CITY OF CHULA VISTA
HISTORIC PRESERVATION PROGRAM
2011

CITY OF
CHULA VISTA

To inform citizens, staff and elected or appointed officials of the regulatory requirements, program options and features, surveyed and designated properties, and economic benefits and incentives related to historic preservation in the City of Chula Vista.

The Historic Preservation Program was adopted by City Resolution No 2011-147 on July 19, 2011
As referenced in Title 21, Ordinance 3196, effective September 1, 2011

Any amendments or revisions require approval by the Director of Development Services.
All approved amendments and revisions must be provided to the City Clerk's office
to be made a part of the official record on file in the Clerk's office.

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1.0 Preface and Acknowledgements

The City of Chula Vista Historic Preservation Program (HPP) is a result of many years of work by planning staff with the support of elected and appointed officials, and members of the public.

The City of Chula Vista Historic Preservation Advisory Committee (HPAC) was integral in helping to establish the concepts and direction of the Chula Vista Historic Preservation Program, and are acknowledged below for their valuable public service.

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1.1 Executive Summary

An important part of what makes Chula Vista a special place is its unique development history. The preservation of the historical resources that represent this history helps foster civic and neighborhood pride and lends to Chula Vista's charm and character. With this understanding, the City of Chula Vista has developed a comprehensive Historic Preservation Program (HPP) comprised of a historic preservation ordinance, preservation standards, guidelines, and procedures that assist in the identification and preservation of Chula Vista's historical resources.

Historically, there has been a strong citizen advocacy for historic preservation in Chula Vista. This advocacy dates back to 1980 when historic preservation became one of the duties of the Resource Conservation Commission and subsequently led to several other city preservation efforts. Preservation efforts prior to the adoption of the City's HPP include: a 1985 historic resources survey, the preparation of a report entitled "An Evaluation of Historic Preservation in Chula Vista", the inclusion of approximately 30 historic preservation policies in the 2005 General Plan update, the adoption of the Mills Act Program in 2001 and the historic designation of approximately 73 sites as of 2010.

In 2007, the City Council directed staff to develop a historic preservation program that would acknowledge past preservation efforts, meet the objectives and goals of the City's General Plan, refine procedures and criteria necessary for a more consistent review process, provide added protection of historical resources, and qualify the City for Certified Local Government (CLG) Status (for more information on the Certified Local Government program see section 1.4).

Following Council direction, staff worked with an ad-hoc Historic Preservation Advisory Committee, city boards, commissions and several other public stakeholders, over a period of several years, to develop a HPP that would take into consideration Chula Vista's unique history and preservation efforts to date and that would help the City do the following:

1. Provide user-friendly preservation guides and procedures for both city staff and members of the public.
2. Establish consistency between historic preservation goals and land-use policies by incorporating a historical significance review process and Certificate of Appropriateness permit process for historical resources into the building permit and discretionary project review process.
3. Adopt a more detailed Historic Preservation Ordinance that provides clear and easy to follow processes and procedures and complies with the requirements for CLG status.
4. Attain and maintain CLG status.
5. Establish process and procedures for the identification and survey of historical resources.
6. Provide reference and technical assistance for preservation activities.

7. Utilize the State Historical Building Code.
8. Encourage the use of the Secretary of the Interior Standards for Treatment of Historical. Properties: Preservation, Rehabilitation, Restoration, and Reconstruction.

The HPP is intended to be a resource document that will educate and inform the user on the City's goals, policies, and procedures for preservation of historical resources and may be used for all preservation activities in the City. The HPP provides a step by step guide to historic preservation in Chula Vista that includes all the process guides, applications, and adopted standards and guidelines that are essential for historic preservation in Chula Vista.

Each section of the HPP contains relevant materials for that section topic. It is a working document that directly corresponds with the City's Historic Preservation Ordinance (ordinance). The ordinance references the user back to the HPP to find the appropriate process guides, applications, and subject matter information necessary for implementation of the ordinance. In addition, several National Register Bulletins (NRB's) and Preservation Briefs are included throughout the HPP. The NRB and Preservation Brief series are sets of technical guides provided by the National Park Service that provide guidance on evaluating, documenting, and preserving historical resources.

The HPP is divided into the following Sections that are further described below:

1.) Preface
2.) Regulatory Framework
3.) Historical Resources
4.) Historic Preservation Projects
5.) Design Guidelines
6.) Incentives and Benefits
7.) References and Resources

1. Preface

The Preface Section includes the Executive Summary, Historical Overview of Chula Vista, Historic Context information and guide, Buildings by Decade Map, and Certified Local Government Program information. This section is intended to provide the HPP user the background on the City's historic preservation goals and objectives, the history of development in Chula Vista and previous preservation efforts.

2. Regulatory Framework

The Regulatory Section provides a summary of the legal basis of historic preservation, the City's General Plan policies on historic preservation, and the historic preservation ordinance, which is the implementing tool of those historic preservation policies. The historic preservation ordinance (HPO) is the cornerstone of the HPP. It is the regulatory document that establishes the City's purpose for historic preservation, establishes that a Historic Preservation Commission will be formed, defines terms used throughout the HPO and HPP, establishes a process and procedure for survey and designation of historical resources (both individual and districts), provides a process for delisting a

resource, and creates a process of review and permit requirement (Certificate of Appropriateness) for alterations to historical resources.

3. Historical Resources

The Historical Resources section includes the forms, applications, and guidelines for historical resource surveys and historic designation, inventories of surveyed properties, and the City's Register of Historical Resources. This section also includes information and procedures for the designation of districts and the adoption of historic preservation modifying districts.

4. Historic Preservation Projects

The Historic Preservation Project section assists the user in determining what is considered to be a historical resource, what process is required to alter a historical resource and information on when a historic professional may be needed. This section includes the determination of eligibility process guide, the Certificate of Appropriateness, Expert Technical Analysis procedures, guidelines and examples, demolition procedures and guidelines, and Fire Protection Plan guidelines.

5. Design Guidelines

This section is intended to assist property owners, developers, architects, and others in making decisions about the appropriate treatment of historic resources when planning repair, rehabilitation, restoration, or new construction projects. The Design Guidelines Section is comprised of the Secretary of the Interior's Standards for the Treatment of Historic Properties. These nationally adopted standards were developed to assist in the safeguarding of historic properties through the preservation of historic materials and features. When followed, the Secretary of Interior Standards are considered to be the most appropriate treatment for historical resources.

This section includes the State Historic Building Code which owners of historical resources are eligible to use in order to retain character-defining architectural elements and features of a Historical resource, in lieu of standard building regulations. This section would also include any district specific design guidelines that may be adopted as part of a historic preservation district.

6. Incentives and Benefits

Historic preservation has important public benefits. There are local, state, and federal incentives that can assist in the restoration, maintenance and rehabilitation of historical resources. This section includes information on what those incentive and benefits are, and the application and procedure guides necessary to attain access to those incentives and benefits.

7. References and Resources

This section provides the HPP user access to local, state, and federal reference resources that are available for research of a property or sources or suggested readings on historic preservation.

The City's HPP is an invaluable tool in assisting the city, property owners, developers, architects, and others in making decisions for the preservation of resources that make Chula Vista unique.

As such, the HPP provides the foundation for a successful long-range approach to historic preservation in Chula Vista.

1.2 Overview of Chula Vista's History

Chula Vista's historical overview demonstrates the unique development of the City. Early Chula Vista was considered a "fine gentleman's" community developed around the agricultural industry. Lots were subdivided into 5 acre or more parcels and property owners were required to build homes of "approved taste and plan" and not to cost less than $2,000. Chula Vista's historical resources fall into distinct periods of development or Periods of Significance between the late 1800's and 1970's. The historical resources that remain from these Periods of Significance help tell the story of the city's development.

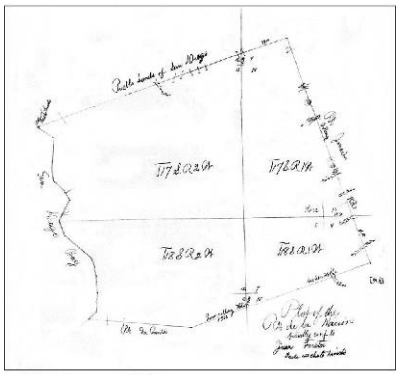
Historical resources, such as the Federal Public Works Administration and Works Progress Administration project Memorial Bowl in Memorial Park, provide a snap shot of Chula Vista during these significant periods of time. Another important aspect to understanding the significance of a historical resource is historic context. Historic contexts, typically written in narrative form, help to identify and provide facts about one or more historical themes or patterns in history that help one understand the historical significance of a resource. Historic Contexts serve as the foundation for identifying, evaluating, and preserving historical resources. Historic Contexts are discussed further in HPP Section 1.2.4.

The Historical Overview section provides a summary of Chula Vista's development history and past preservation efforts in Chula Vista. This section also includes the Historic Preservation Advisory Committee's list of important events, persons, buildings, and architecture that fall within Periods of Significance, a guide on how to create a historic context, and the National Register Bulletin on developing historic contexts. For more information on Chula Vista's history see (Chula Vista Centennial Book 1911-2011 & Chula Vista Heritage 1911-1986)

1.2.1 Periods of Significance

Pre-American Period

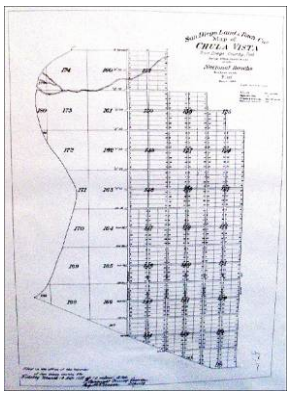
The area comprising present-day Chula Vista was first occupied around 3000 B.C. by a Yuman-speaking people who later became known as the Kumeyaay Native American tribe. These earliest settlers resided in the area for some 4,500 years before European contact. Spanish maritime explorers initiated the post-contact period by descending on the region in 1542 and landing in the San Diego Harbor. The region was claimed for Spain and in 1795 became part of a land grant known as Rancho del Rey or "The King's Ranch." Upon Mexico's success in gaining independence from Spanish Imperial rule in 1821, the area was renamed Rancho de la Nacion or "National Ranch." In 1845, Rancho de la Nacion was granted to John (Juan) Forster, the son-in-law of then Mexico's Alta California governor Pio Pico.



1866 Map of Rancho de la Nacion.
Map Source: University of San Diego History Department – Otay Valley History

Early American Settlement, 1885-1915

Alta California, including Rancho de la Nacion, was ceded to the United States following the Mexican-American War as part of the Treaty of Guadalupe Hildago in 1848. The land grant held by John Forster appeared to have been uncontested by the United States Land Commission, atypical for the period when the veracity of ownership for most properties deeded by the Mexican government was called into question. Twenty years following the Treaty of Guadalupe Hildago, in 1868, the lands comprising Rancho de la Nacion were purchased by brothers and Northern California natives Frank, Levi, and Warren Kimball who intended to develop a new town site in the area. The northern portion of Rancho de la Nation became National City, with the southern portion taking on the name Chula Vista or "beautiful view."



