of the Chula Vista landscape though it is part of the City of San Diego. Fenton still owned the expanded sand and gravel plant in Otay Valley and became an important supplier to the Navy for projects such as paving Rockwell Field and Dutch Flats. In an effort to meet the demand of road improvements during the 1920s, other sand and gravel operations provided raw materials, including Nelson & Sloan (Chula Vista) and the Spreckels Commercial Company (Otay Valley) A new hemp factory south of the city limits in Harborside transformed Imperial Valley hemp into linen for a few years in the 1920s but did not survive the Great Depression (Schoenherr 2011:27-33).

New industrial sites were not the only new sources of revenue. Tijuana-bound motorists caused huge traffic jams along Broadway during Prohibition (1919-1933), and made it a prime location for Chula Vistans to sell their produce. Tourists and Hollywood celebrities came into town for the winter horse racing season, and casinos in Tijuana and offshore in the bay. The population influx financed local horse breeding, house rentals, supermarkets, and other services. Along the main corridor to Mexico, new subdivisions were developed as were motor courts, gasoline stations, and grocery stores. Increased traffic, crime, and bootlegging meant double duty for policemen, and prompted the construction of a Border Patrol station in the Castle Park subdivision in 1929. Fires in 1923 prompted the construction of the first fire station as part of the new City Hall on Third Avenue. Some Chula Vistans inspired by aeronautical advancements in the 1920s established the Chula Vista Aeronautic Club (1925). The Tyce School of Aviation, adjacent to the Tycrete factory, replaced the club and operated as the City's first airport (Schoenherr 2011: 28-29, 34-36, 48-50, 56-58).

Infrastructure improvements not only included more paved roads and sidewalks, but the installation of a bay-front sewer system beginning in 1926. The City also established a dump

the following year at Bay Boulevard and the Sweetwater River estuary, and garbage collection began that served the South Bay area. The South Bay finally acquired control of its tidelands from the City of San Diego in 1925, though plans for the construction of a tidelands airport in an effort to develop the Bay were thwarted by the Great Depression. Standard Oil Company developed some land for oil refining in north Otay Valley, but other planned industrial enterprises that required capital investment were shelved due to the Great Depression (Schoenherr 2011:37-46).

1930s

While many industries failed during the Great Depression, agriculture in Chula Vista thrived. Local land baron Henry Fenton had expanded his land holdings with Rancho Janal to 4,000 acres, which was more than all of the City of Chula Vista. He and others survived the financial hardships of the Great Depression because they could cultivate their land and employed workers to help them do that. Fenton had 3,000 acres planted with lima beans and barley, while others outside the City raised cattle, operated dairies, or dry-farmed mesas. In the City and Sweetwater Valley, lemons continued to dominate the agricultural market, though celery had become steep competition. Lemon orchards comprised over 2,000 acres that filled more than 1,000 railcars annually and produced revenue of nearly \$1 million. In an effort to package all that fruit, the two major packing plants doubled in size, and company housing was provided to workers in dormitories and bungalows. A local factory produced the ice necessary to refrigerate the railcars containing Chula Vista products destined for the East and for refrigerated ships sent to Europe. Celery had been established as an important crop for Chula Vista after the 1916 flood, though Japanese truck farmers Yamamoto Mitsusaburo and Muraoka Fukutaro introduced the crop to the City in 1912. The backbreaking work required constant attention from planting until winter harvest, and then loading the 150-lb. crates of matured celery onto the railcars was more than strenuous. Japanese farmers followed closely behind the profitability of lemon growers at \$1,500 an acre (Estes 1978; Schoenherr 2011: 30-31, 46-47). Japanese farmers were not new to farming in the county, having developed successful agricultural operations at the turn of the twentieth century.

The first Japanese came to San Diego to work on the California Central Railroad in the 1880s, and one decade later there were more than 250 Japanese. Many of whom worked in Lemon Grove, La Mesa, and Chula Vista as seasonal agricultural laborers in the citrus fields and packing plants. It was the weather and inexpensive, productive land that drew more Japanese to San Diego County to lease farms in Mission Valley, Bonita, and Palm City, including Iwashita Suekichi's farm in Chula Vista. The 1906 earthquake in San Francisco prompted some *Issei* (first generation immigrants) to relocate in the San Diego area. Over the years, Japanese businessmen created thriving businesses around 5th and Market, despite the restrictions placed on the immigration of skilled and unskilled Japanese into the United States. However, historian Donald H. Estes argued that the agricultural contributions in San Diego County outweighed the progress of the Japanese businessmen at that time (Estes 1978). *Issei* in the San Diego County "controlled" 1,090 acres by 1910, though alien land laws forbade non-citizens from owning land under their own names, prompting most Japanese to use the names of native-born children or friends (Carnes 1979: 28; Ichioka 1984:162; Niiya 1993:99). In a

1941 survey, vegetables (celery, cucumbers, tomatoes, asparagus, bunch vegetables, cabbage, and cauliflower) and strawberries were the bulk of the crops cultivated by the *Nisei* (American-born citizens of Japanese decent) and the *Issei*. Truck farming was most often associated with Japanese farmers. These large-scale agricultural businesses fed growing markets, with many *Issei/Nisei* first specializing in one crop and then expanding their business from those profits (Carnes 1979: 41-42, 47). As a result of Japanese endeavors in the 1910s, the quality of Chula Vista's celery product was recognized by the California Agricultural Department and the Japanese government in the 1930s. Competition between Japanese and Caucasian celery producers evolved into the establishment of the San Diego County Celery Growers Union and as a result doubled production. Celery surpassed lemons in production value, though both were fundamental to the local economy, especially during the Great Depression (Schoenherr 2011:48-50).

In addition to a strong agricultural base, Chula Vista and many communities like it benefited from President Franklin D. Roosevelt's New Deal programs. For Chula Vista, those programs provided funding for roads, Americanization and adult classes, nursery schools, hot lunches for students, food distribution, recreation programs, and community dances. Federal financing through the Federal House Act of 1934 meant that more people could own a home. Works Progress Administration (WPA) and Public Works Administration (PWA) funding and labor constructed the second elementary school and an expansion and earthquake retrofit of the two junior highs. The PWA funded a new elementary school, L Street Elementary, shortly renamed after its architect, Lilian J. Rice. The new F Street school was constructed with WPA funds beginning in 1937, and the Municipal Park and Civic (Memorial) Bowl with a 1,000-seat amphitheater and moat-surrounded stage was also funded (Schoenherr 2011:52-56).

Chula Vista had grown to 4,126 residents by the end of the decade (Figure 7). Most residents were Caucasian, though Japanese and Mexicans were the highest represented minorities at 145 and 93. Chula Vista was transitioning into a more commercial city with a diversified workforce; only 12 percent claimed agriculture as their occupation. On the eve of World War II (1939-1945), "lemons, celery, and dairies were profitable, cattle and lima beans flourished, and downtown prospered" (Schoenherr 2011:60-61).

Property types from the City Development period include residential and commercial buildings. Properties from this period will be eligible for local designation for their association with significant events and people (City of Chula Vista Local Register Criteria 1 and 2) if they retain to a significant degree their building materials dating to the period of significance (1911-1939). Additionally, eligible properties will retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain good integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. If multiple properties are extant that represent the same historical themes or associations, a comparison of similar resources is critical to determining which are eligible for local designation.

2. Historic Context Statement

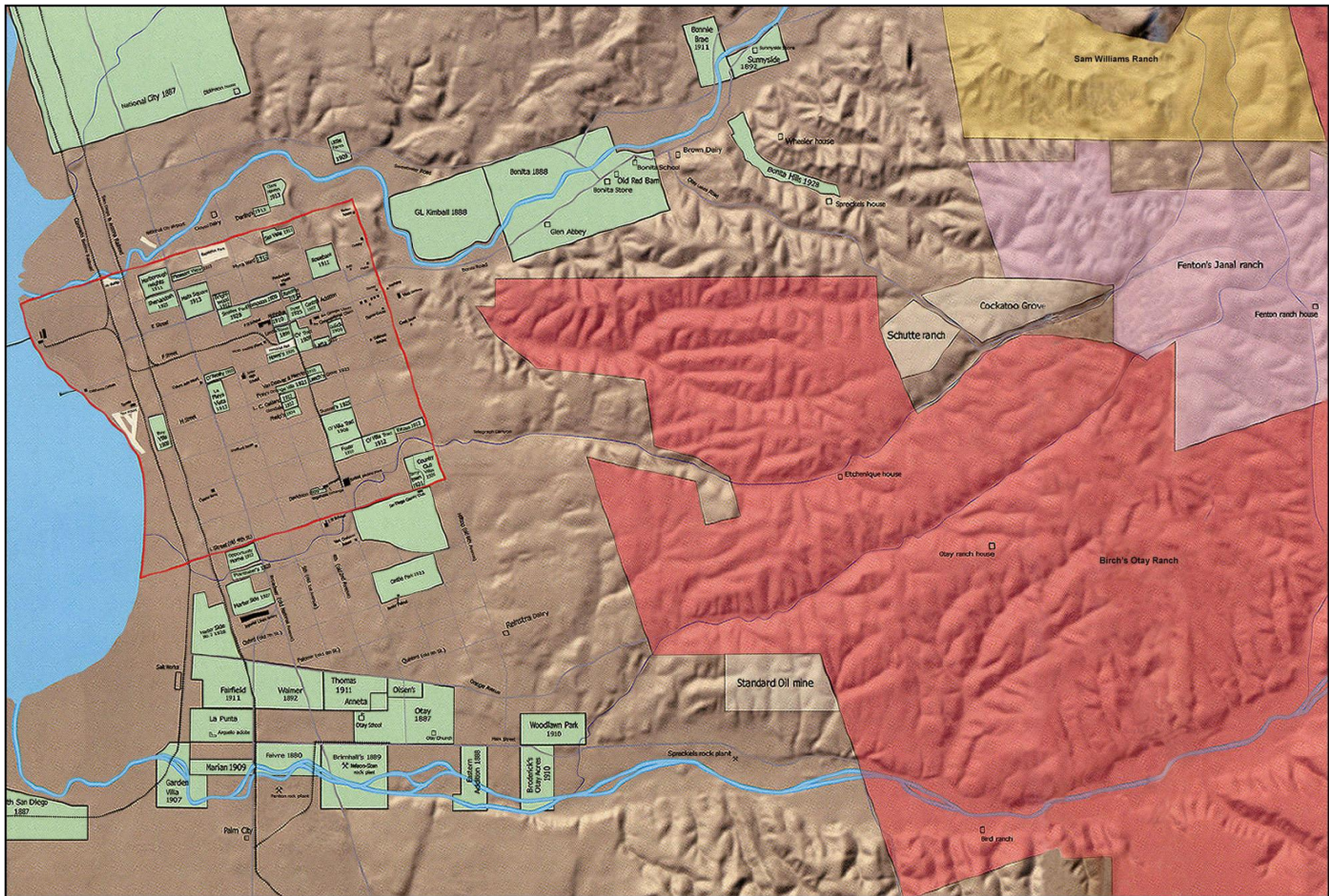


Figure 7. Subdivision development in Chula Vista, 1930-1939. City boundary outlined in red. Adapted from Schoenherr 2011.

Architectural History

Throughout the 1911-1939 period, Chula Vista remained an agricultural community with new commercial and civic services developing around Third Avenue, including hotels and a fire station. After World War I, veterans returned to Chula Vista to find former sawdust-strewn roads had been paved and many other city improvements, such as the San Diego Country Club (1920) had been made. Open spaces still characterized the southern part of the City.

Commercial and civic building styles in the early decades of Chula Vista consisted of popular revival styles. Typically, classical or Greek revival styles were used on civic and government buildings in most towns across the United States. Hotels and commercial buildings were constructed in decorative revival styles and also in the new Art Deco style. Examples of WPA Moderne architecture were introduced to Chula Vista in the 1930s with the construction of several projects funded by that federal program.

Large homes built during the first decades of Chula Vista consisted of two-story Foursquares and late Victorian-era homes. Workers' housing was constructed in the northern section of Chula Vista to meet the demands of the growing population. These houses were typically small bungalows with features of the Craftsman style (Figures 8-10). After the 1915 Panama California Exposition at Balboa Park, the Spanish Colonial Revival style became the predominant building style in southern California, and many houses, large and small, were constructed in this style in the 1920s and 1930s (Figures 11-13). Other revival styles followed suit, such as Tudor (late 1920s-1940s), and later Colonial Revival (1940s-1950s). Another residential building type common during the City Development period were multiple family units. These residential building types were either multistory apartment buildings or single-story apartment courts that included several freestanding units.

Property types that reflect the Architectural History of the City Development period include residential and commercial buildings. Properties from this period will be eligible for local designation under architectural and landscape design criteria (City of Chula Vista Local Register Criteria 3 and 4) if they embody distinctive characteristics of a style found in Chula Vista during the City Development period (Tables 4-9) and retain to a significant degree their building materials dating to the period of significance (1911-1939). Additionally, eligible properties will retain a high degree of integrity of design, materials, and craftsmanship. Properties should also retain a good integrity of location, setting, feeling, and association, but some loss of these aspects of integrity is acceptable. If multiple properties are extant that represent the same architectural style, a comparison of similar resources is critical to determining which are eligible for local designation.



Figure 8. Streetscape view of block of modest Craftsman style single family residences, west side of 300 block of Del Mar Avenue.



Figure 9. Streetscape view of block of Craftsman style single family residences, north side of 100 block of Cypress Street.



Figure 10. Streetscape view of block of Craftsman style single family residences, west side of 600 block of Del Mar Avenue.



Figure 11. Streetscape view of block of Spanish Colonial Revival style single family residences, west side of the 80 block of Jefferson Avenue.



Figure 12. Streetscape view of block of Spanish Colonial Revival style single family residences, west side of 200 block of Guava.



Figure 13. Streetscape view of block of Spanish Colonial Revival style single family residences, east side of 200 block of Fig Avenue.

