

HISTORIC RESOURCES INVENTORY

HABS		HAER		NR		SHL		Loc	
UTM: A		492810		B		3611310			
C				D					

IDENTIFICATION

1. Common name: Arvilla Court
2. Historic name: Arvilla Court
3. Street or rural address: 329-331 Del Mar Avenue
- City Chula Vista Zip 92010 County San Diego
4. Parcel number: 568-331-13
5. Present Owner: Esequiel J. & Elva Campos Address: 978 Loma View
- City Chula Vista Zip 92010 Ownership is: Public _____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

- 7a. Architectural style: Spanish Eclectic
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Legal: CV Sub, QS 137, por Lot 21

Seven separate buildings make up this court: three individual units along each side and a duplex across the back of the lot. Each of the individual units is symmetrical with an entrance at the center of the facade flanked by a double hung, multiple pane window on each side. The stucco buildings have flat roofs with stepped parapets and canales. The doors are slightly inset in rectangular openings. The duplex at the rear is similar, but has arched windows flanking the entrances rather than rectangular sashes. A wrought iron archway graces the sidewalk that leads to the entrances. Metal awnings shade some windows.



8. Construction date:
Estimated _____ Factual 1930
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 110 Depth 133
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: metal awnings
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
 Residential Industrial Commercial Other: _____
16. Threats to site: None known Private development Zoning Vandalism
 Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown?
18. Related features: wrought iron archway, flowers

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 Water was connected to this property on October 28, 1929. Before long, construction started on these buildings for Nellie and Charles McKendry. The Chula Vista Star on March 21, 1930 reported that Arvilla Court had seven units. Charles McKendry was 83 years old at the time. A number of jockeys lived here from time to time. This court has a bit of Pueblo Revival influence in its design and is one of the few Spanish Eclectic examples from the 1930 era. The buildings appear to retain integrity of design and materials.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure _____
 Economic/Industrial Exploration/Settlement _____
 Government Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
 City directories
 CV Tax Assessment Rolls
 CV Star 10-28-1929
 Interview: Will Browne 7/85
22. Date form prepared 9-10-1985
 By (name) K Webster
 Organization City of Chula Vista
 Address: P.O.Box 1087
 City Chula Vista Zip 92012
 Phone: 691-5101

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

↑ NORTH

Schoenherr book Chapter 4:

"Celery and horses are a strange combination for prosperity" noted the newspaper during the depression that crippled the economy elsewhere. Chula Vista benefited from the winter racing season in Tijuana. "Already horses are beginning to arrive from all parts of the country together with their retinues of trainers, grooms, jockeys and backers. A goodly majority of these men with their families reside in Chula Vista during the season. They rent local homes, buy local groceries, household needs and clothing. This payroll amounts to an appreciable sum. Everything augers well for this activity this season." A number of jockeys stayed at the Arvilla Court built in 1930 on Del Mar Avenue by Charles McKendry. Horses were bred and boarded on local ranches in Bonita and south of Otay. James Crofton was one of the "Border Barons" who built the racetrack in Tijuana, owned a thoroughbred ranch near Palm City. Shirley Temple rode horses on the Howard Ranch in the Tijuana Valley where Sea Biscuit trained and where Roy Rogers bought Trigger. (¹² Horse racing quote from Chula Vista Star, Nov. 11, 1932. "Arvilla Court," Webster, Historic Resources Inventory, 1985. Howard ranch from Van Wormer, "A Land Use History of the Tia Juana River Valley," 2005. Charles S. Howard's main ranch was at Willits in Mendocino County.)



4-07 The Arvilla Court at 329-331 Del Mar Avenue, with 3 units on each side and a duplex unit at the end, was popular with jockeys in Chula Vista's horse racing era.