

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 493400 B 3612030
C _____ D _____

- IDENTIFICATION**
1. Common name: Charles Boltz House
 2. Historic name: Charles Boltz House
 3. Street or rural address: 52 "E" Street
City Chula Vista Zip 92010 County San Diego
 4. Parcel number: 569-070-02
 5. Present Owner: Shirley A. Sechler Address: 52 "E" Street
City Chula Vista Zip 92010 Ownership is: Public _____ Private X
 6. Present Use: residential Original use: residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 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 124, por Lots 3 & 4

This large 1 1/2 story Craftsman house exhibits some unique features. The home stands sideways to the street and has a medium, street-facing gable roof with wide eaves, exposed rafter ends, and knee braces typical of the style. Two gabled dormers face the rear; two are on the front where a pocket has been cut in the roof to provide for a balcony or sun deck. Wood shingles sheath the upper story of this home, while narrow clapboard siding, flared at the foundation line, has been used on the lower level. An open porch, recessed under the house roof, extends across the front or west side of the house. The roof is supported by a set of three square pillars at each front corner. Two additional sets of two pillars add support on each side of the porch entrance at the center. The clapboard siding has been laid up to the rail level on the porch. There is a possible addition at the rear.



8. Construction date:
Estimated 1911 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 91 Depth 150
or approx. acreage 0.57
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: one window altered, possible addition at rear
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: trees

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 Charles Boltz purchased the eastern part of Lot 3 on Nov. 12, 1910. The deed stipulated that the first house built on the property was to cost not less than \$2,000. Then on Sept. 12, 1911, he purchased the adjacent west one acre of Lot 4. Charles Boltz and his wife, Pauline, undoubtedly had this house constructed in 1911. Mr. Boltz was an orchardist and served as the secretary of the Chula Vista Citrus Association. He was a City Councilman from 1911 to 1914. Oswald Boltz acquired the property on Nov. 23, 1935, as trustee. This house is significant as a fine example of the Craftsman style popular in the United States from 1895 to 1920. The home has unique features that set it apart from the other Craftsman houses in the city. The integrity of style and materials has been maintained. The Boltz family lived here many years and their prominence in the community lends additional significance to this historic structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).
 SD County Deeds
 CV Tax Assessment Rolls
 City Directories
 CV Star - Jan 21, 1940 (obit)

22. Date form prepared 8-15-85
 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):

Schoenherr book draft Chapter 11:

Charles Boltz was one of the first members of the new city's Board of Trustees in 1911 when he built the house near his lemon orchard. It was a classic Craftsman home, with exposed rafter ends, wide eaves, knee braces, two gabled dormers. The cutout pocket in the roof for a balcony is a unique feature not found in any other home in Chula Vista. The Boltz family lived in the home until the 1930s, and then in the 1940s began subdividing the orchard land around 34 Davidson for the Montebello Heights subdivision.



11-21 The Boltz house in 2010 owned by Shirley Sechler

Charles F. Boltz moved to CV 1907, director of CV Citrus Assoc for 2 yrs when it was first organized in 1916, grew lemons on 5 acres on E St. , father of Cl. Carl O. Boltz, known as Oswald Boltz. C. F. Boltz was born 1857 in Germany, came to U.S. in 1869 at age 12 to Illinois, married Pauline Zeach 1881. He died 1936 in Pomona at age 78. (Chula Vista Star, Jan. 3, 1936.) Carl O. Boltz was born 1887 in IL. He married Mary Ellen Christy in 1911 under a tree at the James Christy House when it was at 34 Davidson and lived there 1911-23 when it was sold to Charles Mohnike who moved it to the present location at 221 2nd Ave. He served on the Chula Vista City Council one term, from 1934 to 1938. ("James Christy House" and "Carl Boltz House," Webster, "Historic Resources Inventory," 1985)