City Development Period Architectural Styles

Foursquare Style Character-Defining Features:

- Four square room floor plan
- Two stories
- Full or wrap-around porch
- Hipped roof
- Symmetrical main façade
- Horizontal wood board siding



Table 4. Foursquare Residential Buildings

	<p>195 G Street, 1918</p>
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Craftsman Style Character-Defining Features:

- 1-2 stories, sometimes with a one-room upper story (Airplane Craftsman)
- Horizontal wood board siding, split board shingles
- Low-pitched wide gable roof, sometimes clipped
- Dormers
- Full-width porch
- Wood columns sitting atop stone or brick piers as porch supports
- Horizontal orientation emphasis
- Wide windows and doors
- Symmetrical main façade
- Exposed rafters and large knee brackets
- Widely overhanging eaves
- Wood pergola feature

Table 5. Craftsman Residential Buildings

	<p>163 Cypress, 1930</p>
	<p>45 2nd Avenue, 1930</p>



205 Church Street, circa 1925

Spanish Colonial Revival Style Character-Defining Features:

- Asymmetrical façade
- Arched entryways and winged walls
- Large picture window on front façade
- Flat roof with parapet with red clay tile coping or gable roof clad in red clay tiles
- Smooth stucco siding
- Decorative chimney top

Table 6. Spanish Colonial Revival Residential Buildings

	501 Flower, 1935
	215 & 217 Fig Avenue, 1929, 1930
	305 Hilltop Drive, 1929



395 I Street, 1927



256-262 Del Mar Avenue, 1927

Tudor Style Character-Defining Features:

- Asymmetrical main façade
- Front gable projection, typically with a front chimney
- Main section of roof is side gable
- Large picture or tripartite window on main facade
- Small covered porch or stoop
- Arched entryways and/or windows
- Stucco or brick siding

Table 7. Tudor Revival Residential Buildings

	<p>224 Fig Avenue, 1929 Historic Site #48; The George Steese House</p>
	<p>440 E Street, 1929</p>

Art Deco Style Character-Defining Features:

- Vertical projections
- Zigzags and chevron features
- Smooth stucco wall surface
- Emphasis on vertical orientation

Table 8. Other Revival Styles for Residential Buildings

	<p>434 E Street, 1937, Mediterranean Revival Style</p>
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Table 9. Commercial, Civic, and Community Building Styles

	<p>416 3rd Avenue, Art Deco, 1932 Historic Site #73; El Primero Hotel</p>
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CITY MATURATION: FROM AGRICULTURE TO COMMERCIAL DEVELOPMENT AND INDUSTRY (1940-1970)

During and post World War II, the population in San Diego County skyrocketed to a half million, and Chula Vista was one of the fastest growing cities (Etulain and Malone 1989:115; U.S. Census Bureau 1900, 1910, 1920, 1930, 1940, 1950). Out-migration from the city to rural/suburban and bedroom communities rose, though the population remained concentrated in San Diego and the communities of Chula Vista, Coronado, National City, Otay, and San Ysidro (Day and Zimmerman Report 1945a:87-90; U.S. Census Bureau 1950). Defense contract work leading up to and during World War II greatly contributed to that growing population as California led all other states in national defense expenditures and contracts awarded during 1941 (*Oceanside Daily Blade-Tribune* 11 August 1941:6). By then, San Diego had already solidified its importance in aeronautic advancements having attracted Reuben H. Fleet's Consolidated Aircraft Corporation in 1935. Construction of the company's advanced B-24 Liberator not only significantly aided the war effort but it created other opportunities for local manufacturers (Consolidated Aircraft 2004). Chula Vista's Rohr Aircraft Corporation was one of those beneficiaries, and became one of the Consolidated's primary manufacturers.

Wartime industries in aircraft production and government, trade, and service industries created a 62 percent labor increase in Chula Vista, and a 63 percent increase in the county. More work with fewer men available also translated into greater job opportunities for minorities and women (Day and Zimmerman Report 1945a:87-90). More defense contract workers in San Diego also meant an increased need for housing, often around defense centers, and cities like Chula Vista. In an effort to meet the housing demand, the U.S. Housing Authority, Army, Navy, Federal Works Agency, Public Building Administration, Farm Security Administration, and Defense Homes Corporation feverishly built homes for contract workers (*Oceanside Blade-Tribune* 11 August 1941:6, 25 September 1941:1, 6). Temporary housing met the immediate demand and permanent housing often developed as planned subdivisions, a trend that continued into the succeeding decades. For Chula Vista, World War II was the economic force that transformed an agricultural and semi-industrial city into a service-based, industrial city with agricultural roots.

Economic Development

1940-1945

Military and industrial investment in the South Bay during World War II initiated the transition from Chula Vista's agriculture-based economy to a service and industrial economy. That transition began when Fred Rohr opened Rohr Aircraft Corporation in Chula Vista in 1940. The 10-acre property on the bay front became 156 acres with 41 buildings and an employee base that grew from 1,000 to 11,000. A Rohr-sponsored Vocational Training School opened on F Street in an old auto showroom and gave employees the skills they needed to first build the power packages for the Consolidated seaplane and then for its flagship airplane, the B-24 Liberator (Schoenherr 2011:65-67). Construction of Consolidated Aircraft's B-24 power packages remained the company's largest project, and Rohr became the "world's largest

producer of airplane power units” (Schoenherr 2011:67). More job opportunities meant more people in Chula Vista needed houses and services. Lemon groves quickly succumbed to housing tracts to support a population increase that more than tripled in Chula Vista between 1940 and 1950, causing a housing shortage (Figures 14 and 15). A men’s dormitory on Third Avenue, four-unit apartments on Parkway, and available rooms in locals’ homes provided the earliest accommodations for defense workers. A Rohr subdivision was established on Broadway within the Bay Manor subdivision and another subdivision developed in Pacific Grove (*San Diego Union Tribune* 1963; Schoenherr 2011:65, 77). Large-tract government housing in Chula Vista developed in Hilltop Village and Vista Square with associated schools and playgrounds. Despite objections from the Chula Vista Chamber of Commerce, African Americans were allowed to rent in those subdivisions where previous covenants may have kept them from doing so. At Rohr, Caucasian men and women worked alongside African American men and federal housing tracts were no different. Other wartime workers established their homes in trailer parks along Bay Boulevard (Schoenherr 2011:80). Japanese-Americans, however, experienced another reality during World War II.

Antagonistic sentiments against Japanese had developed over many years but culminated during the war. Local arrests of suspected *Issei* spies were followed by President Roosevelt’s Executive Order 9066 in February 1942 in response to the Japanese attack on Pearl Harbor in December. It instructed “all persons of Japanese decent” to evacuate their homes on the Pacific coast (Estes 1978). By May 1942, approximately 600 Japanese had already been evacuated between Del Mar and the Orange County/San Diego County line (Schoenherr 2011:69; *The Southern California Rancher* 1942:3). Japanese-American San Diegans left their homes and traveled by train to the Colorado River Relocation Center near Poston, Arizona 12 mi. southwest of Parker in August 1942 (Estes 1978). The 77 Japanese who had lived in Chula Vista were first sent to the Santa Anita Racetrack before being sent on to Poston, where they and the other internees stayed for the duration of the war (Estes 1978; Schlenker 1972:80-81; Schoenherr 2011:69). The removal of San Diegan Japanese-Americans affected the 1942 crop season. In Los Angeles County, an estimated 30 percent of land previously cultivated by Japanese-Americans was under new management by April 1 (*The Southern California Rancher* 1942:3, 75). The Japanese-Americans left behind their houses, cars, and farms. New owners oversaw farm operations, and this initiated the development of the Bracero program that permanently altered the field-crew workforce. Under that program, Mexicans seasonally entered the country to work and lived in temporary camps (Schoenherr 2011:70).

Meanwhile, the federal government sponsored protective efforts in the South Bay and other areas along the Pacific Coast. New and reused observation posts with search lights were part of those efforts in Chula Vista as was the establishment of neighboring Otay Mesa’s East Field as Naval Auxiliary Air Station (NAAS) Otay Mesa in 1943 (later NAAS Brown Field). Citizens participated in the war effort with scrap drives, victory gardens, rationing, and buying war bonds (Schoenherr 2011:71). Other contributions included farmers’ agricultural revenue in the county that had increased by 230 percent by 1943 (Day and Zimmerman Report 1945a:136). The Rohr facility was expanded (1943) to house a cafeteria, fire and police department, engineering laboratories, and repair facility. After the military dredged near the plant, the City

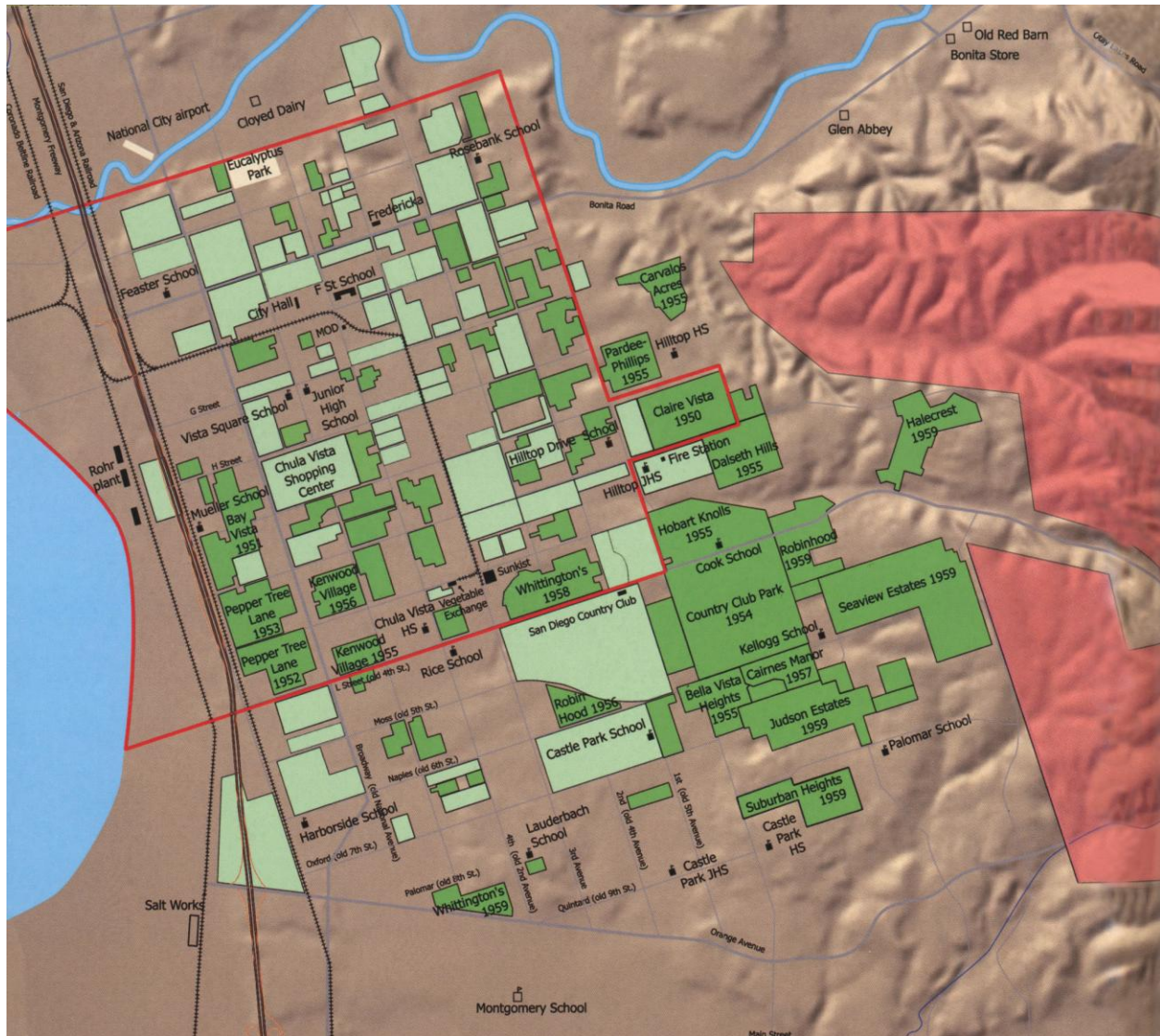


Figure 15. Subdivision development in Chula Vista, 1950. City boundary outlined in red. Adapted from Schoenherr 2011.

1945-1950

Following World War II, more Americans had expendable income than any other time in history. A larger segment of the population owned houses, cars, and televisions. New entertainment, services, and industries developed to serve a growing consumer base. Many veterans returned to the communities in the West where they were stationed to settle down with their families, and Chula Vista was one of the communities they chose. Garden stores, salons, clothing shops, modernized store fronts, and a remodeled Vogue Theater all served a growing Chula Vista populace. More subdivisions provided the necessary postwar housing in areas such as Roberta Park and Griffin Park. The first annexation for Chula Vista in October 1949 was for the inclusion of the Hilltop and J Street area so that the subdivision Claire Vista could be developed. Interest in annexing unincorporated areas for subdivision development mounted and

prompted the City to seek a new charter in 1949 so it could annex property for collecting revenue, establishing zoning, and developing infrastructure (Schoenherr 2011:85).

1950s-1970s

During the 1950s, the population continued to grow as agriculture gave way to housing developments, schools, and shopping centers. More extensive areas to the east and southeast were annexed, along with tidelands and in more than 2 mi² of the southern portion of San Diego Bay (City of Chula Vista 2005). The 9-acre Civic Center project constructed on an old lemon orchard characterized the beginning of the end of agriculture and the development of a dense urban core. A new library, post office, and City Hall were all constructed as part of the complex. Memorial Bowl was also connected to a new gymnasium and public pool. Chula Vista High was completed in 1950, which meant students no longer had to be bused to Sweetwater High School or attend temporary classrooms at Brown Field. The Chula Vista Community Hospital was also expanded in 1955 (City of Chula Vista 2005; Schoenherr 2011:89-91, 101-02). In the midst of Cold War apprehensions, new city patrols were enforced, fallout shelters were constructed at the Civic Center and private residences, and the World War II watchtower at the Mutual lemon packing plant was reused. New subdivisions developed from old Otay Ranch land, and several churches were constructed to serve those new communities (Schoenherr 2011:92-93, 95-99). A new trend developed of constructing retail stores outside the city center as more houses filled in the outskirts of the City (Engstrand 2005).