San Diego Land & Town Company's
Map of Chula Vista, San Diego County, California 1888.
San Diego County Recorders Map No. 505, Recorded March 13 1888

In 1885, Frank Kimball brought the Santa Fe Railroad to southern California, with its first terminus in National City. Several directors of the Santa Fe Railroad and Colonel W.G. Dickinson, a professional town planner, formed the San Diego Land and Town Company. The land was surveyed and San Diego Land and Town Company began developing the area by subdividing a 5,000-acre portion into five-acre lots. One of the new residents to the area, James Schuyler former assistant engineer for the State of California and engineer of the Sweetwater Dam thought the area was very beautiful and originated the name

"Chula Vista" which means "beautiful view" in Spanish. Land was surveyed and subdivided into five-acre lots by the San Diego Land and Town Company and development of homes commenced

The San Diego Land and Town Company required that individual homes in Chula Vista be constructed within six months of an individual lot purchase and specified a minimum construction cost of $2,000, a high figure for the time, thus ensuring that the new development would be comprised of more substantial homes with respect to massing, square footage, materials employed, and Architectural detailing. Most of these early Victorian style homes exhibited significant square footage over multiple floors, and were often surrounded by planted orchards; thereafter gaining the Identifier of 'Orchard Homes'.

The Albert Barber House
A Chula Vista Orchard Home, circa 1892.
Image Source: City of Chula Vista Public Library and Heritage Museum

Frank Kimball and W.G. Dickinson, ca. 1890s-1900s.
Image Source: City of Chula Vista Public Library and Heritage Museum.

The lemon was the primary crop exported from Chula Vista in the early American period with the first lemon groves planted at present-day Fifth Avenue & E Street between 1886 and 1888. Additional crops including oranges, tomatoes, celery, beans, and peppers; however area farms were primarily noted for high lemon yields.

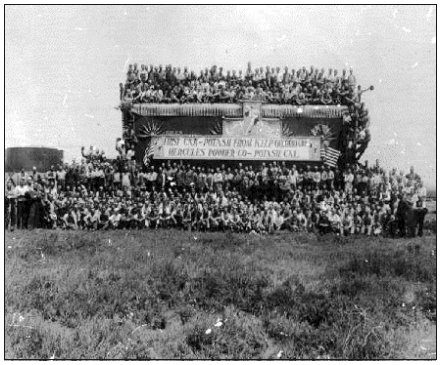
By 1889, ten houses were under construction and land sales were booming. Many settlers planted lemon orchards around their new homes, leading to Chula Vista eventually becoming known as the largest lemon-growing center in the world.

The area continued to grow, attracting new settlers and expanding its agricultural industry with the addition of more citrus trees as well as olive trees, tomato and celery crops and the production of salt. The area also began developing an infrastructure that included a streetcar system and a railroad that transported residents to Bonita and National City. Civic developments included libraries, women's clubs and religious organizations. Notable buildings were erected including the People's Bank (at 3rd And F), The Story Babcock Hunting Lodge, The Melville Building as well as churches and schools.

The Melville Building in circa 1900 with the local streetcar line installed along 3rd Avenue.
Image Source: City of Chula Vista Public Library and Heritage Museum

Municipal Incorporation, 1911

Chula Vista was incorporated as a City in 1911 with a population of 550. The fledgling city maintained it agricultural base and soon expanded further into the salt production and export industry when the Western Salt Works began operations on the Chula Vista bay front. Another agri-industrial operation that brought recognition to Chula Vista was the Hercules Powder Company which, from 1916 to 1920, operated a kelp processing plant that produced potash and acetone for the production of cordite, most notably used by the British to make bombs during World War I. At the time, the Hercules Powder Company plant, located on the site known today as Gunpowder Point, maintained the largest kelp harvesting fleet and tank farm in the world.



Employees of the Hercules Powder Company, circa 1915.
Image Source: City of Chula Vista Public Library and Heritage Museum

As major industry developed along Chula Vista's waterfront, the city's commercial business district had also been established around the streetcar line on Third Avenue, with additional commercial structures developed along Broadway. Residential construction continued at a steady pace with most Residences constructed circa 1910 onward, and designed in The Craftsman style.

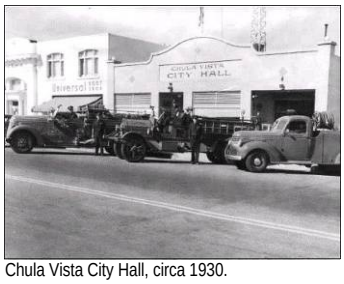
1915-1940: An Emerging City

Chula Vista continued to develop through the inter-war period and during the Great Depression, though it did encounter some set-backs. The city was wrought with droughts that slowed agricultural Industries and in 1916 experienced a major flood resultant from a break at the Lower Otay Dam, which caused twenty fatalities and destroyed twenty-three homes. New dwellings built through the 1920s were designed in the Craftsman style of architecture or a vernacular variation of the style. Some Mission Revival style buildings were also erected in Chula Vista during this period including the Carnegie Library, built in 1917 on the site of the Chula Vista School at present-day F Street. The two-story Mission Revival Carnegie Library served as the municipal library until 1960 when it was demolished as part of a civic redevelopment Project.

Coronado Railroad Lines at Chula Vista damaged from the 1916 flood. Image Source: City of Chula Vista Public Library and Heritage Museum.

From the late 1920s through the late 1930s dwellings erected in Chula Vista were generally Spanish Revival both bungalows and larger homes. Incorporating elements of the Mission Revival and expanding to include traditional Spanish and Moorish style building details, the Spanish Revival style was also applied to commercial and civic Buildings including the Chula Vista City Hall.

Chula Vista's Carnegie Library, built in 1917 and demolished in 1960. Image Source: City of Chula Vista Public Library and Heritage Museum.



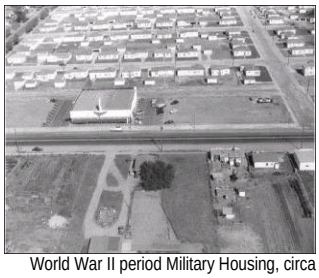
Chula Vista City Hall, circa 1930.
Image Source: City of Chula Vista Public Library and Heritage Museum.

The City of Chula Vista and its residents survived the Great Depression leaning heavily on its agricultural industry, earning $1.6 Million in revenue from lemon crops and celery crops in 1931 alone. The City and residents also participated in federally subsidized Public Works Administration and Works Progress Administration projects that resulted in the construction of historic buildings such as The Memorial Bowl in Memorial Park.

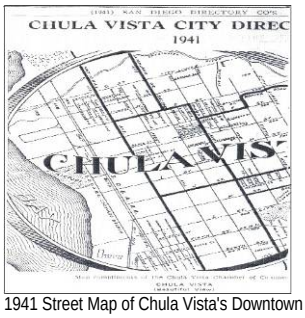
1940-1970: Chula Vista- A Booming Development

Following the Great Depression, many Southern California communities grew as Americans migrated to California in search of work, especially in agricultural centers. Many stayed in the area even as the economy rebounded, and many more came to the area with the beginning of World War II in search of military support jobs including the manufacture of aircraft.

Just prior to World War II the Rohr Aircraft Company commenced operations on the Chula Vista bay front. By the height of World War II the Rohr Company employed 9,000 people and was the largest producer of aircraft power packages in the world. By 1950 the influx of workers to the facility had doubled the population of Chula Vista to over 16,000, resulting in the construction of thousands of New single family and multiple-family dwellings.



World War II period Military Housing, circa 1940s. Image Source: City of Chula Vista Public Library and Heritage Museum.



1941 Street Map of Chula Vista's Downtown Core. Image Source: 1941 San Diego County Directory for Chula Vista.

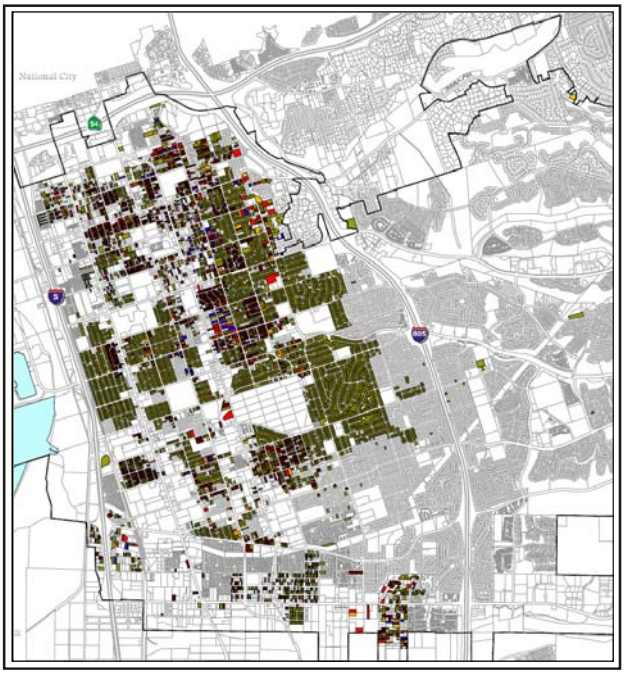
In the post World War II period, from the 1950s through the late 1960s, the agricultural sector of Chula Vista's economy declined and industrial and the commercial services sectors excelled. By the late 1960s, farms or orchards no longer existed within the City limits, and the urban core was largely a residential and commercial business district. Modern ranch style homes were the common architectural form

and are still present throughout the established residential neighborhoods in Chula Vista.

From the late 1970's to the present, the City has plotted a new course with the annexation and subsequent development of large tracts of land on the east side of City, through such landmark developments as Eastlake, Rancho del Rey, and Otay Ranch. These master planned communities have created new neighborhoods where agricultural fields once thrived. More recently, with the adoption of the General Plan in 2005, a new vision for some of the older declining neighborhoods has been established and will create the next chapter of Chula Vista's History.

1.2.2 Buildings by Decade Map

The Buildings by Decade Map (MAP) illustrates patterns of development in the western portion of the City within the Periods of Significance. This will information will help narrow the scope of the historical resources survey by showing those areas that do not have resources that are 45 years or older or through the elimination of entire tract home subdivisions that more than likely would not meet the criteria for historical significance. It will also be a useful tool in determining year built of resources, which is needed for the eligibility determination process that will be used until the historical resources survey is completed.



Map of present-day Chula Vista
Image Source: City of Chula Vista Planning Department..

(Click here to see a full size map) - Buildings by Decade Map

1.2.3 Historic Contexts

Importance of Historic Contexts

A historical resource is identified and evaluated within its historic context. Historic contexts, typically written in narrative form, help identify and provide facts about one or more historical themes or activities, associations, and/or physical characteristics that support the historical significance of a resource. Historic contexts are the historical patterns or themes by which a resource is understood and its importance is made clear. A single historic context describes one or more aspects of the historic development of an area, taking into consideration history, architecture, archeology, engineering, and culture. For example, in Chula Vista orchard homes are significant with the historic context of the agricultural industry and the development of large parcels that occurred as a result of that industry.