Many of the new industries developed at the bay front. Broadway remained a busy road for those headed to Tijuana and for Rohr workers. A number of eating franchises catered to travelers and workers, with cafes and drive-thrus, markets, a drive-in, a hardware store, and other businesses that subsequently faded with the newly constructed Montgomery Freeway (I-5). Some flourished, with easy off-ramps to facilities such as the Big Ski Drive-In (1955) and the South Bay Drive-In (1958). Rohr continued to operate at the bay front under the appliance company Detrola for a time, but during the Korean Conflict it was returned to Fred Rohr's direction. Under Rohr, the company returned to the production of engine pods for various aircraft, though it was with a smaller, yet important workforce of 6,700. Rohr continued to operate in the 1960s as a company of over 11,000 employees and still constructed engine pods for propeller and jet planes of all the major aeronautical companies, but it also added manufacturing of dish antennas, rocket nozzles for Thoikol, cylinders for solid-fuel boosters of the Titan II-C, and parts for prefabricated homes (Schoenherr 2011:102, 106-107, 95-97, 132). Industry, services, and suburban development characterized the main sectors of economic growth in the succeeding decades.

For control of the bay front and outlying areas, the cities of San Diego and Chula Vista battled one another during the 1950s and 1960s. While San Diego acquired land south of Otay River and east to Otay Mountain, Chula Vista gained land along I-5 and south to Palomar Street in 1959. The undeveloped tidelands of the bay front remained problematic in an environment where each bayside city had its own agenda for the harbor. Chula Vista Mayor Bob McAllister organized a San Diego Bay Committee comprised of all five of the bay cities, which eventually supported the creation of a Unified Port Authority that assumed control of the tidelands in

January 1963. Chula Vista continued filling in the tidelands attracting industry to the bay front, and constructed a boat harbor. Infrastructure improvements in the 1960s included San Diego Gas and Electric's power plant, planning for the construction of I-805, joining the South Bay Irrigation District for more Colorado River water, the enlargement of the sewer system to lure outlying areas into accepting annexation for new subdivisions, and construction of Southwestern College (Schoenherr 2011:108, 114-122).

Chula Vista had become the second largest city in the county by 1960 (Figures 16 and 17) (U.S. Census Bureau 1960). The county population had risen to over a million, and between 1950 and 1970, bedroom communities such as El Cajon, Escondido, Chula Vista, and Oceanside experienced a tremendous growth rate of between 214 and 833 percent (Engstrand 2005:166; U.S. Census Bureau 1960). Chula Vista continued to grow eastward over the next several decades including land that was annexed east of I-805 in the 1980s, specifically the Montgomery area in the southeast, adding 23,000 to the City's population and the largest inhabited annexation approved in California. It was the most populous annexation approved in California. During the latter half of the 1980s and the 1990s, Rancho del Rey, Eastlake, and other master-planned communities in eastern Chula Vista began to develop, and more than 14 mi.² of Otay Ranch were annexed and planned for future development (City of Chula Vista General Plan 2005). By 2000, Chula Vista boasted 173,556 residents and has remained the second-largest city in San Diego County.

Property types from the City Maturation period include residential, commercial, civic, and community buildings. Properties from this period will be eligible for local designation for their association with significant events and people (City of Chula Vista Local Register Criteria 1 and 2) if they retain to a significant degree their building materials dating to the period of significance (1940-1970). Additionally, eligible properties will retain a high degree of integrity of location, setting, feeling, and association. Properties should also retain good integrity of design, materials, and craftsmanship, but some loss of these aspects of integrity is acceptable. If multiple properties are extant that represent the same historical themes or associations, a comparison of similar resources is critical to determining which are eligible for local designation.

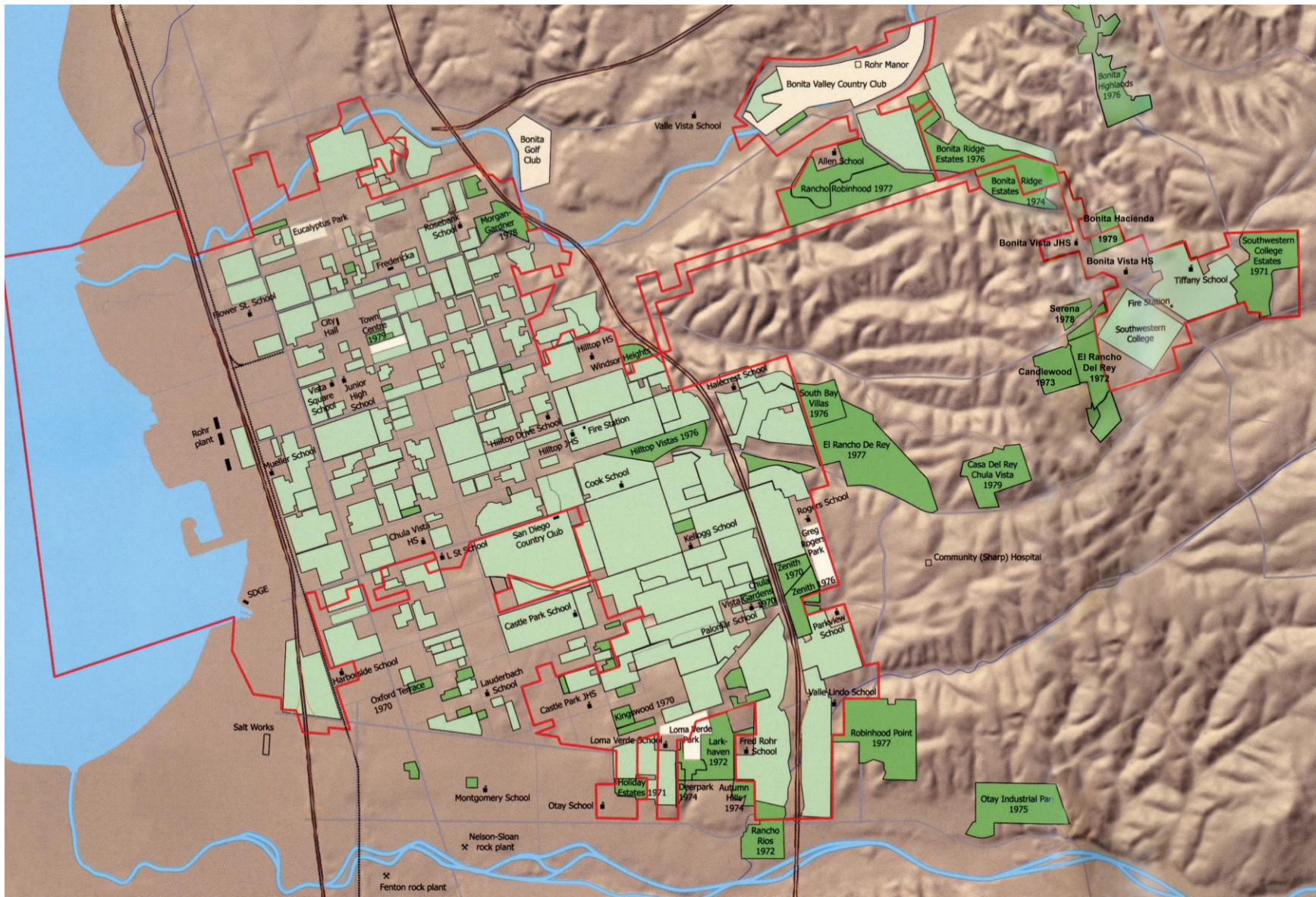


Figure 17. Subdivision development in Chula Vista, 1970. City boundary outlined in red. Adapted from Schoenherr 2011.

Architectural History

World War II changed Chula Vista's community landscape from agricultural fields and orchards to subdivided housing tracts. Businesses such as Rohr were developing housing subdivisions for their employees. Early postwar subdivisions design still retained elements of the revival and eclectic styles evidenced by Minimal Traditional neighborhoods (Figure 18), a trend which transformed to mid-century Modern by the mid-1950s. After World War II, the new American suburb grew in popularity in towns across the United States. Planned suburban communities were developed in great numbers in Chula Vista in the 1950s and 1960s, particularly in the southern section of the City. Postwar tract developments were planned around curvilinear streets and cul-de-sacs that included sidewalks. The uniform setback of the houses from the street was greater than the setbacks in earlier subdivisions. Each of the houses within a subdivision was built in a similar style, identical to the other houses on the block. The dominant stylistic influence immediately after the war was the Tract Ranch house (Figures 19-21). But by the mid-1950s, the Modern movements resulted in Contemporary and Post-and-Beam residential examples (Figure 22). By the 1960s, some subdivisions incorporated a wider array of stylistic applications within each Tract Ranch development and were sometimes constructed as two-story or split-level houses (Figures 23 and 24).

Another answer to the demand for housing in Chula Vista from the 1940s to the 1970s were multiple family residences, including apartment buildings and duplexes (Figures 25 and 26). Stylistic application to this building type was typically less developed than to single family residences, but examples exist that reflect the popular styles and motifs of contemporary subdivision housing. Mobile home parks in Chula Vista also became a popular residential housing type that helped met the great demand for housing during this period. One such development reflects the influence of Chula Vista's Japanese population on the architectural character of the City. Japanese developer and community leader Roy Muraoka constructed a mobile home community in 1963 at the southeast corner of 2nd Avenue and Quintard Street in the southern section of Chula Vista. The Japanese motifs are evident on the entrance sign and on the central community building within the mobile home park.

The population boom of the 1950s and 1960s also led to the development of schools, commercial buildings, civic buildings, and parks for the growing Chula Vista community. Early commercial buildings were constructed after the war, filling in and extending the previously established commercial arteries of Third and Broadway avenues. These buildings are identified by their flat roof parapets, flat front facades, some with varying expressions of wall surface materials and hoods. The buildings on Third Avenue were typical postwar commercial buildings that were constructed adjacent to one another along the main commercial corridors (Figures 27 and 28). Many of the later commercial buildings were freestanding and constructed in the mid-century Modern style, with varying features and sub-styles. Other styles that were particularly popular in southern California were the eclectic Googie and Programmatic styles. These forms of architecture were popular in the 1960s and were defined by their hyperbolic emphasis on futuristic architectural styles. The Googie style can be identified by its curvaceous lines, neon signage, and geometric shapes.



Figure 18. Typical 1940s Minimal Traditional subdivision, east side of 100 block of Fifth Avenue.



Figure 19. Typical 1950s Tract Ranch subdivision, north side of 100 block of East Queen Anne Drive.



Figure 20. Typical 1950s Tract Ranch subdivision, south side of 40 block of El Capitan Drive.



Figure 21. Typical 1950s Tract Ranch subdivision, north side of 30 block of East Palomar Drive.



Figure 22. Example of Contemporary Style single family residences, east side of Monserate Avenue.



Figure 23. Example of Tract Ranch development from the 1960s, 1100 block of Nile Avenue.

2. Historic Context Statement



Figure 24. Example of Tract Ranch development from the 1960s with two-story single family residences, 200 block of East Milan Street.



Figure 25. Example of multiple family residential development, apartment buildings located at 256 Del Mar Avenue.



Figure 26. Example of multiple family residential development, duplexes located on the east side of the 700 block of Woodlawn Avenue.



Figure 27. Typical post-war commercial buildings, east side of the 200 block of Third Avenue.



Figure 28. Typical post-war commercial buildings, west side of the 200 block of Third Avenue.

The Programmatic style is a sub-style of Googie and was used particularly at restaurants and other food venues. This style is identified by its expression of a particular theme. Commercial corridors such as Third Avenue and Broadway were largely developed in the 1950s and 1960s and possess a mix of these mid-century styles.


Property types that reflect the Architectural History of the City Maturation period include residential, commercial, civic, and community buildings, particularly the mid-century Modern style. Properties from this period will be eligible for local designation under architectural and landscape design criteria (City of Chula Vista Local Register Criteria 3 and 4) if they embody distinctive characteristics of a style found in Chula Vista during the City Maturation period (Tables 10-20) and retain to a significant degree their building materials dating to the period of significance (1940-1970). Additionally, eligible properties will retain a high degree of integrity of design, materials, and craftsmanship. Properties should also retain a good integrity of location, setting, feeling, and association, but some loss of these aspects of integrity is acceptable. If multiple properties are extant that represent the same architectural style, a comparison of similar resources is critical to determining which are eligible for local designation.

Community Maturation Period Architectural Styles

Colonial Revival Style Character-Defining Features:

- Large, square form
- Side gable or hipped roof, sometimes with dormers
- Symmetrical main façade
- Partial-width porch or covered stoop, usually surmounted by an arch or pediment and supported by classical columns
- Double hung sash windows with wooden muntins
- Shutters
- Horizontal wood board siding

Table 10. Colonial Revival Style

	<p>67 4th Avenue, circa 1945</p>
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Minimal Traditional Style Character-Defining Features:

- Typically one-story residential buildings, occasionally two-story
- Typically one front projection
- Moderately pitched side gable
- Lack of ornamental detail
- Various cladding material
- Covered stoop porch
- Shallow eaves

Table 11. Minimal Traditional Style

	<p>Shenandoah Tract Subdivision*: 138 Jefferson</p>
	<p>260 Church Street, Multiple Family Residence</p>

*Example of tract development constructed in the minimal traditional style, best evaluated as neighborhood in future survey.

Post-War Commercial Architecture Character-Defining Features:

- One- or two-story buildings
- Constructed on long, narrow lots, sometimes directly adjacent to other buildings
- Flat roof or patterned parapet
- Large storefront windows with a main entryway
- Hood
- Exterior wall surface varies
- Signage typically on or over the hood
- Setback from the sidewalk with front lot parking

Table 12. Post-War Commercial Architecture

	<p>131 Broadway, 1945</p>
	<p>242 & 248 Third Avenue, 1947, 1946</p>
	<p>1126 3rd Avenue, circa 1945</p>

Mobile Home Park Character-Defining Features:

- Patterned development with small lots and narrow streets
- Uniform setbacks and placement of the mobile homes on the lots
- Mobile homes are one-story, with flat, shed, or widely pitched gable roofs, metal exterior wall surfaces; sometimes homes are raised or on wheels
- Little to no landscaping in front of mobile homes
- Parking spaces limited to one or two vehicles adjacent to mobile homes
- Main entrance of development is typically gated, with a fence around the entire development
- Central office and/or community building

Table 13. Mobile Home Park

	<p>1100 Industrial Blvd., Brentwood Mobile Park, 1959</p>
	<p>Palace Gardens Mobile Home Park, 1425 Second Avenue, 1963</p>

Streamline Moderne Style Character-Defining Features:

- Curved corners on exterior walls
- Smooth stucco wall surface
- Emphasis on horizontal orientation
- Flat roof, with coping
- Horizontal grooves or ledges within wall surface
- Porthole and/or glass block windows
- Asymmetrical façade
- Curved hoods over entryways or windows

Table 14. Streamline Moderne Style

	<p>345 E Street, 1960</p>
	<p>48 Broadway, Drycleaners Building, circa 1955</p>
	<p>1146 Elm, 1946</p>

2. Historic Context Statement



518 Flower, 1948

Googie Style Character-Defining Features:

- “Thematic” architecture
- Building types usually associated with or oriented towards the automobile
- Curvaceous exterior walls
- Swooping lines
- Geometric shapes
- Exaggerated/angled rooflines
- Synthetic materials
- Windows occupy a large amount of the wall surface, void of decorative framing
- Colorful, neon signage

Table 15. Googie Style

	<p>1420 Broadway, circa 1960, Bavarian Style</p>
	<p>1052 Broadway, Roberto's Taco Shop, circa 1960, Tiki Style</p>

Modern Styles Character-Defining Features (Residential):


Contemporary (1955-1970)


- Single story
- Horizontal massing
- Flat or low-pitched roof, sometimes an extended canopy
- U-shaped or L-shaped floor plan, sometimes with central courtyard
- Carport or attached garage
- Flat exterior walls, typically with vertical boards
- Windows are plate glass, horizontal band, and aluminum sliders or casement
- Asymmetrical main façade
- Brick, wood, or stucco wall surfaces with varying texturized materials
- Recessed or hidden main entrance

Post and Beam (1945-1970)

- Single story
- Horizontal massing
- Broad extended roof with exposed beams, some examples with flat or low-pitch roofs
- Exposed wood and steel beam structural system—eliminated the need for load-bearing walls
- Rectangular form with open floor plan, often with interior courtyard
- Open floor plans
- Carport
- Flat exterior walls, typically with vertical boards
- Windows are plate glass, celestory, and aluminum sliders or casement
- High degree of glazing to blur the line between indoor/outdoor space
- Brick, wood, or stucco wall surfaces

Table 16. Modern Styles (Residential)

	<p>County Club Park Subdivision*: 999 Monserate, 1956, Post and Beam</p>
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	<p>County Club Park Subdivision*: 989 Monserate, 1956, Post and Beam</p>
	<p>398 Hilltop Drive, 1960, Contemporary</p>

*Example of tract development constructed in the Post and Beam Modern style, best evaluated as neighborhood in future survey.

Modern Style Character-Defining Features (Non-Residential):

- Single story
- Large storefront windows, nearly floor to ceiling, comprise most of main facade
- Shed or flat roof
- Widely overhanging eaves
- Angular lines
- Aluminum sliding windows

Table 17. Modern Style (Non-Residential)

	<p>363 E Street, 1952, Contemporary</p>
	<p>700 E Street, 1966, Contemporary</p>

Ranch Style Character-Defining Features:Custom Ranch

- Single story
- Rambling, L-shaped or long rectangular floor plan
- Widely-pitched hipped or side gable roof
- Attached garage
- Varying exterior wall material: horizontal wood boards, stucco, stone, brick
- Brick or stone wall veneer water table
- Shutters
- Double hung wood sash windows with muntins; wide aluminum sliders
- Recessed partial-width or full-width porch supported by simple columns

Table 18. Custom Ranch Style

	990 Corte Maria, 1959
	735 1 st Avenue, circa 1965

2. Historic Context Statement



28 Hilltop Drive

Tract Ranch

- Single story
- Horizontal massing
- Widely-pitched hipped or side gable roofs
- L-shaped floor plan with interior of L facing the street
- Attached garage (forming the bottom of the L)
- Shed roof porch extension with tapered or angled columns
- Void of ornamental detail
- Stucco wall surface
- Front driveway
- Double hung wood sash or aluminum sliding windows
- Houses developed by single developer as a large tract
- Housing tract laid out along curvilinear streets and cul-de-sacs
- Houses set back from the street at least 30 ft.
- Streetscape included sidewalks

Table 19. Tract Ranch Style

	<p>Bay Manor Subdivision*: 690, 684, 680, 676 W. Manor Drive, 1943, 1960, 1943, 1955</p>
	<p>Chula Vista Gardens Subdivision, Unit No. 4: 1187 Nile Avenue, 1968</p>

*Example of tract development constructed in the Tract Ranch style, best evaluated as neighborhood in future survey.

Eclectic Style Character-Defining Features:

- Same basic form as Ranch or Mid-Century Modern home from 1950s and 1960s
- Introduction of decorative features such as bargeboards, ornamental shutters, sloping rooflines, flared eaves
- Varying exterior wall surface materials such as stucco, horizontal wood boards, patterned shingles

Table 20. Eclectic Style

	<p>Robinhood Subdivision, Unit No. 8*: 371 Nova Place, 1964</p>
	<p>Hobart Knolls Subdivision*: Streetscape of E. Palomar Drive, circa 1965</p>

*Example of tract development constructed in the Eclectic style, best evaluated as neighborhood in future survey.

3. SURVEY RESULTS

PROPERTY TYPES AND DISTRIBUTION WITHIN THE SURVEY AREA

A total of 12,696 parcels were identified during the reconnaissance survey as being more than 45 years old—roughly half of all the parcels within the survey area (Figure 29 and Appendix C). Within the survey area, there are more than 70 properties already designated on the City’s Local Register of Historical Resources. In addition, 210 parcels in the survey area were previously documented during either the 1985 Chula Vista Survey or 2005 Urban Core Specific Plan Cultural Resources Survey. The built environment of those 12,696 parcels surveyed fall into one of the following categories of property types:

- residential properties (single and multiple family)
- commercial
- industrial
- educational
- religious
- governmental
- community/social halls
- recreational
- hotels
- CCC/WPA structures
- landscapes
- urban open spaces

Southwestern and northwestern Chula Vista are predominately comprised of single family residences. More than 11,900 single family residences were identified during the reconnaissance survey—or 95 percent of the total properties surveyed. Most of these single family residences (90 percent) are modest in size, less than 2,000 ft.². Most were built as part of subdivisions, and those in the southwest area were further built as tract subdivisions that were designed and built by one developer. Greater variety within subdivisions in the northwest reflect multiple developers contributing to each, or earlier time periods when more variety in housing forms and styles within a subdivision were utilized by single developers. Custom-built residences are also more prevalent in northwest Chula Vista than in the southwest area.

Multiple family housing was the second largest property type identified in the survey area, with more than 450 units ranging from duplexes to large apartment complexes. Many of these are duplexes located within a neighborhood of single family residences, comprising one or two blocks. Several apartment courts were identified, consisting of several detached units arranged around a central courtyard. There are few early examples of large multi-unit apartment buildings, with many more examples from the 1950s and 1960s. Most multiple family

3. Survey Results

residential units are located in the northwest section of the survey area. There are also several examples of mobile home parks throughout the western section of the survey area.

Commercial buildings are the third largest property type in the survey area. Most are less than three stories tall, with the majority only a single story. The major commercial areas are concentrated along Broadway and Third avenues. However, small-scale mid-century shopping centers are scattered throughout the survey area, as they historically served specific residential neighborhoods located further from the major commercial arteries. The largest-scale commercial center surveyed was the Chula Vista Shopping Center at Broadway Avenue and H Street. Industrial buildings were historically located along San Diego Bay and, while that is still the case, little remains from more than 45 years ago, with the 1940s Rohr complex being a significant exception.

Twenty-two school campuses and a school district office building were identified in the survey area, built predominately to support the population boom after World War II. Eight religious buildings—churches and synagogues—were also identified, scattered throughout the survey area.

Few examples of the remaining property types were identified in the survey area. Governmental buildings identified are primarily fire stations, in addition to one post office. Community buildings and social halls were also represented in the survey area, including the Chula Vista Women's Club, Masonic Hall, American Legion Post, Lyons Club, and Lauderbach Community Center. Several properties were identified that reflect the tourism industry in Chula Vista, primarily hotels located on the western side of the survey area. New Deal-funded properties include the Memorial Bowl, the Lilian J. Rice Elementary School, and additions to some other schools. Several city parks and urban open spaces were noted throughout the survey area, including Memorial, Eucalyptus, Library, Lauderbach, and Loma Verde parks and Sweetwater Marsh. Chula Vista's ethnic minorities are not well represented in the built environment within the survey area, although the impact of Japanese-Americans on Chula Vista is evidenced in places such as the Palace Gardens Mobile Home Park, and Mexican-Americans are represented at the Oyama Farms Market.

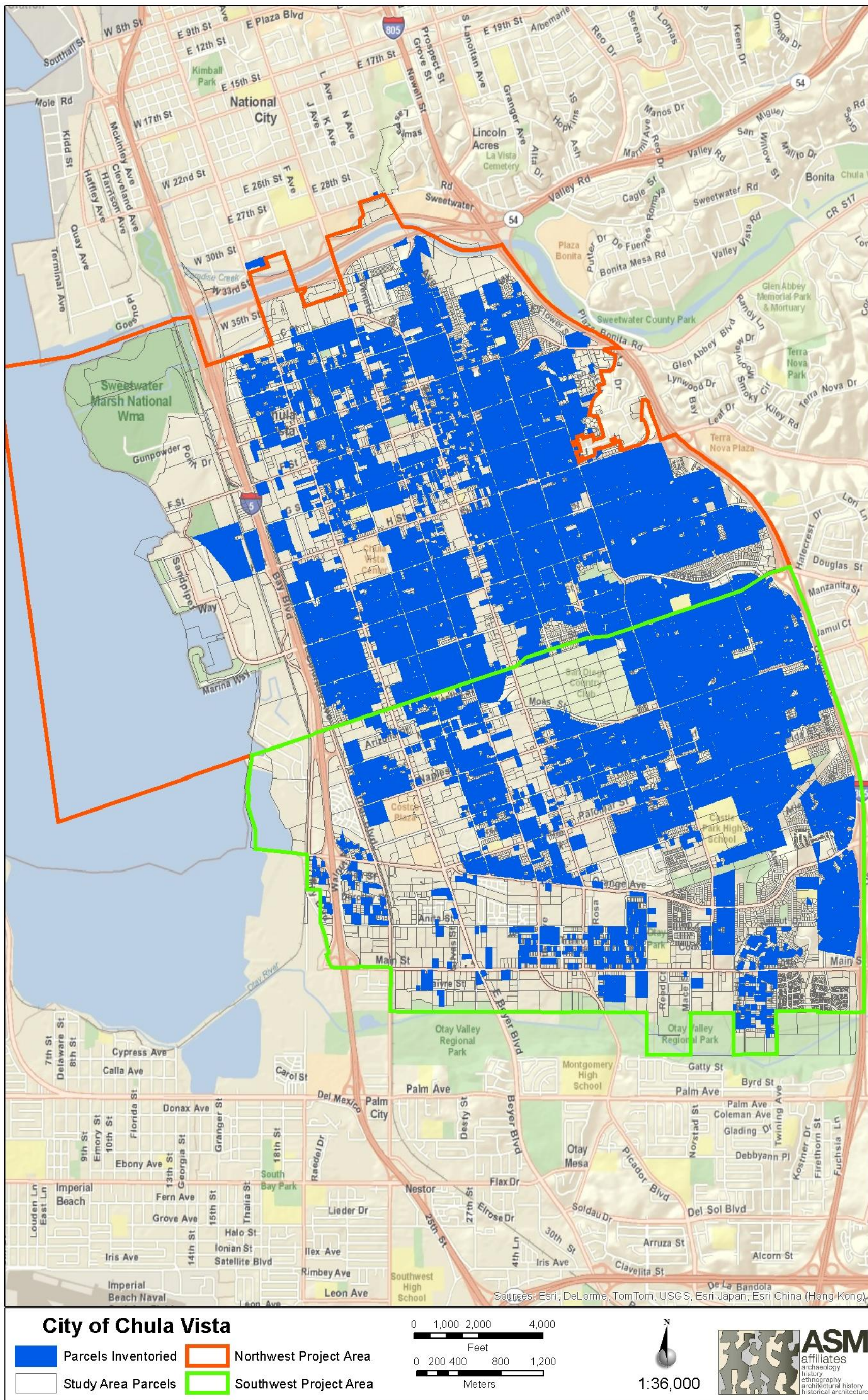


Figure 29. Resources surveyed in Phase One reconnaissance survey.

PATTERNS OF DEVELOPMENT

Field observations during the reconnaissance survey confirmed the patterns of development identified by archival research and described in the Historic Context Statement. Early concentration of development was influenced by the location of the railroad line and stops, and was located along F Street and Third Avenue—which today reflect that area’s long history as the heart of the City. Little physical evidence remains of the early residential development pattern of 5-acre lots. Although some of the houses remain, the large lots have all since been further developed, in varying degrees.