A historic context identifies things such as:

1. Concept(s), time period and geographical boundaries in which a resource would be evaluated.
2. Trends in settlement and development of an area.
3. Aesthetic and artistic values embodied in architecture, construction. technology or craftsmanship.
4. Values or problems relevant to social and physical themes.
5. Cultural interests of local communities.
6. Intangible cultural values of the community and/or ethnic groups.
7. Significant property types.

The National Register Bulletin "How to Apply the National Register Criteria for Evaluation- How to Evaluate a property within its Historic Context" provides information on understanding the importance of historic contexts
and how to evaluate a property within its historic Context, and is presented in (Appendix A).

1.3 Past Preservation Efforts

To date, historic preservation efforts in Chula Vista have included a historical resources inventory of the northwest area between E Street and L Street, designation of 73 historic sites, adoption of the Mills Act program with 31 participants, historic preservation policies in the General Plan and the adoption of the report "An Evaluation of Historic Preservation in Chula Vista" (Appendix B).

"An Evaluation of Historic Preservation in Chula Vista" report (2002) analyzed the City's historic preservation conditions, trends, plans and standards and provided recommendations on how to improve the City's approach to historic preservation. The report also proposed an action plan for historic preservation in Chula Vista that recommended the City do the following:

1. Develop a preservation program based upon the Certified Local Government Model.
2. Provide a predictable and consistent historic review process for designation and protection of historic resources including the adoption of criteria that meets the guidelines for CLG status with criteria specific to regional and local needs.
3. Establish an adequate and qualified historic preservation review board.
4. Provide a set of standards and principles to guide the Board/Commission with regards to historic preservation issues.
5. Provide incentives for historic preservation.
6. Provide adequate public participation in the local historic preservation program.

Council accepted the evaluation report and recommendations on September 30, 2003. Subsequently, the evaluation report became an important informational tool for historic preservation activity in Chula Vista and its recommendations were incorporated into both the Land Use and Environmental Sections of the updated General Plan that was formally adopted December 13, 2005.

1.4 Certified Local Government

The 1980 amendments to the National Historic Preservation Act of 1966, as amended, provided for the establishment of a CLG program to encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions, and to promote the integration of local preservation interests and concerns into local planning and decision-making processes. The CLG program is a partnership among local governments, the State of

California State Parks- Office of Historic Preservation, and the National Park Service (NPS), which is responsible for administering the National Historic Preservation Program.

Local governments that participate in the CLG program are required to enforce appropriate state and local laws and regulations for the designation and protection of historic properties; establish an historic preservation review commission by local ordinance; maintain a system for the survey and inventory of historic properties; provide for public participation in the local preservation program; and satisfactorily perform responsibilities delegated to it by the state.

There are several reasons why a local government should become a CLG. Here are a few of those beneficial reasons:

Credibility

When a local government is a CLG one can be assured that the local historic preservation program is consistent with National and State historic preservation goals and requirements. For example, the adoption and use of the Secretary of the Interior's Standards provides criteria for project evaluation that have stood the tests of time, reasonableness, and the courts. It insulates the local preservation program from charges of being arbitrary and capricious. Becoming a CLG provides the local program the added value of prestige and cachet.

Technical Assistance

CLG status provides local governments access to information about training opportunities, publications, grants, and a variety of technical assistance that are only available to CLG's.

Streamlining

CLG programs provide clarity to the question of what resources are significant when it comes to California Environmental Quality Act and Section 106 of the National Historic Preservation Act. Adopting the Secretary of the Interior's Standards allow the use of categorical exemptions under CEQA, and likely result of findings of no adverse effect under Section 106. The use of these criteria and standards make environmental review faster, more efficient, and reduces costs and delays.

Funding

Each state is required to pass through 10% of its annual Historic Preservation Fund grant from the National Park Service to CLGs to fund their preservation activities. In California, the CLG grant Program is competitive for a wider variety of preservation planning activities. This funding is not a large amount, but it can support important activities including completion of a preservation element or plan, a survey, preparation of a National Register district application, or the update of an ordinance. When work is carried out under the CLG grant program, there is the assurance that the work conforms to time-tested state and federal Standards.

The City of Chula Vista Historic Preservation Program (HPP) may assist the City in obtaining Certified Local Government status. Attaining CLG status will provide the City with exclusive grant funding opportunities on an annual basis, will provide access to technical assistance from the State Historic Preservation Office when feedback is needed for local projects; and will provide credibility to the City's established comprehensive planning approach to historic preservation through the adoption and use of state and national guidelines and standards.

What are the Requirements to be a CLG?

1. Enforce appropriate state and local laws and regulations for the designation and protection of historic properties
2. Establish an historic properties;
3. Maintain a system for the survey and inventory of historic properties;
4. Provide for public participation in the local preservation program; and
5. Satisfactorily perform responsibilities delegated to it by the state.

How can a local government get certified?

Any general-purpose political entity with land-use authority is eligible to become a CLG. A local government may apply to become a CLG by submitting an application, signed by the chief elected official of the applying local government, to the State Historic Preservation Office (SHPO). If the applicant meets the criteria, SHPO will forward the application with a recommendation for certification to the National Park Service (NPS). Once NPS certifies the application, SHPO and the local government, execute the certification and the local government becomes Certified.

(Appendix C) contains the Certified Local Government application and procedures and state contact information, the city's CLG certification, sample annual reports, and CLG Funded Project information. For more information contact the State Office of Historic Preservation at:

Office of Historic Preservation
California State Parks
http://www.ohp.parks.ca.gov/?page_id=21239

2.0 Regulatory Framework

2.1 Legal Basis for Historic Preservation

Historic Preservation has been found to be a valid public purpose by both legislation and legal interpretation. State enabling legislation provides the legal basis for local jurisdictions to enact appropriate historic preservation legislation. However, despite the development of federal and state laws and court rulings affecting the protection of historic resources in the past several decades, most important preservation decision-making occurs at the local level.

One of the most important local preservation tools is the historic preservation ordinance. Chula Vista's Historic Preservation Ordinance, Title 21 of the Chula Vista Municipal Code, creates a process for designating and delisting historical resources, requires review of alterations to historical resources, and establishes a qualified historic preservation commission (HPC).

The HPC inherited the historic preservation duties that were previously vested with the City's Resource Conservation Commission. The HPC meets the requirements of a qualified review board for Certified Local Government (CLG) status.

Historic Preservation Laws

Federal

National Historic Preservation Act of 1966 (Title 16 USC §470) (NHPA) Established federal law for recognition and treatment of historic properties The NHPA requires that each state establish a historic commission and officer to receive federal historic preservation monies. It also established the National Register of Historic Places (National Register) and eligibility criteria for listing on the National Register.

National Environmental Policy Act (NEPA)
Title 42, United States Code, section 4321-et seq., requires federal agencies to consider potential environmental impacts of projects with federal involvement and to consider appropriate mitigation measures when there is an impact to a historical resource. For more information on NEPA see (Appendix Y).

Secretary of the Interior Standards
Federal Register 48 44739-44738 190 September 30, 1983

Federal Standards and Guidelines for Historic Preservation Projects: The US Secretary of the Interior published a set of Standards and Guidelines for Archaeology and Historic Preservation. These are considered to be the appropriate professional methods and techniques for the preservation of archaeological and historic properties. The Secretary's standards and guidelines are the accepted professional standards used by both government agencies and professionals in the field of historic preservation. For more information on the Secretary of the Interior Standards see (Appendix M)

Section 106 of the federal guidelines (16 U.S.C. Sec.106)

This section sets forth procedures to be followed for determining eligibility for nomination, the nomination, and the listing of cultural resources in the National Register of Historic Places (NHRP).
The eligibility criteria and the process are used by federal, state and local agencies in the evaluation of the significance of cultural resources. Very similar criteria and procedures are used by the state in identifying cultural resources eligible for listing in the State Register of Historic Resources.

State Office of Historic Preservation
Executive Order 11593, "Protection of the Cultural Environment," May 13, 1971, (36 Federal Register, 8921)

This orders the protection and enhancement of the cultural environment through providing leadership, establishing state offices of historic preservation, and developing criteria for assessing resource values.

American Indian Religious Freedom Act.

Title 42, United States Code, Section 1996 protects Native American religious practices, ethnic heritage sites and land uses.

State

California Environmental Quality Act (CEQA)
Code Section Division 13, Section 2100 et seq. and California Code of Regulations Title 14, Division 6, Chapter 3, Article 1, Section 15000 et seq.

The California Environmental Quality Act (CEQA) exists to ensure that governmental decision makers consider the potential significant environmental effects of proposed projects before taking action. The Lead Agency is responsible for determining whether a significant adverse environmental impact may occur and whether it can be mitigated to a level of insignificance. For more information on CEQA and Historical Resources see (Appendix X)

CEQA Section; 21084.1 Historical Resource; Substantial Adverse Change

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

California Public Resources Code

Code Section 5020.1
Defines historic preservation terms used in the California Environmental Quality Act. Several of these terms are used in Chula Vista's historic preservation ordinance.

Code Section 5024.1
Establishes a California Register of Historic Places; sets forth criteria to determine significance; defines eligible properties; and lists nomination procedures.

Code Section 21098.1.
A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subsection (k) of Section 5020.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

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Local

Police Powers:
Power of government to regulate, limit or restrict private rights in the interest of public, health, safety and welfare, includes protection of historical resources.

--- Tenth Amendment U.S. Constitution "Reserved Powers Doctrine"
--- Article 11 Section 7 California Constitution

Historic Preservation Ordinances:
Every local government in California has the authority to adopt a local historic preservation ordinance that best suites the preservation needs and views of its community. Chula Vista's Historic Preservation Ordinance (Appendix gg) is found in Title 21 of the Chula Vista Municipal Code.

2.2 General Plan Policies

A principle theory of the modern historic preservation movement is that historic preservation be made a part of land use planning decision and policy making. Following this basic premise, the City of Chula Vista General Plan includes approximately 30 policies related to historic preservation. These policies are found both in Chapter 5/ Land Use and Transportation Element and Chapter 9/ Environmental Element of the General Plan and provide the framework for historic preservation activity in Chula Vista, and are incorporated throughout the City's Historic Preservation Program.

The following section excerpts all the General Plan objectives and policies on historic preservation from both Elements.

General Plan - Chapter 5 / Land Use and Transportation

3.4 Historic Preservation

The most effective way to protect the resources that represent the history of a community is through the adoption and implementation of a local historic preservation ordinance. Beginning in 2002, the Chula Vista Ad Hoc Historic Preservation Committee evaluated the City's historic preservation policies and programs and developed recommendations for historic preservation efforts. Their report, "An Evaluation of Historic Preservation in Chula Vista," was accepted by the City Council on September 30, 2003. Key recommendations for City action are included below, and as policies in Section 7.6, Enhancing Community Image, of this element.

- Develop a historic preservation program based upon the standards established by the State Historic Preservation Officer (SHPO).
- Obtain Certified Local Government (CLG) status for the City, which integrates local government decision-making with the national historic preservation program.
- Pursue federal funding and technical assistance for preservation activities; adopt criteria specific to local needs, based upon the National Register of Historic Places criteria, as required for CLG status; and provide more incentives for historic preservation.

Prior to 1985, the City of Chula Vista did not have an official local register of historical resources and only a small number of houses were recognized as historic. A 1985 historical resources inventory conducted in a limited portion of the Northwest Planning Area surveyed approximately 258 homes. Forty-two homes were subsequently put on Chula Vista's List of Designated Historic Sites. Chula Vista's 2001 adoption of the State Mills Act Program, which provides tax incentives for owners of historic sites, helped to add more historic sites. Chula Vista's List of Designated Historic Sites has at least 65 designated historic properties.

The State Historical Building Code is a tool that is available to the City to ensure reasonable safety of historically significant buildings from geologic hazards while facilitating the maintenance of the historical integrity of such buildings.

7.3 Preserving and Enhancing Stable Residential Neighborhoods

Planning for existing neighborhood preservation, identity and protection is one of the most important purposes of the City's General Plan. Existing residential neighborhoods in the City consist of mostly single-family dwellings, mostly multi-family dwellings, or areas in transition. Residential neighborhoods that are not considered in transition are considered stable, and should be protected. (Please refer to LUT Section 4.7 for discussion of this terminology.)

To maintain the quality of existing, stable residential neighborhoods requires that the City conserve existing housing, ensure good street design, minimize and control traffic in residential neighborhoods, and ensure that development adheres to quality design standards. Please refer to Section 7.3 for additional policies on the protection of stable neighborhoods.

Objective - LUT 4

Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable residential neighborhoods.

Policies

LUT 4.1 Preserve and reinforce the community character of existing, older, well-maintained, stable residential neighborhoods located outside of the Districts or Focus Areas identified for change in this document.

LUT 4.2 Protect existing, stable, single-family neighborhoods through zoning or other regulations that discourage the introduction of higher density residential or other incompatible or potentially disruptive land uses and/or activities.

LUT 4.3 Require that new development, or redevelopment, through consideration of site and building design, and appropriate transition and edge treatments does not negatively affect the nature and character of nearby established neighborhoods or development.

LUT 4.4 Ensure that proposals for new construction, remodels and additions within existing stable, neighborhoods are appropriately sized and designed to be compatible with the neighborhood's character, and to minimize impacts on adjacent parcels.

LUT 4.1 Preserve and reinforce the community character of existing, older, well-maintained, stable residential neighborhoods located outside of the Districts or Focus Areas identified for change in this document.

LUT 4.2 Protect existing, stable, single-family neighborhoods through zoning or other regulations that discourage the introduction of higher density residential or other incompatible or potentially disruptive land uses and/or activities.

LUT 4.3 Require that new development, or redevelopment, through consideration of site and building design, and appropriate transition and edge treatments does not negatively affect the nature and character of nearby established neighborhoods or development.

LUT 4.5 Establish zoning or other regulations to ensure that non-residential uses or activities in stable residential neighborhoods occur only when the character and the quality of the neighborhood can be maintained.

LUT 4.6 Minimize through circulation design and/or traffic-calming features (to the maximum extent practicable), the use of neighborhood streets in stable residential neighborhoods for regional or cut-through traffic, to protect those neighborhoods from adverse traffic effects. This would include access to and from side streets and alleys.

LUT 4.7 Recognize established communities and neighborhoods within the City through signage, landscaping, or other identifying features.

7.6 Enhancing Community Image

Community image is the impression held in the minds of Chula Vista residents and visitors to the City. It is created by both natural and man-made features, such as views; open space; city entryways; primary or secondary gateways; streetscapes; buildings; parks; and plazas.

Preservation and enhancement of scenic resources, and the positive visual aspects of Chula Vista's urban, suburban, and rural characters are important factors as the City continues to grow.
Continued environmental protection of our open space network is important to City residents and will continue. Directing new and infill growth to areas along major arterial corridors and transit routes are beneficial to open space areas and will benefit our City as a whole.

Urban design refers to the various physical design elements that make up the City's built environment, including buildings; public spaces; gateways; streetscape; and landscaping. The quality, physical form, and arrangement of these elements contribute to the City's image, neighborhood identity, and overall livability.

Gateway areas into the City or its districts that are well-designed, attractive, and exhibit a special character help to enhance the City's image and instill community pride. Quality architecture and
Landscape designs are also important elements of city building and place-making. Preservation of important cultural buildings and landmarks contribute to the community's unique sense of place.
Also, programs for public art, signs, and landscaping help to create an attractive and special environment for Chula Vista's residents and visitors.

Community Image and Identity

Objective - LUT 8

Strengthen and sustain Chula Vista's image as a unique place by maintaining, enhancing, and creating physical features that distinguish Chula Vista's neighborhoods, communities, and public spaces, and enhance its image as a pedestrian-oriented and livable Community.

Policies

LUT 8.1 Develop a program to enhance the identity of special districts and neighborhoods to create variety and interest in the built environment,

including such items as signage, monuments, landscaping, and street improvements.

Historic Resources

Objective - LUT 12

Protect Chula Vista's important historic resources.

Policies

LUT 12.1 Establish a formalized process for historic preservation by evaluating requirements for certified local government status, as defined by the state historic preservation office.

LUT 12.2 Amend City zoning codes, as necessary, to implement the recommendations contained in "An Evaluation of Historic Preservation in Chula Vista" and related subsequent evaluations and studies..

LUT 12.3 Adopt a Historic Preservation ordinance that implements the goals established by the City Council in February, 2000; the City Council strategic themes of 2003; and The document "An Evaluation of Historic Preservation in Chula Vista".

LUT 12.4 Conduct an objective, comprehensive City-wide survey of Chula Vista's historical assets for the purpose of establishing a list of buildings appropriate for formal historical designation.

LUT 12.5 Recognize the inherent public value of historic preservation in contributing to the beauty, character, and sense of place in Chula Vista, and promote and facilitate participation in the Mills Act and other appropriate incentive programs to encourage the preservation of cultural resources.

LUT 12.6 Through the City's development regulations, acknowledge and recognize those areas of the City that have historic resources. Examine current and future zoning and development regulations and design guidelines to ensure they support preservation and restoration of designated historic resources, and, as appropriate, require new development or redevelopment to acknowledge these in context.

LUT 12.7 Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to historic resources in accordance with the California Environmental Quality Act.

LUT 12.8 As practicable, the City will support and encourage the rehabilitation of sound, historic buildings.

LUT 12.9 Encourage and promote the adaptive reuse of historic resources and buildings, and, where appropriate, the non-historic buildings that embody Chula Vista's cultural or historic character.

LUT 12.10 Promote the maintenance; repair; stabilization; rehabilitation; restoration; and preservation of historical resources in a manner consistent with federal and state standards.

LUT 12.11 Prior to the approval of any projects that propose the demolition or significant alteration of a potentially significant historic resource (as defined pursuant to applicable state and federal laws), require the completion of an historic survey report to determine significance. if determined to be significant, require appropriate and feasible mitigation pursuant to CEQA Guidelines, Section 15064.5.

LUT 12.12 In instances where projects may adversely affect significant historic resources, require the implementation of an appropriate conservation program in accordance with applicable state and federal laws.

LUT 12.13 Protect, preserve, and seek to restore publicly-owned historical resources (such as Rohr Manor House and the Chula Vista Women's Club).

Objective - LUT 35

Revitalize and protect existing stable residential neighborhoods in the Southwest Planning Area from adverse land use impacts.

Policies

LUT 35.4 Focus on historic preservation; safety and security; and code enforcement efforts within older neighborhoods in the Southwest Planning Area.

9.3 Area-Wide Planning Factors, Objectives, and Policies

There are several topics or issues with respect to the Northwest Planning Area that require a more focused discussion:

- Historic Preservation
- Bayfront Linkages
- Residential Neighborhoods
- Housing
- Urban Core Subarea Street Network
- Mobility
- Parks and Recreation
- Urban Design and Form

9.3.1 Historic Preservation

The Northwest Planning Area contains historic resources, architectural features, and Focus Areas that need special recognition and preservation efforts. The City's historical and cultural heritage is important to preserve, as it memorializes Chula Vista's evolution and contributes to the City's image and identity. See Section 7.6, Enhancing Community Image, Historic Resources, for applicable objectives and policies, as well as Environmental Element Section 3.1.9.

General Plan - Chapter 9 / Environmental

3.1.9 Protecting Chula Vista's Cultural Resources

Cultural resources consist of: buildings; structures; objects; archaeological sites; districts; landscapes; places; traditional cultural properties; manuscripts; and other resources deemed to be historically significant or significant from an architectural; engineering; scientific; economic; agricultural; educational; social; political; military; or cultural standpoint at the local, state, or national level. A cultural resource may: be the location of a prehistoric or historic occupation or activity; be a locale that has been, and often continues to be, of religious, mythological; cultural, economic, and/or social importance to an identifiable ethnic group; be associated with events that have made a significant contribution to history or cultural heritage; be associated with the lives of important persons; embody the distinctive

characteristics of a type, period, region, or method of construction; represent the work of an important creative individual; possess high artistic values; or yield information important in prehistory or history.

Cultural resources may be listed in a local register of historical resources, in the California Register of Historical Resources, and in the National Register of Historic Places. The Chula Vista List of Designated Historic Sites constitutes the City of Chula Vista's local register of historical resources. On September 30, 2003, the City Council accepted the Ad Hoc Historic Preservation Committee's report, entitled "An Evaluation of Historic Preservation in Chula Vista." Policies addressing the implementation of the report's recommendations are contained in Section 7.6 of the Land Use and Transportation Element. Due to the relationship between historic buildings, community character, and urban design, the specific issues pertaining to historic buildings are addressed in the Land Use and Transportation Element. The focus of this section is on the remaining types of cultural resources.

Cultural Resources that reflect the history of a community, from descendants of the earliest Native Americans to later explorers, settlers, and immigrants, are important to the community and, therefore, warrant protection by the City.

Native American presence in San Diego County is known to extend back approximately 9,000 years from today. Approximately 600 prehistoric archaeological sites have been recorded within the Chula Vista General Plan area, many of which remain in part or in total, suggesting the likelihood that additional unrecorded sites are present within undeveloped, as well as some previously developed, portions of the General Plan area.

Spanish contact in the region in 1769 marked the end of the prehistoric era and the beginning of the historic era. The Chula Vista area was part of a Spanish land grant known as Rancho del Rey, the King's Ranch. Under Mexican rule in 1821, this ranch, encompassing National City, Chula Vista, Bonita, Sunnyside, and the Sweetwater River Valley, was known as Rancho de la Nacion. The United States military occupied the region in 1846 and assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848. In 1850, the California State Legislature formally organized San Diego County. The Santa Fe Railroad was brought to southern California in 1885, with its first terminus in National City. Subsequently, the Sweetwater Dam was built to bring water to Chula Vista and a railroad was built connecting Chula Vista and Otay Mesa with National City and San Diego. In time, Chula Vista became the largest lemon-growing center in the world.