Early in the twentieth century, new residential development was concentrated in northern Chula Vista, above K Street; in southern Chula Vista (not part of the city at that time) development was concentrated south of Palomar Street/Orange Avenue. The area in between was largely undeveloped and used for agricultural purposes. Growth prior to World War II was concentrated in that undeveloped (and unincorporated) area, in subdivisions such as San Diego Country Club and Harbor Side, with some new development areas in the northern section of Chula Vista. In the wartime and post-war boom, development filled in the yet-to-be-developed areas in the northern section of Chula Vista, primarily north of J Street, east of the rail lines, and west of what is now I-805. In the explosion of development of Chula Vista during the 1950s and continuing into the 1960s, the remaining undeveloped areas of the survey area were subdivided and filled, primarily with residential buildings.

The historic commercial areas of Broadway and Third avenues are still evident—serving as such since Chula Vista was first established. Further commercial development, especially from the 1920s through the 1940s, was concentrated along these commercial arteries on undeveloped parcels and replacing older buildings. As residential development spread, commercial development extended further south, especially along Broadway. Small-scale shopping centers were established throughout the City in areas further away from the commercial corridors. The Chula Vista Shopping Center, which opened in 1962, was the largest commercial development project undertaken in the survey area, located at Broadway Avenue and H Street.

CHARACTERISTIC ARCHITECTURAL STYLES

Buildings within the survey area represent a diversity of architectural styles, as identified in the Historic Context Statement. The earliest remaining buildings were built in the Victorian-era modes of Queen Anne and Italianate—as are evidenced by the remaining orchard houses. There also remain a few modest vernacular residential buildings from this period, the designs of which were less influenced by a specific architectural style than by common housing construction methods and available supplies.

Much of the built environment that remains from the early twentieth century reflects the popular architectural styles from that time period. Chula Vista has several good examples of the Foursquare, Tudor, Art Deco, Mediterranean Revival, Mission Revival, and Pueblo

Revival styles. However, the predominant styles employed from the 1920s through the 1940s were the Craftsman and Spanish Colonial Revival, typical of all of southern California. Examples of these styles are generally found in small clusters or several blocks of similar single family residences.

The Tract Ranch is by far the predominant style of the wartime and post-war residential building boom—in the northwest, and even more so in the southwest area. Examples of Minimal Traditional neighborhoods can be found in the survey area to a lesser extent. Single examples are found of the Colonial Revival, Streamlined Moderne, and Custom Ranch styles. Through the 1950s and 1960s, the Tract Ranch remained the most popular style for residential developments. However, the influence of the Modern movement is evidenced by examples of Contemporary and Post and Beam housing.

Non-residential architecture in Chula Vista also reflects influences of popular architectural trends. Aspects of popular revival styles are evidenced in pre-World War II examples, as well as Art Deco. Post-war commercial architecture is more prevalent and several examples exist of Streamline Moderne and Gooogie Style buildings as well, and by the 1950s the Modern movement is also represented.

4. RECOMMENDATIONS

PHASE ONE

As a result of the reconnaissance survey conducted as Phase One, ASM recommended 350 potential historic resources for intensive evaluation during Phase Two of the survey (Appendix D and Figure 30). These potential historic resources were recommended because they appeared to best reflect the history, character, and built environment from Chula Vista's early and mid-twentieth century. Of the 350 potential historic resources, 202 were previously documented during the 1985 Chula Vista Survey or 2005 Urban Core Specific Plan Cultural Resources Survey, but they were not fully evaluated and/or that evaluation was conducted more than five years ago. The remaining 148 resources were not previously identified or documented (newly identified). The majority of potential historic resources to be evaluated during Phase Two were residential properties, primarily single family dwellings. The large number of single family dwellings among the recommended resources (235 out of 350) reflected the fact that the single family dwelling is the dominant property type in Chula Vista. Single family dwellings are the predominant property type among both the previously documented resources and newly identified resources. Low-scale commercial buildings (three stories or less) and multiple family dwellings were the next largest groups of resources recommended for evaluation in Phase Two, with 52 commercial buildings and 29 multiple family residences also recommended for evaluation in Phase Two. Eight religious buildings and seven social halls or community buildings were identified. Lastly, five or fewer of each of the following property types, all rare in the City, were recommended for further evaluation: hotels, industrial buildings, high-scale commercial buildings (more than three stories), government buildings, CCC/WPA-era buildings, landscapes/open space, structures associated with ethnic minorities, theatres, and recreational buildings.

Twenty-two educational buildings within the boundary of the survey area, part of the Chula Vista Elementary School District and the Sweetwater Union High School District, were identified during the reconnaissance survey and recommended by public referral as potential historic resources (Table 21). However, as parcels owned by the school district are outside the jurisdiction of other public agencies of the City of Chula Vista, ASM did not recommend them for evaluation during the Phase Two survey. ASM does recommend that the City and the Historic Preservation Commission encourage the School Districts to evaluate these buildings (if they have not already done so), and to share the results of those evaluations with the City and the public.

Table 21. Educational Buildings in the Survey Area outside the Jurisdiction of the City of Chula Vista

Property Name	APN	Street No.	Street Dir.	Street Name	Approx Year Built	Property Type Disc.	Property Type Def.	Prev. Documented
Feaster Charter School	5652300300	670		Flower St	c. 1950	HP15	Educational Bldg.	No
Rosebank Elementary School	5662804800	80		Flower St	c. 1950	HP15	Educational Bldg.	No
Vista Square Elementary School	5672200100	540		G St		HP15	Educational Bldg.	No
Chula Vista Junior High School	5683710900	415		Fifth Av		HP15	Educational Bldg.	No
Mueller Elementary School	5710301800	715		I St		HP15	Educational Bldg.	No
Chula Vista High School & "L" St. Boys	5723001100	465		L St		HP15	Educational Bldg.	No
Hilltop High School	5741100600	555		Claire Av		HP15	Educational Bldg.	No
Hilltop Elementary School	5741403500	30		Murray St	c. 1955	HP15	Educational Bldg.	No
Hilltop Junior High School	5743001100	44	E	J St	c. 1960	HP15	Educational Bldg.	No
Cv City School District Offices	5743003400	84	E	J St		HP15	Educational Bldg.	No
Cook Elementary School	5751330100	875		Cuyamaca Av		HP15	Educational Bldg.	No
Harborside Elementary School	6182000500	681		Naples St		HP15	Educational Bldg.	No
Rice Elementary School - Split Zoning,	6190104400	915		Fourth Av		HP15	Educational Bldg.	No
Castle Park Elementary School	6191632100	25		Emerson St	c. 1955	HP15	Educational Bldg.	No
Lauderbach Elementary School	6192123400	390		Palomar St	c. 1960	HP15	Educational Bldg.	No
Castle Park Jr. High School	6193300100	160		Quintard St	c. 1960	HP15	Educational Bldg.	No
Castle Park High School	6201302100	1395		Hilltop Dr	c. 1955	HP15	Educational Bldg.	No
Palomar Elementary School	6202402100	300	E	Palomar St	c. 1955	HP15	Educational Bldg.	No
Montgomery Elementary School	6231200300	1601		Fourth Av		HP15	Educational Bldg.	No
Loma Verde Elementary School	6232720900	1441		Hilltop Dr		HP15	Educational Bldg.	No
Rohr Elementary School	6241304000	1540		Malta Av	c. 1965	HP15	Educational Bldg.	No
Kellogg Elementary School	6391302800	229	E	Naples St		HP15	Educational Bldg.	No

PHASE TWO

During Phase Two, ASM conducted an intensive survey and evaluation of 370 potential historic resources (Appendix E and Figure 31). As a result of the intensive survey, ASM recommends 201 historic resources as individually eligible for the City of Chula Vista Local Register of Historical Resources (Appendix F and Figure 32). The remaining resources were either recommended ineligible (122), recommended for future evaluation (46), or one which was recommended eligible for the CRHR but not the local register (Strawberry Field at Fourth and Main) (see Appendix E). Of the 201 eligible historic resources, 87 were newly identified and 114 were previously documented. These historic resources are recommended as eligible because they best reflect the history, character, and built environment from Chula Vista's early and mid-twentieth century. Those resources that are recommended herein as eligible and worthy of preservation cannot become designated properties until such time as an application for designation is submitted, a separate process outlined in the Historic Preservation Program (Section 3.2) and Chula Vista Municipal Code Title 21 , Section 21.04.

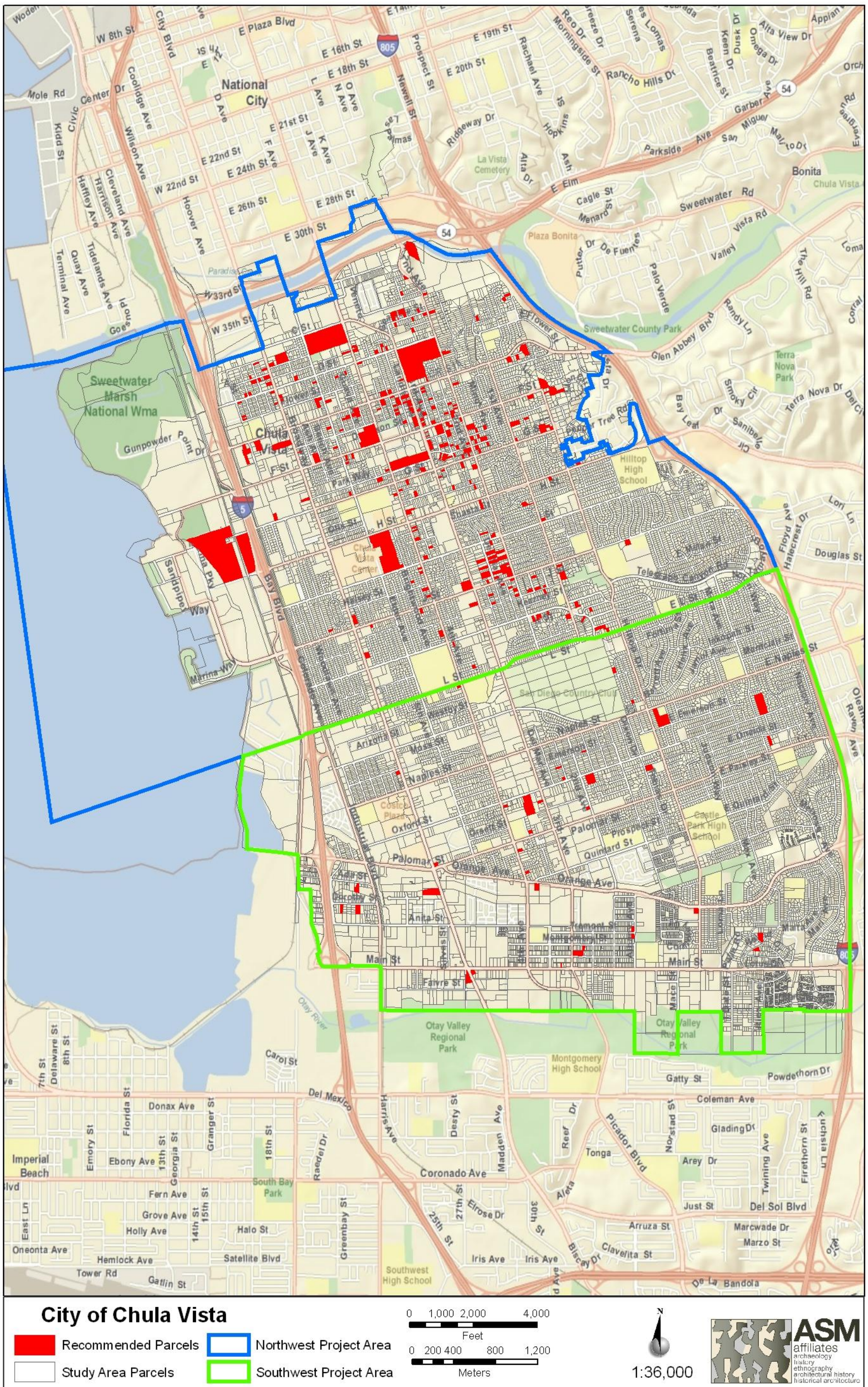


Figure 30. Resources recommended for Phase Two Evaluation.

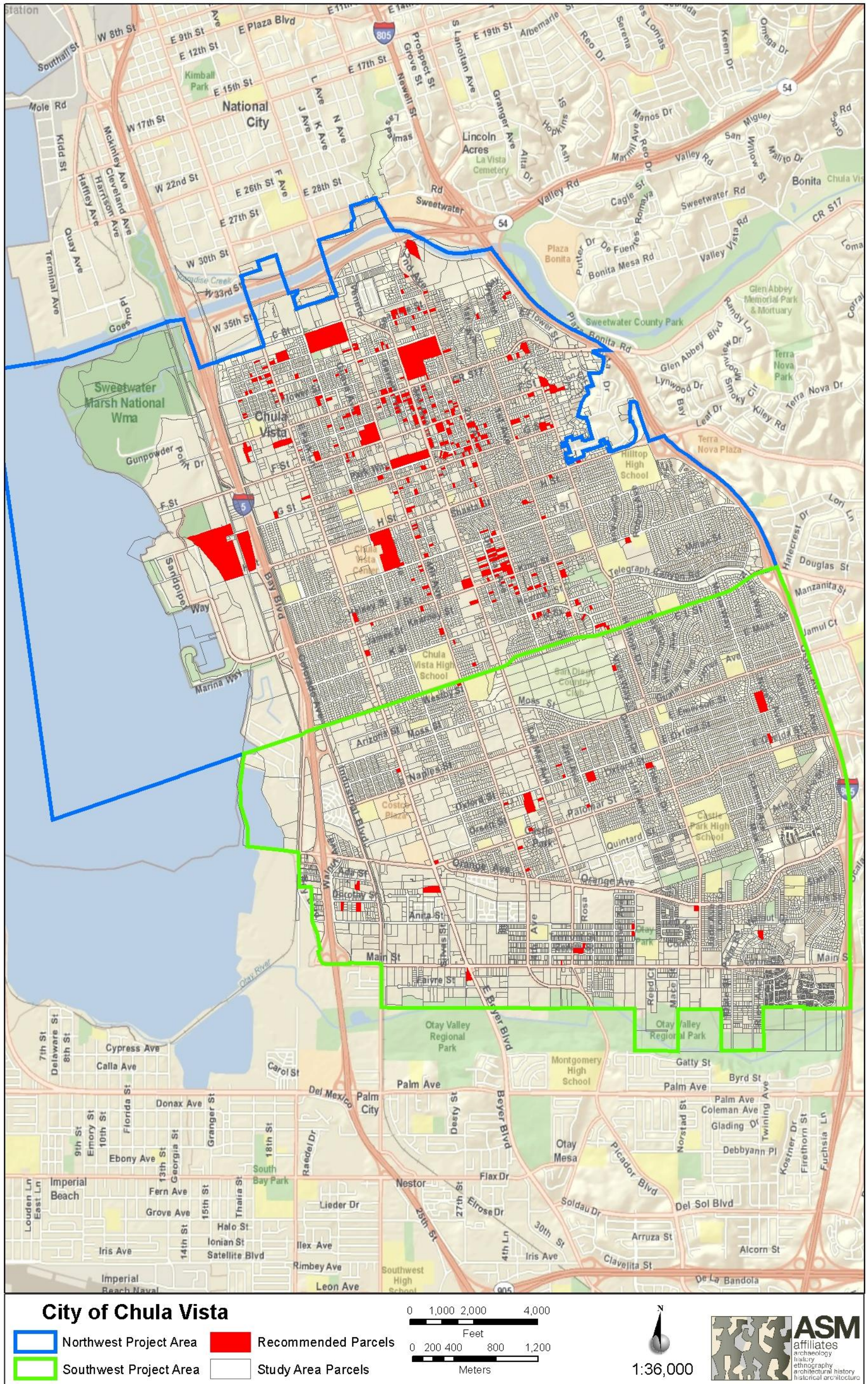


Figure 31. Actual resources surveyed in Phase Two evaluation.