The City of Chula Vista was incorporated in 1911, with a population of 550. After its incorporation, Chula Vista continued to be a leading lemon-growing center; other important crops produced in Chula Vista included tomatoes and celery. Chula Vista was also home to several other significant industries. The Salt Works has been operating on the Chula Vista bayfront since the end of the nineteenth century, and Rohr Aircraft Company was established on the Chula Vista bayfront during the 1940s.

Chula Vista assesses and mitigates the potential impacts of private development and public facilities and infrastructure to significant cultural resources pursuant to the provisions of the California Environmental Quality Act (CEQA). Sections 15064.5 and 15126.4 of the State CEQA Guidelines define historical resources (i.e., cultural resources) and address, in general terms, mitigation requirements for significant and potentially significant impacts to such resources. Pursuant to the State CEQA Guidelines, historical resources are not limited to officially listed resources, but also include resources found to be eligible for listing at the local, state, and federal levels. Cultural resources that reflect the history of a community, from descendants of the earliest Native Americans to later explorers, settlers, and immigrants, are important to the community and, therefore, warrant protection by the City. Furthermore, the accessibility of important cultural resources to the public for educational, religious, cultural, scientific and other purposes should be Supported and encouraged by the City.

Objective - E 9

Protect Chula Vista's important cultural resources and support and encourage their accessibility to the public.

Policies

E 9.1 Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to cultural resources, in accordance with the California Environmental Quality Act.

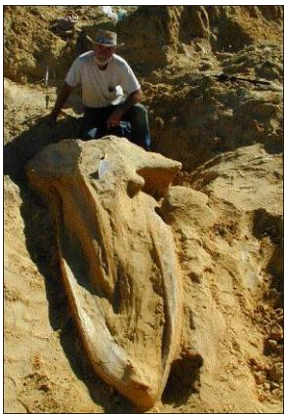
E 9.2 Support and encourage the accessibility of Chula Vista's important cultural resources to the public for educational; religious; cultural; scientific; and other purposes, including the establishment of museums and facilities accessible to the public, where such resources can be appropriately studied, exhibited, curated, etc.

E 9.3 Discourage disruption, demolition, and other negative impacts to historic cultural Resources.

3.1.10 Protecting Paleontological Resources

Paleontological resources, or fossils, are the remains and/or traces of prehistoric (i.e., older than approximately 10,000 years) plant and animal life. Fossils provide us with direct evidence of ancient organisms and document the patterns of organic evolution and extinction that have characterized the history of life over the past 3.4 billion years. Paleontological resources, like archaeological resources, represent a limited, non-renewable, and sensitive scientific and educational resource. In California, impacts to paleontological resources are addressed through the environmental review process pursuant to CEQA.

Fossil remains, such as bones, teeth, shells, and wood are found in the geologic deposits (sedimentary rock formations) within which they were originally buried. In the sense of being buried, paleontological resources are like archaeological resources. However, archaeological resources are typically found in shallow surficial soils and colluvium, while paleontological resources are found in deeper bedrock layers of sandstone, mudstone, or shale.



Paleontological resources can be thought of as including not only actual fossil remains, but also the localities where those fossils are collected, and the geologic formations (rock units) containing the localities. This direct relationship between fossils and the geologic formations within which they are entombed is important for planning purposes. Knowledge of the geology of a particular area and the paleontological resource sensitivity (i.e., fossil productivity) of particular geologic formations makes it possible to predict where fossils may (or may not) be encountered. A number of distinct geologic formations that record portions of the past 140 million years of Earth history are present within the General Plan area; however, the record is most complete for only the past 42 million years. The geologic formations present within the General Plan area consist of: Mission Valley Formation; Otay Formation; San Diego Formation; Sweetwater Formation; Bay Point Formation; unnamed nearshore marine sandstone; Lindavista Formation; unnamed river terrace deposits; Later Quaternary alluvium; and Santiago Peak Volcanics. The paleontological Resource sensitivity of these formations ranges from marginal to High.

Negative impacts to paleontological resources generally take the form of physical destruction of fossil remains by excavation operations.

Deciphering this geological and biological record is an ongoing process and each year brings new discoveries. This is especially the case in the City of Chula Vista, where continued growth and development presents potential impacts to local paleontological resources. Over the past 20-plus years, mitigation of these impacts has resulted in the recovery and conservation of thousands of significant fossils, including many that represent species new to Science.

Negative impacts to paleontological resources generally take the form of physical destruction of fossil remains by excavation operations. Burial of paleontological resources is not considered to represent a significant impact, since the resources are not destroyed. Significant

impacts to sensitive paleontological resources can be mitigated through a mitigation program. Typically, mitigation occurs during construction, consisting of monitoring during excavation operations and the recovery of significant resources. Recovered resources are then curated at an appropriate institution, where they are available for immediate and future paleontological study and can be displayed for public viewing.

Chula Vista assesses and mitigates the potential impacts of private development and public facilities and infrastructure to paleontological resources pursuant to the provisions of CEQA. Pursuant to Section 15065 of the State CEQA Guidelines, a lead agency must find that a project may have a significant effect on the environment where the project has the potential to eliminate important examples of the major periods of California prehistory, which includes the destruction of significant paleontological resources.

Objective - E 9

Protect important paleontological resources and support and Encourage public education and awareness of such resources.

Policies

E 10.1 Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to paleontological resources in accordance with the California Environmental Quality Act.

E 10.2 Support and encourage public education and awareness of local paleontological resources, including the establishment of museums and educational Opportunities accessible to the public.

2.3 Historic Preservation Ordinance

Chula Vista's (See Appendix gg) (HPO), Title 21 of the Chula Vista Municipal Code, is just one part of the City's comprehensive Historic Preservation Program (HPP) aimed at protecting the City's important historical resources. The HPO is the result of staff's collaboration with the Historic Preservation Advisory Committee (HPAC), and a considerable amount of public outreach. Public outreach included a joint workshop with City Council, Planning Commission, the Resource Conservation Commission, three public workshops, and several presentations to community stakeholder groups. The HPO reflects many of the comments received during this outreach process. The HPO defines terms used throughout the HPO and HPP, establishes a process for designation and delisting, and creates a process for review of alterations to historical resources.

3.0 Historical Resources

3.1 Historical Resource Surveys

A historical resource survey is an important tool in the identification and evaluation of historical resources. A survey informs staff as well as the public as to what in the community is worthy of recognition and preservation. In the absence of a historical resource survey, historical resources may be altered or lost. A survey is also an important informational tool for planning and development projects in that it helps to avoid delays by providing the necessary historical information in advance.

To date the City has conducted two surveys, a 1985 survey that covered only a portion of north-west Chula Vista, and the 2005 Urban Core Specific Plan survey that assessed 50 commercial properties within the Urban Core (See Appendix D). It is recognized that a comprehensive area-wide survey would be an expensive undertaking that could take a considerable amount of time to accomplish and therefore a survey program that prioritizes development older than 45 years within western Chula Vista by neighborhood, area, or concentration of resources may be a more practical approach. Until such time that a broader survey is conducted, the City will utilize the eligibility determination process included in the HPO, in lieu of survey data. The HPO establishes an eligibility determination process where the Zoning Administrator uses surveys, historical databases, and other information available to the City to determine whether a resource is historically significant. In an attempt to avoid project delays, eligibility determination would occur early in the project review process.

For consistency with state and national processes for documenting historical resources, Chula Vista's HPP includes the Office of Historic Preservation "Instructions for Recording Historical Resources" found in (Appendix E). These guidelines provide a system for documenting resources that will ensure that appropriate and sufficient information is collected during a survey.

The appendices for this section include: a matrix of surveyed properties, on how to complete a state survey form (DPR Form) and the National Register Bulletin: Guidelines for Local Surveys.

For more information on Historical Resource Surveys see National Register Bulletin 24 (Appendix F)

3.2 Designating and De-listing Historical Resources

The City's HPO establishes processes to both designate and de-list historical resources. Upon a recommendation of the Zoning Administrator, the Historic Preservation Commission shall have authority to approve or deny a property owner's application for historical designation, excluding designation of Exceptional Historical Resources and publicly owned historical resources, which require Council approval. All resources that are approved for designation shall be listed on the Local Register of Historical Resources (Local Register). The Local Register can be found in (Appendix G).
. Delisting of historical resources is strongly discouraged unless there is sufficient evidence to support the de-listing. Delisting of a resource requires Council approval.

The Zoning Administrator shall ensure that the Local Register is maintained, updated & distributed accordingly.

This section of the HPP contains the City of Chula Vista application process guidelines for designating a resource, instructions for how to complete the designation application, the designation application form,, requirements for delisting a historical resource, a guide to historic property research, and the Local Register.

3.2.1 Designation Procedural Guide

The following guide and process flowchart (See Appendix H) is to assist in the completion of the historic designation application and approval process. If you have any questions, please contact the Development Services Department, at 619-691-5101 or e-mail historicpreservation@ci.chula-vista.ca.us

Application:
Applications for historic designation are available at the Development Services Counter located at 276 Fourth Avenue or (See Appendix I) or on-line

All applications must be completed in their entirety and must include the following:

- Owner consent is required on all applications for historic designation.
- Copy of a current grant deed.
- Historic evidence that demonstrate and supports the historic significance of the resource and that the resource meets the eligibility criteria for designation (see CVMC 21.04.100 included in this guide or see the HPP Regulatory Framework Section - Historic Preservation Ordinance)
- Pictures of the resource (include front back and both sides of all buildings on a site). The pictures should support the claim of historic significance and should show as much detail as possible of historic character defining features.

- Citation of all resources and references used.
- Required Fee(s).

Completed applications should be submitted to:

The City of Chula Vista
Development Services Department
276 Fourth Avenue
Building 200
Chula Vista, CA 91910

How to Complete the Application for Historic Designation: (Owner Consent Required)

I. Applicant Information

1. Applicant: The applicant must be the owner of record or the owner's agent (i.e. someone retained to represent the owner's interest).
2. Owner of Record: Owners on the application must match the current grant deed on the property (all owners of record must sign the application prior to City processing)
3. Applicant Mailing Address (If different from the resource address) - this address should be a valid mailing address in which the applicant/owner may receive correspondence from the City on the application.
4. Phone number: A valid phone number(s) is needed for City staff to contact the applicant/owner.
5. E-mail - (optional) An e-mail address may be provided in addition to a phone number to receive City correspondence on the application.

II. Resource Information

1. Physical Address - The legal address of the resource
2. Assessor's Parcel Number (APN) - The APN can be found on your Property Tax Statement or Real Estate Property Tax Bill, on legal documents, such as the Deed of Trust or contact the county assessor at (619) 236-3771.
3. Common Name - Enter the name most associated with the resource. If the resource is a single family dwelling, use the current owner's name if local residents strongly associate the house with that owner. The Common Name may be the same as the Historical name. If so, then enter "same Historical Name".
4. Historic Name - The Historic Name is the formal name of the resource during its period of significance, or a name closely associated with its significance. The Historic Name may refer to: the builder, designer or significant persons or events connected with the resource. Often times the Historic Name is the first owner of record of the resource. The Historic Name will be what the resource is identified as on the local register if it is designated.
5. Present Use - (if different from Original Use, what the resource is currently being used as (i.e. gas station, multi-family dwelling etc..). If the resource's use is the same as its Original Use put "Same as Original Use".

6. Original Use - What the original purpose of the resource was (i.e. school house, single family residence etc...). In addition, identify whether it was a residential, commercial or industrial use.
7. Legal Description of Record - should be descriptive enough so that a particular parcel of land can be both located and identified. The legal description should be used in every deed of conveyance within the chain of title and is typically found on legal documents such as the Deed of Trust or to obtain the legal description you may contact the county assessor @ (619) 236-3771.
8. Approximate Size - The approximate square footage of the resource and associated parcel if applicable.
9. Architectural Description - (not applicable for landscapes or non-structures) - When you are writing an architectural description you want to provide a visual picture of the resource through the written word. The description has to be clear enough to accurately envision it without looking at a picture. Architectural descriptions should identify materials, construction details, alterations and workmanship and should answer the following questions:

    A. What is the architectural style?
    B. How many stories is it?
    C. What is the plan of the building? Is it square, rectangular, L-plan, or T-plan?
    D. What is its structure (wood frame, concrete block, etc.)?
    E. What is the siding of the building?
    F. What is the foundation made of?
    G. What type of roof does it have, and what materials are used on the roof?
    H. Does the building have dormers?
    I. What type of windows does the building have? Where are they located on the building?
    J. What type of trim (if any) was used around the windows?
    K. What kind of doors does the building have and where are they?
    L. What other kinds of features does the building have, such as porches or chimneys?
    M. Have any alterations or additions been made to the building?
    N. What is the general condition of the building?
    O. What is its setting (surroundings) are like?
    P. What are the surroundings of the building and how do they compare to the surroundings at the time of the building's construction?
    Q. Are there any outbuildings? If so, what kind? What was their original use?

10. Visual Depiction - (applicable for non-structures such as landscapes) a written description of the resource to include but not limited to historic elements, plan, design, size, plant palette, types of plantings, etc.
11. Year Built - This is the year the resource was constructed, erected, or established. This information may be available at the county recorder, the Chula Vista Development Services Department, or documents such as original building permits, parcel maps and some legal descriptions. If estimated, please provide documentation or written explanation of the estimated year built.

12. Architect's Name - If known, the name of the professional or company that planned or designed the resource.
13. Builder's Name- If known, the name of the person or company that constructed the resource.
14. List any and all alterations to the resource- identification of alterations, changes, modifications, or additions to historical resources and when these alterations were done is important information when considering the significance of a resource. Alterations may or may not create a new profile of the historic resource. Alterations have the capability to alter the historic appearance; however some alterations may fall within a separate historic context or period of significance and may be considered historic features on that basis.
15. Condition of the Resource - This is a ranking of the physical quality or state of the resource. The ranking evaluation of excellent, good, fair, or deteriorated provides the city with an idea of the physical state of the resource at the time of application.
16. Historic Information - This section provides some of the most important information needed to assess the historical significance of a resource. How and why a resource is considered historic are important parts of the designation consideration process. For more information on Eligibility Criteria see HPP Chapter 2- Legal Framework- Historic Preservation Ordinance CVMC 21.04.100. For more information on Historic Context and Statement of Significance see HPP Chapter 1- Preface Historical Overview of Chula Vista and Historic Context.
17. Photographs - Current photos of all sides/elevations of the resource, historic details, and significant features must be provided. Photographs of all other structures, buildings on a lot must also be provided. Historic photos, if available should also be provided.
18. Supplementary Information - Any information not provided above that may be important to determining the historical significance of a resource. All sources should be cited and documentation that supports the information should be provided.

Non- Owner Applications: Exceptional Historical Resources and Publicly Owned Historical Resource

Exceptional Historical Resource

An application for an Exceptional Resource Designation may be initiated in any of the following three ways:

a. By a minimum of ten (10) City residents (with notarized signatures); or
b. Through an HPC recommendation to Council; or
c. By a majority vote of Council.

(See Appendix J) Exceptional Historical Resource Application.

Publicly Owned Resources

Require the same application submittal requirements found in HPP Section 3.2.1 for Historical Resource Designations. An application for designation of publicly owned Historical Resources and Historical Landscapes may be initiated in any of the following three ways:

a. By any interested citizen who resides in the City of Chula Vista; or
b. Through an HPC recommendation to Council; or
c. By a majority vote of Council.

(See Appendix K) Publicly Owned Resources Application.

Application Process

Upon receipt of a completed application, staff will review the submitted information for historic significance and criteria eligibility. Staff will contact the applicant if more information or an Expert Technical Analysis is needed (see HPP Section 4.3.1 - Expert Technical Analysis Report Content). The applicant will be contacted for an on-site inspection of the resource. Once sufficient information is provided to determine historical significance, the staff will forward the application, information about the historical significance, and a recommendation, by way of a staff report to the Historic Preservation Commission.

Historic Preservation Commission (HPC) Consideration

The HPC will consider the staff report and recommendation and all information provided during the public hearing to determine if the resource meets the Eligibility Criteria and the Findings of Fact for historical designation. For more information on Eligibility Criteria and Findings of Fact for historical designation see HPP Chapter 2- Regulatory Framework- Historic Preservation Ordinance, CVMC 21.04.100. Additional information or an Expert Technical Analysis may be required prior to rendering a decision.

Designated Historical Resources

Upon a recommendation of the Zoning Administrator, the Historic Preservation Commission has the authority to approve or deny applications for historical designation, excluding designation of Exceptional Historical Resources and publicly owned historical resources which require Council approval. If the HPC or City Council designates a resource as historic, the resource will be assigned a historic number and will be added to the Chula Vista Register of Historical Resources (Local Register). A historic plaque may be purchased by the property owner.

Appeals

All actions of the HPC are appealable to City Council. The applicant or any other interested party may appeal the decision of the HPC within 10 business days after the date of the decision. Whomever appeals shall be responsible for all fees associated with the appeal application. For more information see HPP Chapter 2- Regulatory Framework- Historic Preservation Ordinance CVMC 21.12.030.

3.2.2 Delisting a Historical Resource

Delisting of a historical resource should be discouraged unless it is substantiated through an Expert Technical Analysis that:

1. The identified historical significance of the Historical Resource has been reduced or no longer exists such that the Resource no longer meets the eligibility Criteria; or
2. The Resource was designated inaccurately based on incorrect information; or

3. The Integrity of the Historical Resource or the Resource itself has been greatly diminished such that it no longer physically conveys its identified historical significance resultant from extensive unintentional damage, fire, flood, or natural disaster.

Application Process

A request for delisting may be initiated in any of the following three ways:

1. By the property owner of record; or
2. By a recommendation of the HPC to Council; or
3. By a majority of the Council.

Request for Delisting Application (Appendix L)

Historic Preservation Commission (HPC) Consideration

The HPC will consider the delisting request and all information provided during a public hearing to determine if the resource meets the Findings of Fact for delisting (CVMC 21.05.040). Additional information may be required prior to making a recommendation to City Council.

City Council Approval

Council approval is required to delist a historical resource.

3.2.3 Guide to Historic Property Research

People research historic properties for many reasons. Property owners may want to know the original use of a building or what alterations have been made over time for restoration or\ rehabilitation projects. Research will not only provide important information for restorations and rehabilitation projects, but also can inform the researcher when evaluating for significance or eligibility for designation.

When researching a property for historical significance for designation or for one's own purposes, keep in mind that the narrative history of the resource and where the resource fits into the city's history and development (what is the historic context) are most important. In addition to completing building specific research, you should also read some general histories of the City of Chula Vista area to determine where your property fits into the city's history. (Also see Section 1.0 for an overview of Chula Vista History and Historic Contexts). Properties can be individually significant or may derive significance as part of a group of resources or historic preservation district.

The following are questions to keep in mind when researching your property:

- What is the historic name of the property (typically the name of the first owner of record)?
- When was the property constructed? (circa date may be acceptable)

- What is the architectural significance, if any?
- Who was the architect or builder? Is either well known for their skill or expertise?
- Does a property include a rare building or property type, or is it representative of many other properties in the vicinity?
- Is it a fine example of a style, craftsmanship, or details?
- What changes have been made over time and when?
- How large is the property? Where is it located, and what are its geographical boundaries?
- What is the development of history of the area? How does it relate to a tract or Subdivision?
- What Period of Significance was it developed within?
- Was a landscape architect associated with the property?
- Are there significant landscape features such as retaining walls and trees?
- What is the current condition of the property, including exterior, grounds, setting, and interior?
- How was the property used during its period of significance, and how is it used today?
- Who occupied or used the property historically? Did they individually make any important contributions to history?
- How does the property relate to Chula Vista's history and development?
- Were there any important events that occurred at the property?
- Was there a community function, or group association with the property?
- Does the property have important ethnic/cultural associations?

Architectural Descriptions should contain the following:

- What is the architectural style?
- How many stories is it?
- What is the plan of the building? Is it square, rectangular, L-plan, or T-plan?
- What is its structure (wood frame, concrete block, etc.)?
- What was the original use of the building?
- What is the siding of the building?
- What is the foundation made of?
- What type of roof does it have, and what materials are used on the roof?
- Does the building have dormers?
- What type of windows does the building have? Where are they located on the Building?
- What type of trim (if any) was used around the windows?
- What kind of doors does the building have and where are they?
- What other kinds of features does the building have, such as porches or chimneys?
- Have any alterations or additions been made to the building?
- What is the general condition of the building?
- What is its setting like?

- What are the surroundings of the building and how do they compare to the surroundings at the time of the building's construction?
- Are there any accessory structures on the site? What was their original use?

Helpful Resources: (Also see HPP- Reference Resources Section)

- Civic Center Library - John Rojas History Room
- Chula Vista Heritage Museum
- Museum of San Diego History - San Diego Historical Society
- City of San Diego Downtown Library - Sanborn Fire Insurance Maps (photocopies)
- Books and other materials relating to Chula Vista history
- Resource materials on identifying architectural styles
- Index to address changes
- Building permits archives

To better understand how criteria is applied to determine the historical significance of a resource or properties within districts see National Register Bulletin 15 (Appendix hh) and National Register Bulletin 22 (Appendix N)

3.3 Historic Preservation Districts

A historic preservation district (HPD) is an area that is designated as historically significant in which historical resources and their settings are preserved. A HPD would comprise some of the city's most significant historic and architectural resources. Inclusion in a HPD signifies that a historical resource is worthy of protecting because it contributes to an ensemble of historical resources that are unified by geographical boundary or theme. The following HPD Procedures and Guidelines explains the different types HPD's and how an HPD is designated.

3.3.1 Historic Preservation District Procedures and Guidelines

The HPO provides a process for designation of Historic Preservation Districts. There are two types of HPD's: Geographic Historic Preservation Districts (GHD's) and Thematic Historic Preservation Districts (THD's). Both the GHD and the THD provide the opportunity for a grouping of historical resources that are related to one another in some way (geographically or by theme) to be designated as a group (district).