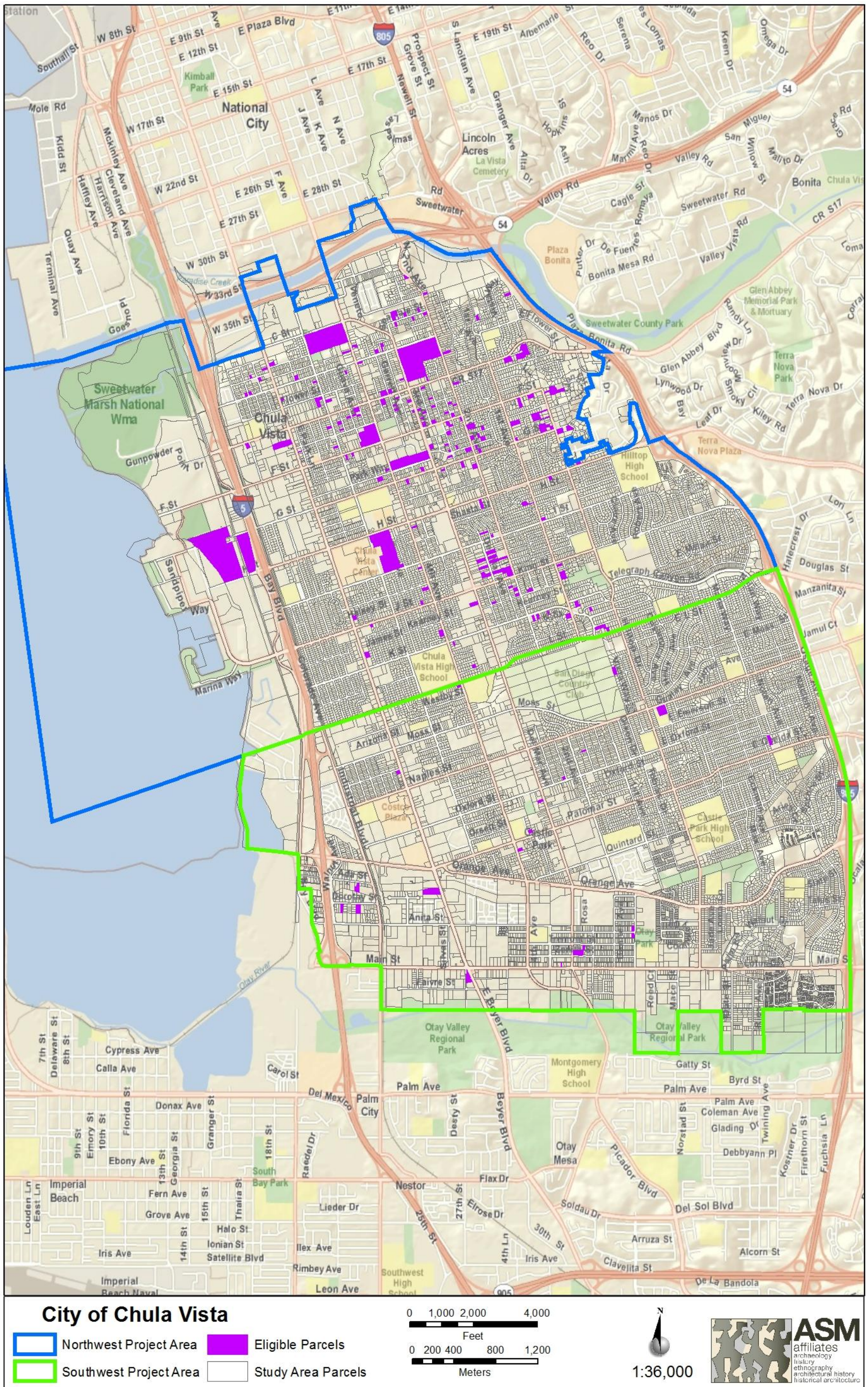


Figure 32. Resources recommended eligible for the City Vista Local Register of Historical Resources.

The eligible historic resources reflect the distribution and characteristics of Chula Vista's built environment and, as such, the majority are residential properties, primarily single family dwellings. Low-scale commercial buildings (three stories or less) and multiple family dwellings are the next largest groups of eligible resources—again, reflecting the overall distribution of resources in the survey area—with 27 commercial buildings and 13 multiple family residences (including 3 mobile home parks) recommended as eligible. Three religious buildings and three social halls or community buildings were recommended as eligible. The remaining eligible properties included hotels, high-scale commercial buildings, industrial buildings, government buildings, CCC/WPA-era buildings, landscapes/open space, structures associated with ethnic minorities, theatres, and recreational buildings.

Twenty-one resources are recommended as eligible under Criterion 1 for their association with significant historic themes or events in Chula Vista's history (Table 22). Examples include 755 Ada Street and Fredericka Manor, eligible under the theme of Community Planning and Development; the Rohr Industry building eligible under the theme of Industry; Masonic Hall and Memorial Park and the Civic Bowl under the theme of Social History; the former Boney's Market at 370 E Street under the theme of Commerce; and Otay Farms Market at 1716 Broadway and the Palace Gardens Mobile Home Park at 1425 Second Avenue under the theme of Ethnic Heritage.

Fifty resources are recommended as eligible under Criterion 2 for their association with significant individuals in Chula Vista's history including Henry Boney, Taber Hersum, Jimmie Zurcher, Gladys Day, G. W. Anderson, the Helm family, Earl Clark, and Ray Muraoka (Table 23).

Of the 201 resources recommended as eligible, the majority (178) are eligible under Criterion 3, for their architectural significance (Table 24). Excellent examples of the architectural styles outlined in the historic context were identified. Because of the numerous extant examples of the Spanish Colonial Revival and Craftsman styles, comparison of these examples to one another was critical to their evaluation. In contrast to other styles with few extant examples, a high degree of retention of original materials for Spanish Colonial Revival and Craftsman buildings was required for eligibility. In general, major additions and major alterations that detracted from the ability of the building to convey its overall stylistic aesthetic resulted in a building being recommended as ineligible. Information about local architects and builders were researched to consider whether or not any of the buildings being evaluated should be considered eligible because they represent the work of a master or important creative individual. Five buildings are recommended as eligible for their association with local builders Lawrence Kuebler, Percy Burnham, and Arthur Done.

Lastly, three resources are recommended as eligible under Criterion 4 as significant historic landscapes or landscape features including Eucalyptus Park, Memorial Park, and Fredericka Manor.

3. Survey Results

Table 22. Historic Resources Eligible under Criterion 1

APN	Street No.	Street Name	Property Type Disc.	Property Type Def.	Comment 1	Prev. Documented
5670321400	230	Broadway	HP5	Hotel/Motel	Vagabond Inn Motel	
7756703367	288	Broadway	HP3	Multiple Family Property	Trailer Villa Mobile Home Park	
6290101500	1716	Broadway	HP36	Ethnic Minority Property	Otay Farms Market; K&M Auto Sales; &	
5732600600	681	Del Mar Av	HP2	Single Family Property	SFD	Yes
5670310600	700	E St	HP6	1-3 Story Commercial Building	Aunt Emma's Pancake Restaurant	
5681103300	447	F St	HP14	Government Building	City Hall, & Fire Station No. 1	
5651200300	47	Fifth Av	HP31	Urban Open Space	Eucalyptus Community Park - See APNs	
5713302900	999999	G St	HP8	Industrial Building	Goodrich Air Flow Test Facility	
7761820501	1100	Industrial Bl	HP3	Multiple Family Property	Brentwood Trailer Park	
5683530900	208	Madrona St	HP16	Religious Building	Temple Beth Sholom Synagogue	Yes
6232015000	275	Montgomery St	HP2	Single Family Property	SFD With Accessory Unit	
5683004300	385	Park Wy	HP35	CCC/WPA Property	Memorial Park - Gym, Activity Ctr,	
5683004300b	385	Park Wy	HP13	Community Center/Social Hall	Activity Ctr	
5662402700	242	Saylor Dr	HP39	Other	Fredericka Manor - Is Asbury Towers,	Yes
5690100600	221	Second Av	HP2	Single Family Property	SFD	Yes
7762307612	1425	Second Av	HP3	Multiple Family Property	Palace Gardens Mobile Home Park	
5683004400	360	Third Av	HP13	Community Center/Social Hall	Memorial Park - Heritage Museum, Rest-	
5733200900	732	Third Av	HP13	Community Center/Social Hall	Masonic Temple	
6231623700	153	Tremont St	HP2	Single Family Property	Sfd & Duplex (On 153 Tremont St.)	
6232014600	276	Zenith St	HP16	Religious Building	Otay Baptist Church	

Table 23. Historic Resources Eligible under Criterion 2

APN	Street No.	Street Name	Property Type Disc.	Property Type Def.	Comment 1	Prev. Documented
5721312100	681	Broadway	HP6	1-3 Story Commercial Building	Chula Vista Camper & Trailer Supplies;	
5721312000	683	Broadway	HP6	1-3 Story Commercial Building	Ball 3 (BAR) Js 3/18/99 Replaces Sweet	
6220412700	1420	Broadway	HP5	Hotel/Motel	Bavarian Inn & Small World Village	
5684200800	406	Church Av	HP2	Single Family Property	SFD	Yes
5691410800	163	Cypress St	HP2	Single Family Property	SFD	
5660305000	343	D St	HP2	Single Family Property	SFD	Yes
5731200900	581	Del Mar Av	HP2	Single Family Property	SFD	
5731702500	640	Del Mar Av	HP2	Single Family Property	SFD	Yes
5732600200	659	Del Mar Av	HP2	Single Family Property	SFD With Accessory Unit	Yes
5732503200	680	Del Mar Av	HP2	Single Family Property	SFD	Yes
5690700200	52	E St	HP2	Single Family Property	SFD	Yes
5690700100	60	E St	HP2	Single Family Property	SFD	
5680421900	370	E St	HP6	1-3 Story Commercial Building	Garden Farms Market	
5691712200	22	F St	HP2	Single Family Property	SFD	Yes
5691712100	26	F St	HP2	Single Family Property	SFD	Yes
5691711400	56	F St	HP2	Single Family Property	SFD	Yes
5683310300	240	F St	HP2	Single Family Property	State Farm Insurance Office	Yes
5681810200	496	F St	HP2	Single Family Property	SFD	Yes
5670710900	230	Fifth Av	HP2	Single Family Property	SFD	Yes
5693521600	550	First Av	HP2	Single Family Property	SFD	Yes
5735002900	834	First Av	HP2	Single Family Property	SFD	Yes
5721222400	610	Fourth Av	HP2	Single Family Property	Educare Day Care (See Also -23 and -38)	Yes
5691706300	39	G St	HP2	Single Family Property	Royal Garden Home Care	Yes
5683000800	315	G St	HP8	Industrial Building	Howe Apartments - See APN -06 & -07	
5683000600	323	G St	HP3	Multiple Family Property	Howe Apartments - See APN -07 & -08	
5684105700	372	G St	HP3	Multiple Family Property	SFD with Apartments	Yes
5713302900	999999	G St	HP8	Industrial Building	Goodrich Air Flow Test Facility	
5734200300	388	K St	HP2	Single Family Property	SFD	Yes
5750421300	29	L St	HP2	Single Family Property	SFD	Yes
5691421400	175	Madrona St	HP2	Single Family Property	SFD	Yes
5691430200	196	Madrona St	HP2	Single Family Property	SFD	Yes

3. Survey Results

APN	Street No.	Street Name	Property Type Disc.	Property Type Def.	Comment 1	Prev. Documented
5650512000	96	Oaklawn Av	HP2	Single Family Property	SFD	Yes
6192121000	350	Palomar St	HP2	Single Family Property	SFD with Accessory Unit	
5660802400	210	Sea Vale St	HP2	Single Family Property	SFD	Yes
5660711300	255	Sea Vale St	HP2	Single Family Property	SFD	Yes
5660720700	286	Sea Vale St	HP2	Single Family Property	SFD	Yes
5690100600	221	Second Av	HP2	Single Family Property	SFD	Yes
5681641900	272	Second Av	HP2	Single Family Property	SFD	Yes
5684204900	422	Second Av	HP2	Single Family Property	SFD	Yes
5732602200	654	Second Av	HP2	Single Family Property	SFD	Yes
5732601700	692	Second Av	HP2	Single Family Property	SFD	Yes
5733421600	730	Second Av	HP2	Single Family Property	SFD	Yes
5733422800	744	Second Av	HP2	Single Family Property	SFD	Yes
7762307612	1425	Second Av	HP3	Multiple Family Property	Palace Gardens Mobile Home Park	
5681611300	289	Third Av	HP6	1-3 Story Commercial Building	Multi Tenant - Retail/Office Bldg -	Yes
6192113900	1226	Third Av	HP6	1-3 Story Commercial Building	Express Furniture	
5690700900	12	Toyon Ln	HP2	Single Family Property	SFD	
5690705200	21	Toyon Ln	HP2	Single Family Property	SFD	
5681631700	284	Twin Oaks Av	HP2	Single Family Property	SFD	Yes
5683310700	314	Twin Oaks Av	HP2	Single Family Property	SFD	Yes

Table 24. Historic Resources Eligible under Criterion 3

APN	Street No.	Street Dir.	Street Name	Style	Property Type Disc.	Property Type Def.	Prev. Documented
6220710800	755		Ada St	Craftsman	HP2	Single Family Property	
5653201100	45		Broadway	Streamline Moderne	HP6	1-3 Story Commercial Building	
5650401600	48		Broadway	Streamline Moderne	HP6	1-3 Story Commercial Building	
5651702300	131		Broadway	Post-War Commercial	HP6	1-3 Story Commercial Building	
5670321400	230		Broadway	Modern- Non-Residential	HP5	Hotel/Motel	
5670530200	259		Broadway	Googie	HP6	1-3 Story Commercial Building	
7756703367	288		Broadway	Mobile Home Park	HP3	Multiple Family Property	
5720104400	565		Broadway	Modern- Non-Residential	HP7	3+ Story Commercial Building	
5722120600	769		Broadway	Queen Anne	HP2	Single Family Property	Yes
6220412700	1420		Broadway	Googie	HP5	Hotel/Motel	
5650600100	624		Chula Vista St	Craftsman	HP2	Single Family Property	
5650320900	649		Chula Vista St	Craftsman	HP2	Single Family Property	Yes
5680720300	205		Church Av	Craftsman	HP2	Single Family Property	
5681612300	260		Church Av	Minimal Traditional	HP2	Single Family Property	Yes
5684200800	406		Church Av	Craftsman	HP2	Single Family Property	Yes
5733321300	745		Church Av	Craftsman	HP2	Single Family Property	Yes
5752211200	984		Corte Maria Av	Custom Ranch	HP2	Single Family Property	
5752211300	990		Corte Maria Av	Custom Ranch	HP2	Single Family Property	
5752211400	998		Corte Maria Av	Custom Ranch	HP2	Single Family Property	
5750420100	877		Country Club Dr	Spanish Colonial	HP2	Single Family Property	Yes
5754502700	1120		Cuyamaca Av	Other Revival	HP16	Religious Building	
5691420400	180		Cypress St	Craftsman	HP2	Single Family Property	Yes
5691420100	196		Cypress St	Craftsman	HP2	Single Family Property	Yes
5661311100	95		D St	Craftsman	HP2	Single Family Property	Yes
5660305200	329		D St	Craftsman	HP2	Single Family Property	Yes
5660305000	343		D St	Craftsman	HP2	Single Family Property	Yes
5653301200	541		D St	Craftsman	HP2	Single Family Property	
5650520700	655		D St	Streamline Moderne	HP2	Single Family Property	
5680721200	238		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5681622200	256		Del Mar Av	Spanish Colonial	HP3	Multiple Family Property	
5683311300	329		Del Mar Av	Spanish Colonial	HP3	Multiple Family Property	Yes

3. Survey Results

APN	Street No.	Street Dir.	Street Name	Style	Property Type Disc.	Property Type Def.	Prev. Documented
5683511600	354		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5683501100	388		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5731800700	629		Del Mar Av	Spanish Colonial	HP2	Single Family Property	Yes
5731800900	639		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5731702500	640		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5732600200	659		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5732502600	664		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5732503200	680		Del Mar Av	Craftsman	HP2	Single Family Property	Yes
5732600600	681		Del Mar Av	Queen Anne	HP2	Single Family Property	Yes
6220720800	765		Dorothy St	Spanish Colonial	HP2	Single Family Property	
6220726100	805		Dorothy St	Craftsman	HP2	Single Family Property	
5690700200	52		E St	Craftsman	HP2	Single Family Property	Yes
5662311000	345		E St	Streamline Moderne	HP6	1-3 Story Commercial Building	
5661900600	363		E St	Modern- Non-Residential	HP6	1-3 Story Commercial Building	Yes
5680421900	370		E St	Pre-War Commercial/Civic	HP6	1-3 Story Commercial Building	
5680130400	434		E St	Other Revival	HP2	Single Family Property	
5680130300	440		E St	Tudor Revival	HP2	Single Family Property	Yes
5670310600	700		E St	Modern- Non-Residential	HP6	1-3 Story Commercial Building	
5680110800	224		Elder Av	Spanish Colonial	HP2	Single Family Property	
5680110900	228		Elder Av	Spanish Colonial	HP2	Single Family Property	
5680111300	244		Elder Av	Spanish Colonial	HP2	Single Family Property	
5733512300	738		Elm Av	Craftsman	HP2	Single Family Property	Yes
6191321500	1146		Elm Av	Streamline Moderne	HP2	Single Family Property	
5691712100	26		F St	Spanish Colonial	HP2	Single Family Property	Yes
5691711400	56		F St	Spanish Colonial	HP2	Single Family Property	Yes
5683320500	202		F St	Craftsman	HP2	Single Family Property	Yes
5681641100	217		F St	Vernacular-Early Settlement	HP2	Single Family Property	Yes
5681641000	219		F St	Craftsman	HP2	Single Family Property	Yes
5683310400	236		F St	Craftsman	HP2	Single Family Property	Yes
5681621100	275		F St	Streamline Moderne	HP6	1-3 Story Commercial Building	
5681103300	447		F St	Spanish Colonial	HP14	Government Building	
5681811100	478		F St	Spanish Colonial	HP2	Single Family Property	Yes
5681810200	496		F St	Craftsman	HP2	Single Family Property	Yes

APN	Street No.	Street Dir.	Street Name	Style	Property Type Disc.	Property Type Def.	Prev. Documented
5651922300	114		Fifth Av	Craftsman	HP2	Single Family Property	Yes
5652610300	171		Fifth Av	Craftsman	HP3	Multiple Family Property	Yes
5670710900	230		Fifth Av	Spanish Colonial	HP2	Single Family Property	Yes
5670802000	276		Fifth Av	Craftsman	HP2	Single Family Property	Yes
5680132100	217		Fig Av	Spanish Colonial	HP2	Single Family Property	
5680120700	220		Fig Av	Spanish Colonial	HP2	Single Family Property	Yes
5691704500	355		First Av	Tudor Revival	HP2	Single Family Property	Yes
5691900200	395		First Av	Custom Ranch	HP2	Single Family Property	
5693521600	550		First Av	Spanish Colonial	HP2	Single Family Property	Yes
5742814800	735		First Av	Custom Ranch	HP2	Single Family Property	
5742815500	747		First Av	Craftsman	HP2	Single Family Property	Yes
5735002900	834		First Av	Tudor Revival	HP2	Single Family Property	Yes
5652501000	502		Flower St	Tudor Revival	HP3	Multiple Family Property	Yes
5652500900	516		Flower St	Streamline Moderne	HP3	Multiple Family Property	Yes
5652500800	518		Flower St	Modern- Residential	HP3	Multiple Family Property	Yes
5660201800	67		Fourth Av	Colonial Revival	HP2	Single Family Property	
5651400800	82		Fourth Av	Craftsman	HP2	Single Family Property	Yes
5661601900	103		Fourth Av	Craftsman	HP2	Single Family Property	Yes
5682621000	370		Fourth Av	Craftsman	HP2	Single Family Property	
5730100500	515		Fourth Av	Craftsman	HP2	Single Family Property	Yes
5721222400	610		Fourth Av	Craftsman	HP2	Single Family Property	Yes
5721722000	672		Fourth Av	Craftsman	HP2	Single Family Property	Yes
5722600700	772		Fourth Av	Craftsman	HP2	Single Family Property	Yes
5722605000	780		Fourth Av	Spanish Colonial	HP2	Single Family Property	Yes
6180721900	904		Fourth Av	Craftsman	HP2	Single Family Property	Yes
6192901200	1323		Fourth Av	Craftsman	HP2	Single Family Property	
5691706300	39		G St	Italianate	HP2	Single Family Property	Yes
5691500400	195		G St	Foursquare	HP2	Single Family Property	
5684205600	236		G St	Vernacular-Early Settlement	HP2	Single Family Property	Yes
5683000600	323		G St	Spanish Colonial	HP3	Multiple Family Property	
5683000500	329		G St	Spanish Colonial	HP3	Multiple Family Property	
5684105700	372		G St	Craftsman	HP3	Multiple Family Property	Yes
5680430700	225		Garrett Av	Spanish Colonial	HP2	Single Family Property	Yes

3. Survey Results

APN	Street No.	Street Dir.	Street Name	Style	Property Type Disc.	Property Type Def.	Prev. Documented
5680431000	237		Garrett Av	Spanish Colonial	HP2	Single Family Property	Yes
5652101500	114		Guava Av	Custom Ranch	HP2	Single Family Property	
5680130700	224		Guava Av	Spanish Colonial	HP2	Single Family Property	
5743912200	35	E	H St	Craftsman	HP2	Single Family Property	Yes
5693805700	50		H St	Craftsman	HP2	Single Family Property	Yes
5730500600	222		H St	Craftsman	HP2	Single Family Property	Yes
5661320300	54		Hilltop Dr	Custom Ranch	HP2	Single Family Property	
5702000400	305		Hilltop Dr	Spanish Colonial	HP2	Single Family Property	
5691704200	360		Hilltop Dr	Italianate	HP2	Single Family Property	
5691703300	398		Hilltop Dr	Modern- Residential	HP2	Single Family Property	
5740100100	403		Hilltop Dr	Custom Ranch	HP2	Single Family Property	
5693811100	95		I St	Craftsman	HP2	Single Family Property	
5731201500	221		I St	Spanish Colonial	HP2	Single Family Property	Yes
5720610400	447		I St	Spanish Colonial	HP2	Single Family Property	Yes
7761820501	1100		Industrial Bl	Mobile Home Park	HP3	Multiple Family Property	
5721720900	427		J St	Craftsman	HP2	Single Family Property	
5721801100	558		J St	Craftsman	HP2	Single Family Property	
5750312200	88		K St	Other Revival	HP2	Single Family Property	Yes
5735007700	180		K St	Craftsman	HP2	Single Family Property	Yes
5734200300	388		K St	Craftsman	HP2	Single Family Property	Yes
5750421300	29		L St	Spanish Colonial	HP2	Single Family Property	Yes
5680432100	210		Landis Av	Craftsman	HP2	Single Family Property	Yes
5691421300	169		Madrona St	Craftsman	HP2	Single Family Property	Yes
5683530900	208		Madrona St	Spanish Colonial	HP16	Religious Building	Yes
5683520700	235		Madrona St	Craftsman	HP2	Single Family Property	Yes
5683511200	251		Madrona St	Craftsman	HP2	Single Family Property	
6232015000	275		Montgomery St	Queen Anne	HP2	Single Family Property	
5650512000	96		Oaklawn Av	Craftsman	HP2	Single Family Property	Yes
5750420300	40		Palomar Dr	Spanish Colonial	HP2	Single Family Property	Yes
5750420200	42		Palomar Dr	Spanish Colonial	HP2	Single Family Property	Yes
5734402400	361		Palomar Dr	Craftsman	HP2	Single Family Property	
6192121000	350		Palomar St	Spanish Colonial	HP2	Single Family Property	
5683004300b	385		Park Wy	Modern- Non-Residential	HP13	Community Center/Social Hall	

APN	Street No.	Street Dir.	Street Name	Style	Property Type Disc.	Property Type Def.	Prev. Documented
5683004300	385		Park Wy	Streamline Moderne	HP35	CCC/WPA Property	
5682633300	424		Park Wy	Modern- Residential	HP3	Multiple Family Property	
5740109000	28		Pepper Tree Rd	Custom Ranch	HP2	Single Family Property	
5750330300	58		San Miguel Dr	Spanish Colonial	HP2	Single Family Property	Yes
5662402700	242		Saylor Dr		HP39	Other	Yes
5660802400	210		Sea Vale St	Colonial Revival	HP2	Single Family Property	Yes
5660800500	219		Sea Vale St	Craftsman	HP2	Single Family Property	Yes
5660801500	240		Sea Vale St	Craftsman	HP2	Single Family Property	Yes
5660711300	255		Sea Vale St	Craftsman	HP2	Single Family Property	Yes
5660710600	275		Sea Vale St	Custom Ranch	HP2	Single Family Property	
5660710500	285		Sea Vale St	Spanish Colonial	HP2	Single Family Property	Yes
5633305100	1	N	Second Av	Tudor Revival	HP2	Single Family Property	
5633100800	54	N	Second Av	Spanish Colonial	HP2	Single Family Property	Yes
5663006300	145		Second Av	Spanish Colonial	HP2	Single Family Property	
5690100600	221		Second Av	Foursquare	HP2	Single Family Property	Yes
5681641900	272		Second Av	Vernacular-Early Settlement	HP2	Single Family Property	Yes
5691202000	333		Second Av	Craftsman	HP2	Single Family Property	Yes
5684204900	422		Second Av	Craftsman	HP2	Single Family Property	Yes
5684204800	426		Second Av	Vernacular-Early Settlement	HP2	Single Family Property	Yes
5732602200	654		Second Av	Spanish Colonial	HP2	Single Family Property	Yes
5732601800	682		Second Av	Craftsman	HP2	Single Family Property	Yes
5733421600	730		Second Av	Spanish Colonial	HP2	Single Family Property	Yes
5733422800	744		Second Av	Craftsman	HP2	Single Family Property	Yes
7762307612	1425		Second Av	Mobile Home Park	HP3	Multiple Family Property	
5662320800	174		Third Av	Vernacular-Early Settlement	HP2	Single Family Property	
5680441800	226		Third Av	Other Revival	HP10	Theater	Yes
5680441700	230		Third Av	Other Revival	HP6	1-3 Story Commercial Building	Yes
5681523100	250		Third Av	Post-War Commercial	HP6	1-3 Story Commercial Building	Yes
5681612600	255		Third Av	Post-War Commercial	HP6	1-3 Story Commercial Building	Yes
5681611000	279		Third Av	Pre-War Commercial/Civic	HP6	1-3 Story Commercial Building	Yes
5681611300	289		Third Av	Pre-War Commercial/Civic	HP6	1-3 Story Commercial Building	Yes
5681612800	295		Third Av	Pre-War Commercial/Civic	HP6	1-3 Story Commercial Building	Yes
5683340400	341		Third Av	Pre-War Commercial/Civic	HP6	1-3 Story Commercial Building	