See (Appendix O) Historical Preservation District Application.

Geographic Historic Preservation District (GHD)

A GHD is a historic preservation district that includes a finite group of resources related to one another in a clearly distinguishable way, within a geographically definable area, which have related character, architectural styles, interrelationships, and physical proximity and association.

GHD's may include noncontributing resources, such as altered buildings or buildings constructed before or after the period of significance, however to be considered for designation as a GHD, at least 60% of the historical resources must be considered contributing resources that were constructed during the same period of significance and 75% of the property owners within the proposed GHD must consent to the application, through notarized signatures. Meandering boundaries shall be avoided.

GHD boundaries encompass an area containing a significant concentration of buildings, sites, structures, or objects making up the district. The district's significance and historic integrity should help determine the boundaries. The following factors should be considered when determining logical boundaries:

1. Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.

2. Visual changes in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.

3. Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.

4. Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.

Thematic Historic Preservation District (THD)

A Thematic Historic Preservation District (THD) is a historic preservation district that includes resources related to one another in a clearly distinguishable way by a common theme related to historical context, architectural style, development period, or other characteristics, where visual continuity is not significant and sites are not necessarily located within a geographically definable area. For THD's visual continuity is not a factor of historic significance and the historical resources may be geographically separate however a minimum of 10 properties shall be required to be considered for designation as a THD. These properties shall all possess character, interest, and value and collectively meet one or more of the criteria for individual designation as required in Chula Vista Municipal Code 21.06.050.

Public Participation

GHD

Public education and participation is essential when an application for a GHD is proposed. While it is required that 75% of property owners within a GHD consent, by notarized signature(s), to the application for designation and pay all associated fees, it is important that all property owners within the proposed GHD are informed about the designation process., therefore the following process should be followed when a GHD is proposed for designation.

1. Upon receipt of a GHD application the City will notify all residents and property owners within the proposed GHD.
2. The City will host at least 1 public meeting on the proposed GHD.
3. A draft of the proposed design guidelines shall be sent to all residents and property owners within the proposed GHD, and be available at the City for public review for a period of 30 days prior to taking the designation application forward to the Historic Preservation Commission.
4. If a GHD is approved, a copy of the adopted design guidelines shall be sent to all Property owners within the proposed GHD.

THD

The following noticing process should be followed when a THD is proposed for designation.

1. Upon receipt of the THD application, the City shall, at the applicant"s expense, advertise in a publication of general circulation in the City a short summary of the THD application and information on how other interested owners may be included in the THD.
2. Once a THD designation is approved, subsequent additions to the THD shall be processed following process listed in HPP Section 3.2.1 and shall require HPC approval. All application fees shall be paid by the applicant at the time the application is submitted.

Both GHD and THD applications shall be noticed pursuant to Chula Vista Municipal Code Section 21.12.010.

Design Guidelines

The Secretary of Interior's Standards for the treatment of historic properties are often used as a basis for historical resources. Specific HPD design guidelines should be user-friendly (with illustrations) and written with easily-understood language. For more information on the Secretary of Interior Standards For Treatment of Historical Resources see (Appendix P).

3.3.2 Designated Historic Preservation Districts

This Section is reserved for designated Historic Preservation Districts. As of May 2011 there are no Historic Preservation Districts designated in Chula Vista.

3.4 Historic Preservation Modifying Districts

Modifying Districts allow for special regulations to be applied to underlying zoning. A Historic Preservation Modifying District allows for appropriate, additional control or flexibility needed to preserve the historic character of a designated historic preservation district (HPD). An HP Modifying District may be applied for by property owners within a proposed HPD concurrent with an HPD application or subsequent to formation of an HPD with notarized signatures of 75% of property owners within the designated HPD. The City may also initiate the application of a HP Modifying District.

HP Modifying District applications shall require a recommendation from both the HPC and Planning Commission with final consideration by the Council.

4.0 Historic Preservation Projects

4.1 Historical Resource Eligibility Determination

The HPP establishes a screening process for determining historical significance of potential historical resources that are 45 years or older, that have not previously been surveyed or designated as historic, and that are proposed for alteration or demolition. In an effort to make the process as streamlined as possible, City staff will use a Historical Resource Eligibility Determination Form to conduct their evaluation and will make all effort to determine eligibility of a resource from City databases and other sources available to the City. See (Appendix Q) Historical Resource Eligibility Determination Form. In some cases, the property owner or his/her agent may need to provide additional information to assist the City in determining whether a resource may have historical significance. The following section includes a FAQ to assist the user in understanding the process.

For further information on resource eligibility or to schedule a complementary eligibility determination meeting, you may contact city staff at:
619-691-5101 or email historicpreservation@chulavistaca.gov

4.1.1 Historical Resource Eligibility Determination FAQ's

What is a Historical Resource?
The City has a Local Register of all designated Historical Resources and a database of previously surveyed properties. The City offers a complimentary Eligibility Determination meeting. You may contact the historic preservation staff at 619-691-5101 or e-mail: historicpreservation@chulavistaca.gov to see if your property is an eligible historical resource.

If my property is not listed on the Local Register or included in a historical resource survey could it still be a historical resource?
Yes. If your property is 45 years or older **and** appears to meet the criteria for designation of a historical resource it is considered a Potential Historical Resource. City Staff will attempt to determine whether or not a Potential Historical Resource is a Historical Resource in conjunction with, or prior to, permit requests. If the project requires a discretionary decision, then the determination of potential historical significance could be made as part of the initial study for the California Environmental Quality Act. If it is determined that the property is not a Historical Resource then no further historical review is required.

What is a Historical Resource?
Historical Resources are buildings, structures, sites, signs and other resources that meet the criteria and findings of fact for designation as established in Chula Vista Municipal Code section 21.04.100.

Some may not be Designated (referred to as Eligible Historical Resource) and some are Designated on the Chula Vista Register of Historical Resources.

21.04.100 states that Historical Resources are those resources that are:
Designation of a resource by the HPC may occur when the following findings of fact are found:

a. At least 45 years old; **and**
b. Have historical Integrity **and** are determined to have historical significance by meeting at least one of the following criteria:

Criterion 1: It is associated with an event that is important to prehistory or history on a national, state, regional, or local level.

Criterion 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.

Criterion 3: It embodies that distinctive characteristics of a style, type, period, or method of construction, or represents the work of a master or important, creative individual, and/or possess high artistic values.

Criterion 4: It is an outstanding example of a planned landscape or represents the work of a master landscape architect, horticulturalist, or landscape designer, or has potential to provide important information to the further study of landscape architecture or history.

Criterion 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.

If determined to be a historical resource, is a special permit required if I want to remodel, alter, or demolish a resource?

If a resource is determined to be a Historical Resource then a Certificate of Appropriateness (COA) would be required for all exterior alterations, additions, repairs and any proposed demolition. This COA permit is only required for activities that require building permit unless the resource is entered into a Mills Act Agreement with the City of Chula Vista. The following are some examples of actions that would *not* require a COA:

- Any work that does not require a building permit (Refer to Building Permit Form 4551)
- Plumbing improvements or repairs.
- Electrical improvement or repairs.
- Mechanical improvements or repairs.
- Interior improvements unless said interior features of the home are contributing elements of the historical significance of a historical resource.

What is the Certificate of Appropriateness process?

Through the COA process, staff will make sure that the proposed activity does not diminish the historic significance of a resource. If it is determined that the activity meets the Secretary of the Interior Standards for Treatment of Historic Resources than the COA can be issued. In most cases, the COA process runs concurrent with building permit review and discretionary permit approvals. Zoning Administrator COA decisions are typically made within 10 business days. The Historic Preservation

Commission** (HPC) considers all Major Alteration COA's. Major Alteration COA applications are forwarded to the HPC at the earliest available HPC meeting.

**The Resource Conservation Commission has authority for historic preservation review including major COA approvals, until the Historic Preservation Commission is seated

4.2 Certificate of Appropriateness

In an effort to preserve the City's historical resources, alterations to historical resources require review and approval by means of a Certificate of Appropriateness (COA) (See Appendix R) COA Flowchart. A COA is required for alterations to historical resources that require a building permit. In most circumstances, if the alteration conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties (See HPP Section 5.1) then a COA may be issued.

Alterations fall into two categories, Major Alterations or Minor Alterations.
A Major Alteration is an alteration to a historical resource that includes the following actions:

- Demolition
- Installation or alteration of windows, doors, or other historical features where the opening is proposed to be enlarged, reduced, or altered.
- Removal of Historical Landscapes
- Additions to a structure or site that exceed 499 square feet.

Historic Preservation Commission review and approval is required for Major Alteration COA's.

A Minor Alteration is an alteration to a historical resource that includes the following actions:

- Installation of exterior features such as awnings, roofs, and garage doors.
- Installation or alteration of windows, doors or other historic features where the original opening is NOT to be enlarged, reduced or altered.
- Additions to a structure or site that are greater than 144 square feet and less than 499 square feet.

The Zoning Administrator may approve most Minor Alteration COA's but the Zoning Administrator may, at his/her discretion forward the Minor Alteration COA on to the Historic Preservation Commission for review and approval. For example, if it is not clear that the Minor Alteration meets the Secretary of the Interior Standards then the Zoning Administrator may decide to forward the Minor COA to the HPC.

See (Appendix S) for a sample Certificate of Appropriateness
See (Appendix T) for Preservation Brief 14- New Exterior Additions
See (Appendix U) Preservation Brief 09- Repair of Historic Windows

4.3 Expert Technical Analysis

An Expert Technical Analysis is a written report by a qualified historic expert that evaluates the potentially historical and architectural significance of a resource or contributing resource based upon criteria and findings of fact found in Chula Vista Municipal Code 21.04.100. A Technical Expert Analysis may also be used to identify whether a project may have an impact on a historical resource.

It is important that the Expert Technical Analysis provide enough information to determine if a resource is historically significant and/or if proposed alterations cause a significant impact to the historical resource. Depending on the complexity of the project or the significance of the resource, some analysis may only require a page or two where other types of projects may require a more in depth analysis. In situations where the information provided by an applicant is insufficient or unsubstantiated, the Zoning Administrator or HPC has the discretion to require that an Expert Technical Analysis be submitted. This section includes a sample of the content that may be included in an Expert Technical Analysis Report.

To be considered as an expert, a professional or consultant must meet the Secretary of the Interior's Professional Qualification Standards See (Appendix V) and must be approved and listed on the City's list of Qualified Consultants. or see HPP Reference Resources Section 7.0 - Qualified Consultants.

4.3.1 Expert Technical Analysis Report Content

It is important that the Expert Technical Analysis Report provide enough information to support whether or not a resource is historically significant or whether a proposed project will cause a substantial adverse impact on any identified historical resource(s). Below are lists of information that should be included in thorough Expert Technical Analysis Reports.