3. Survey Results

APN	Street No.	Street Dir.	Street Name	Style	Property Type Disc.	Property Type Def.	Prev. Documented
5683510100	349		Third Av	Pre-War Commercial/Civic	HP6	1-3 Story Commercial Building	Yes
5683004400	360		Third Av	Spanish Colonial	HP13	Community Center/Social Hall	
5733200900	732		Third Av	Other Revival	HP13	Community Center/Social Hall	
5690700900	12		Toyon Ln	Spanish Colonial	HP2	Single Family Property	
5690705200	21		Toyon Ln	Spanish Colonial	HP2	Single Family Property	
5690704800	24		Toyon Ln	Spanish Colonial	HP2	Single Family Property	
5690700600	30		Toyon Ln	Custom Ranch	HP2	Single Family Property	
6231623700	153		Tremont St	Vernacular-Early Settlement	HP2	Single Family Property	
6231613500	154		Tremont St	Streamline Moderne	HP2	Single Family Property	
5681640300	265		Twin Oaks Av	Craftsman	HP2	Single Family Property	Yes
5683310700	314		Twin Oaks Av	Vernacular-Early Settlement	HP2	Single Family Property	Yes
5731200600	580		Twin Oaks Av	Craftsman	HP2	Single Family Property	
5733420500	719		Twin Oaks Av	Other Revival	HP2	Single Family Property	Yes
6191721400	1198		Twin Oaks Av	Craftsman	HP2	Single Family Property	
6232014600	276		Zenith St	Queen Anne	HP16	Religious Building	

As a result of the intensive evaluations, ASM assigned an OHP status code to each property (Appendix H). Status codes utilized in this survey project include:

- 3CS, Appears eligible for California Register as an individual property through survey evaluation
- 5S1, Individual property that is listed or designated locally
- 5S3, Appears to be individually eligible for local listing or designation through survey evaluation
- 6Z, Found ineligible for National Register, California Register, or local designation through survey evaluation
- 7N, Needs to be reevaluated

Whereas the 3CS, 5S1, 5S3, and 6Z status codes are fairly narrowly defined and understandable, the 7N status code (Needs to be reevaluated) was utilized in this survey for those potential historic resources that merit further evaluation but could not be fully evaluated within the parameters of this project, and as such ASM was not able to make a determination of eligibility. Examples include properties that were too obscured from view from the public right-of-way, and properties built prior to 1940 that did not appear to be eligible but for which further evaluation may be warranted prior to a project that may adversely impact them.

ASM also identified several areas with concentrations of similar resources—residential neighborhoods or concentration of commercial buildings—that are good representations of the history and/or architecture of Chula Vista and retain a high degree of integrity (Appendix I). These properties were also assigned a 7N status code, as ASM recommends that these concentrations of similar resources be evaluated in the future as potential historic districts (which is outside the scope of evaluation for this project).

The potential historic resources evaluated included 76 of the 84 referrals from the public that were solicited as part of the survey project to assist ASM with identifying those sites that may be historically significant for reasons other than architectural significance (Table 25). The remaining eight referrals were not recommended for Phase Two evaluation because either they were already locally designated, they were outside the survey area, or no extant resources were located at the address provided. The San Diego Country Club at 88 L Street is already locally designated. Those outside the survey area are the Western Salt Works (not in Chula Vista), Greg Rogers Park, 673 East J Street, and 667 Del Rey Place. No extant resource could be identified for the Oyama Farm, Greg Rogers Elementary School, or 3064 Main Street (Banks House).

3. Survey Results

During the survey, several previously surveyed buildings were noted as no longer extant, replaced by parking lots or infill housing. Those addresses are:

- 226 Church Ave.
- 287 Church Ave.
- 288 Church Ave.
- 278 Madrona St.
- 336 Church Ave.
- 288 Center St.
- 436 J St.

Other properties were not evaluated in Phase Two as their inclusion on the list for the intensive survey was due to a technical error:

- 671 Broadway
- 1725 Broadway
- 355 Corte Maria
- 26 Hilltop Ct.
- 600 E St.
- 689 Jefferson Ave.
- 142 Kearney St.
- 389 Orange Ave.
- 141 Second Ave.
- 1651 Sycamore

Table 25. Properties Referred by the Public as Potential Historic Resources

APN	Street No.	Street Dir.	Street Name	Comment1	Property Type	Property Type Description	Potential Criterion	Status Code
5650401600	48		Broadway	A & P Drive Thru Cleaners	HP6	1-3 Story Commercial Building	1	5S3
5653300200	99		Broadway	99 Motel	HP5	Hotel/Motel	1	6Z
5651622800	100		Broadway	Zorba's Greek Restaurant	HP6	1-3 Story Commercial Building	1	6Z
5670321400	230		Broadway	Vagabond Inn Motel	HP5	Hotel/Motel	1,3	5S3
7756703367	288		Broadway	Trailer Villa Mobile Home Park	HP3	Multi Family Property	1,3	5S3
5720104400	565		Broadway	Cv Center: Sears; Auto Center; Optical	HP7	3+ Story Commercial Building	1,3	5S3
6220412700	1420		Broadway	Bavarian Inn & Small World Village	HP5	Hotel/Motel	1,3	5S3
5741100600	555		Claire Av	Hilltop High School	HP15	Educational Building	1	7N
5751330100	875		Cuyamaca Av	Cook Elementary School	HP15	Educational Building	1	7N
5754502700	1120		Cuyamaca Av	St. Pius X Catholic Church	HP16	Religious Building	1, 3	5S3
5661311100	95		D St	SFD	HP2	Single Family Property	2	5S3
5660711000	30		Del Mar Av	SFD	HP2	Single Family Property	2	7N
5683311000	317		Del Mar Av	SFD With Attached Duplex	HP2	Single Family Property	2	6Z
5731200900	581		Del Mar Av	SFD	HP2	Single Family Property	2	5S3
5731702500	640		Del Mar Av	SFD	HP2	Single Family Property	2	5S3
5690700100	60		E St	SFD	HP2	Single Family Property	2	5S3
5662321300	317		E St	Duplex With Non Residential Use - In	HP39	Other	2	6Z
5680421900	370		E St	Garden Farms Market	HP6	1-3 Story Commercial Building	1,2	5S3
6191632100	25		Emerson St	Castle Park Elementary School	HP15	Educational Building	1	7N
5691711400	56		F St	SFD	HP2	Single Family Property	2	5S3
5683331100	270		F St	Norman Park Center & Park	HP29	Landscape Architecture	1, 4	6Z
5681103300	447		F St	City Hall, & Fire Station No. 1	HP14	Government Building	1	5S3
5670511100	553		F St	Collingwood Manor (Nursing Home)	HP3	Multiple Family Property	1	6Z
5651200300	47		Fifth Av	Eucalyptus Community Park - See Apns	HP31	Urban Open Space	1, 4	5S3
5651200300b	47		Fifth Av	American Legion Hall	HP13	Community Center/Social Hall	1	6Z
5681810400	319		Fifth Av	SFD With Accessory Unit	HP2	Single Family Property	2	6Z
5683710900	415		Fifth Av	Chula Vista Junior High School	HP15	Educational Building	1	7N
5691900200	395		First Av	SFD	HP2	Single Family Property	2	5S3
5662804800	80		Flower St	Rosebank Elementary School	HP15	Educational Building	1	7N
5652300300	670		Flower St	Feaster Charter School	HP15	Educational Building	1	7N

3. Survey Results

APN	Street No.	Street Dir.	Street Name	Comment1	Property Type	Property Type Description	Potential Criterion	Status Code
6190104400	915		Fourth Av	Rice Elementary School - Split Zoning	HP15	Educational Building	1	7N
6231200300	1601		Fourth Av	Montgomery Elementary School	HP15	Educational Building	1	7N
6290300400	1720		Fourth Av	Strawberry Field And Stand	HP33	Farm/Ranch	1, 2	5S3
5672200100	540		G St	Vista Square Elementary School	HP15	Educational Building	1	7N
5701308000	299		Hilltop Dr	SFD	HP2	Single Family Property	2	7N
5691704200	360		Hilltop Dr	SFD	HP2	Single Family Property	3	5S3
5691703300	398		Hilltop Dr	SFD	HP2	Single Family Property	2	5S3
6201302100	1395		Hilltop Dr	Castle Park High School	HP15	Educational Building	1	7N
6232720900	1441		Hilltop Dr	Loma Verde Elementary School	HP15	Educational Building	1	7N
5710301800	715		I St	Mueller Elementary School	HP15	Educational Building	1	7N
7761820501	1100		Industrial Bl	Brentwood Trailer Park	HP3	Multiple Family Property	1, 3	5S3
5743001100	44	E	J St	Hilltop Junior High School	HP15	Educational Building	1	7N
5743003300	80	E	J St	Fire Station	HP14	Government Building	1, 3	6Z
5743003400	84	E	J St	Cv City School District Offices	HP15	Educational Building	1	7N
5723001100	465		L St	Chula Vista High School & "L" St. Boys	HP15	Educational Building	1	7N
6231921100	3148		Main St	Abc Builders	HP14	Government Building	1, 3	5S3
6241304000	1540		Malta Av	Rohr Elementary School	HP15	Educational Building	1	7N
5741403500	30		Murray St	Hilltop Elementary School	HP15	Educational Building	1	7N
5753800900	51	E	Naples St	SFD	HP2	Single Family Property	2	7N
6391302800	229	E	Naples St	Kellogg Elementary School	HP15	Educational Building	1	7N
6182000500	681		Naples St	Harborside Elementary School	HP15	Educational Building	1	7N
6202401700	266	E	Oneida St	Fire Station #9	HP14	Government Building	1, 3	5S3
6393921400	267	E	Oxford St	Concordia Lutheran Church - Proposals	HP16	Religious Building	1, 3	6Z
6192110200	391		Oxford St	Fire Station No. 5 - Special Zoning	HP14	Government Building	1, 3	6Z
6202402100	300	E	Palomar St	Palomar Elementary School	HP15	Educational Building	1	7N
6192121000	350		Palomar St	SFD With Accessory Unit	HP2	Single Family Property	2	5S3
6192123400	390		Palomar St	Lauderbach Elementary School	HP15	Educational Building	1	7N
5683004300	385		Park Wy	Memorial Park - Gym, Activity Ctr	HP35	CCC/WPA Property	1, 3	5S3
5683004300b	385		Park Wy	Activity Ctr	HP13	Community Center/Social Hall	1	5S3
6193300100	160		Quintard St	Castle Park Jr. High School	HP15	Educational Building	1	7N
5662402700	242		Saylor Dr	Fredericka Manor - Is Asbury Towers	HP39	Other	1, 3	5S3
5660710600	275		Sea Vale St	SFD	HP2	Single Family Property	2	5S3

4. Recommendations

APN	Street No.	Street Dir.	Street Name	Comment1	Property Type	Property Type Description	Potential Criterion	Status Code
5633303700	111	N	Second Av	K.O.A. Kampgrounds	HP39	Other	1	6Z
5684204800	426		Second Av	SFD	HP2	Single Family Property	2	5S3
7762307612	1425		Second Av	Palace Gardens Mobile Home Park	HP3	Multiple Family Property	1, 2, 3	5S3
6240310200	115		Spruce Rd	SFD - Special Study Area	HP13	Community Center/Social Hall	1	6Z
6240321200	124		Spruce Rd	Church Of Christ In God	HP16	Religious Building	1, 3	6Z
5683330600	317		Third Av	Dock's Cocktail Lounge	HP6	1-3 Story Commercial Building	1, 3	7N
5683340400	341		Third Av	Multi Tenant - Retail Building	HP6	1-3 Story Commercial Building	1, 3	5S3
5732400500	690		Third Av	Henry's Marketplace- Health Foods	HP6	1-3 Story Commercial Building	1	6Z
5733200900	732		Third Av	Masonic Temple	HP13	Community Center/Social Hall	1	5S3
6192113900	1226		Third Av	Express Furniture	HP6	1-3 Story Commercial Building	1, 3	5S3
5690700900	12		Toyon Ln	SFD	HP2	Single Family Property	2	5S3
5690705200	21		Toyon Ln	SFD	HP2	Single Family Property	2	5S3
5690700600	30		Toyon Ln	SFD	HP2	Single Family Property	2	5S3
6232014600	276		Zenith St	Otay Baptist Church	HP16	Religious Building	1, 3	5S3

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APPENDICES

APPENDIX A
Previously Surveyed Resources, 1985

APPENDIX B
Previously Surveyed Resources, 2005

APPENDIX C
Phase One Surveyed Resources

APPENDIX D

Resources Recommended for Evaluation in Phase Two

APPENDIX E
Phase Two Surveyed Resources

APPENDIX F

Historic Resources Eligible for the Chula Vista Local Register of Historical Resources

APPENDIX G
DPR Forms

APPENDIX H
OHP Status Codes

APPENDIX I

Recommendations for Future Evaluation Efforts: Concentrations of Similar Resources