An Expert Technical Analysis Report to determine historical significance should include the following:

- Introduction – to include the address, APN#, and location of the resource
- Overview of the resource – Year Built, architectural type, description of the resource
- Methodology
- Historical Context
- Evaluation of the resource(s) using applicable criteria (CVMC 21.04.100 for listing on the local register)
- Architectural Analysis (if applicable)
- Integrity Statement

- Conclusion that includes: Summary of Evaluation Criteria used, Historical Resource Eligibility Determination, and Recommendation(s).
- Completed DPR Forms

An Expert Technical Analysis to determine project impacts to a historical resource should include the following::

- Project Summary
- A list of all resources within the project area (Area of Potential Impact or API. Can be a single parcel).
- Description of Buildings Over 45 Years of Age Within the API
- Historic Context
- Evaluation of Potential Historical Resources
- Integrity Statement
- Assessment of Project Impacts on Historical Resources
- Discussion of any Potential Mitigation Measures to Minimize Identified Adverse Impacts as defined in the California Environmental Quality Act.
- Conclusion that includes: Historical Resource Eligibility Determination, Project Impacts, identified Potential Mitigation Measures and Recommendations.
- Completed DPR Forms for Resources Found Historically Significant as part of the Evaluation of Potential Resources.

4.4 Demolition and Relocation of a Historical Resource

Demolition of a Historical Resource

Pursuant to Chula Vista Municipal Code section 15.44.050 a permit is required whenever a building or a structure is proposed to be demolished or relocated. (Appendix W). If the building or structure proposed for demolition or relocation is a historical resource then a Major Alteration COA would be required.

If it is unknown whether the building or structure proposed for demolition or relocation is a historical resource but the resource is 45 years and older and may be historic, then the resource is considered a potential historic resource and therefore requires that a Historical Resource Eligibility Determination be completed as part of the demolition permit review. (For more information on Historical Resource Eligibility Determination see HPP Section 4.1)

If it is determined that the building or structure proposed for demolition or relocation is a historical resource and the applicant wants to proceed with the demolition or relocation then an Expert

Technical Analysis is required as part of the Major Alteration COA review. (See HPP Section 4.1.2 - Historic Preservation Projects Section: Historical Resource Eligibility Determination FAQ's).

Relocation of a Historical Resource

Setting is an important aspect of a historical resource and therefore the historical significance of a historical resource may be diminished if the historical resource were relocated. Therefore, relocation of historical resources should be discouraged unless relocation is the only alternative to preserve the historical resource. Relocation of a historical resource requires HPC approval through a major alteration COA.

The following information is required as part of an application for Relocation of a Historical Resource:

- Name and license of the moving contractor
- List of any experience the contractor has relocating historical resources. If possible, a contractor with experience in relocating historical resources should be retained. If none is available, a firm which shows an interest in historic materials and has knowledge of the appropriate techniques should be used.
- Justification for the Procedure for the Move
- The Planned Route
- Protection measures of the historical resource prior to and during the move
- Information on the new site and preparation measures for relocation of the historical resource to the new site.
- Preparation measure of the historical resource for the move
- How the historical resource will be relocated, either:
    - Intact
    - Partial disassembled
    - Completely disassembled
- Proper Insurance Coverage of both the mover and the property owner.

The following are some things to consider to determine the best option of how to relocate the historical resource. Considerations are not necessarily limited to the following:

- The physical condition of the building
- The construction material of the building
- Size limitations posed by the selected travel route
- Proximity of adjacent structures

Important factors that will affect the moving of a structure include:

- Uniqueness of the building type
- Craftsmanship
- Structural System
- Nature of the historical resource's fabric its setting
- Legal encumbrances

- Property owners should check the most current Tax Reform Act for potential tax credits.

4.5. Environmental Review

Environmental review applies to all Certificate of Appropriateness (COA) reviews. For more information on the California Environmental Quality Act and Historical Resources see (Appendix X). If a project includes federal land or funding activity then the National Environmental Policy Act (NEPA) applies. For more information on NEPA see (Appendix Y).

4.6. Fire Protection of Historical Resources

Alterations, additions, or change in the type of occupancy or use of historical resources may require that fire and life safety improvements be made to the historical resource. In addition, the California Fire Code section on historic buildings requires that designated historical resource have an approved fire protection plan filed with the local fire department. For more information on fire protection of historical resources please contact the Chula Vista Fire Department, Fire Prevention Division at 619-691-5029.

5.0 Design Guidelines

5.1 Secretary of the Interior Standards for Treatment of Historic Properties

Design Guidelines are intended to assist property owners, developers, architects, and others in making decisions about the appropriate treatment of historic resources when planning repair, rehabilitation, restoration, landscape, or new construction projects. The City uses the Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties and the California's State Historic Building Code (see Section 5.2) as guidelines to help ensure that the integrity and character-defining architectural elements and features of a historical resource are not diminished or adversely impacted through proposed activities,

The SOI Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings provide a philosophic approach for alterations, referred to as Treatments, to historical resources. The Standards are intended to promote responsible preservation practices that help protect historical resources.

Choosing the most appropriate Treatment for a historical resource requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations including:

- Relative importance in history,
- Physical condition,
- Proposed use, and
- Mandated code requirements.

There are four SOI Treatment options:

- Preservation,
- Rehabilitation,
- Restoration, and
- Reconstruction.

For more information on the SOI four treatments see (Appendix P)

5.2 California's State Historic Building Code

One of the most valuable tools for the preservation of historical resources is California's State Historical Building Code (SHBC). The SHBC provides alternative standards and regulations that help ensure that historically significant elements and features of a historical resource are able to be preserved when the historical resource is proposed to be altered, restored or for a change of occupancy or use. SHBC standards and regulations also encourage energy conservation and cost

effective approaches to preservation, reasonable life safety measures including fire, seismic forces or other hazards and help provide reasonable availability and usability of historical resources by the physically disabled. The SHBC may be applied to both interior and exterior improvements.

The State Historical Building Code is defined in Sections 18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code (H&SC), a part of California Law, see (Appendix Z). For more information on the SHBC or for information on revisions (Erratas) to the SHBC contact the City of Chula Vista Building Division of the Development Services Department.

5.3 Historic Preservation District Design Guidelines Section (Reserved)

This section is reserved for design guidelines that may be adopted as part of any future Historic Preservation District that may be designated.

6.0 Incentives and Benefits

The City of Chula Vista as well as the State and Federal governments have incentives and benefit programs to assist in the restoration, maintenance, rehabilitation, and adaptive reuse of historical resources.

6.1 Local Incentives

·Mills Act

The Mills Act Program is administered and implemented by local governments. Each local government establishes their own criteria and determines how contracts will be implemented in their jurisdiction. Chula Vista adopted Council Policy 454-01 (Appendix aa) the Mills Act Program, in 2001. This policy authorizes the City to enter into Mills Act Agreements with property owners of designated historical resources wherein the property owner(s) agrees to preserve, restore or rehabilitate the historical resource in exchange for a reduction of their property taxes. See (Appendix bb) for the Mills Act Application. Once a property owner enters into a Mills Act Agreement with the City of Chula Vista their property taxes are recalculated by the County Assessor using a formula in the Mills Act and Revenue and Taxation Code. The City of Chula Vista processes Mills Act Agreements once per year, with an annual submission deadline of August 30th. All Mills Act Agreements must be recorded with the County Recorders office on or before December 30th. See (Appendix cc) for a sample Mills Act Agreement.

Historic Preservation Fund

Chula Vista Municipal Code 21.10.020 provides the City Council discretion in the establishment of a Historic Preservation Fund comprised of funds from outside grant sources, private donations, and fines and fees associated with unlawful demolition or non-permitted alterations to historical resources.

The purpose of a historic preservation fund is to support City approved preservation activities. City approved preservation activities include but may not be limited to:

- Historical resource survey projects
- Expert Technical Analysis reports
- Historical Landscape studies
- Historical Resource rehabilitation efforts
- Acquisition of historical resources
- Any other preservation activities found to meet the goals and objectives of the City's Historic Preservation Program.

6.2 State Incentives and Benefits

State Historical Building Code (SHBC)
As discussed in HPP Section 5.2, owners of historical resources are eligible to use the State Historical Building Code (SHBC). These alternative standards and regulations apply flexibility in the building code and only apply to historical resources. This flexibility provides a means, as well as an incentive, to preserve, rehabilitate or restore historical resources rather than adversely altering or demolishing them. See Appendix (Appendix Z).

California Heritage Fund Program
The California Heritage Fund grant program is funded under the State Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000. Grants may be used for acquisition, rehabilitation, restoration or interpretation projects and are available for any product, facility or project designed to preserve a historic resource that is listed in or determined eligible for listing in the National or California registers.

This program requires a 50% match from the grantee. The program is administered by the State Office of Historic Preservation, and there are two grant funding cycles per year. For more information on the California Heritage Fund grant program see (Appendix dd).

6.3 Federal Incentives and Benefits Program

Federal Historic Preservation Tax Incentives
This program is the largest, most successful, and most cost-effective Federal community revitalization program. It helps property owners of historical resources a tax credit to preserve historical resources,. The Federal Historic Preservation Tax Incentives Program is administered by National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices. For more information on the Federal Historic Preservation Tax Incentives Program see (Appendix ee)

Facade Easement Donation
A charitable tax deduction for donating a facade easement to a nonprofit or publicly supported organization is available to owners of properties listed in the National Register of Historic Places. In exchange for a charitable deduction on federal income taxes, the property owner authorizes the nonprofit organization to review exterior alterations to the building thereby assuming responsibility for protecting the historic and architectural integrity of the property. Facade easements are recorded on the property deed in perpetuity. Although it is desirable to donate a facade easement to a local organization, non-profits from other cities may offer this program as well. For more information on Façade Easement Donations see (Appendix ff) This is a federally managed program.

7.0 Reference Resources

7.1 Contact and Research Information

The purpose of the Contact and Research Information section is to provide references and resources that would assist an applicant in preparing historic designation or delisting applications and historic preservation projects.

Contacts

California State Historic Preservation Office (SHPO)
1725 23rd Street, Suite 100
Sacramento, CA 95816
PH: 916-445-7000
FAX: 916-445-7053
EMAIL: calshpo@parks.ca.gov
Website: http://www.ohp.parks.ca.gov/

National Park Service (NPS)
US Department of the Interior
http://www.nps.gov

Research Resources

City of Chula Vista Civic Center Branch Library
John Rojas History Room
276 Fourth Avenue
Chula Vista, CA 91910

Chula Vista Heritage Museum
360 Third Ave (east side of Memorial Park)
Chula Vista CA 91910-3932
(619) 427-8092
San Diego County Assessor/Recorders Office Residential Building Record
1600 Pacific Highway, Room 103
San Diego, CA 92101

San Diego Historical Society Historical Photographs
Casa de Balboa, lower level Biographical Information
1649 El Prado, Balboa Park Historical Maps
(619) 232-6203

South Coast Information Center Previous Surveys/Records of the Property
4283 El Cajon Blvd. St. 250 Previous Surveys/Records of Surrounding Properties

San Diego, CA 92105
Phone: 619.594.5682 (call for appointment)

Reference Books

A Field Guide to American Houses by Virginia and Lee McAlester; Alfred A. Knopf, Inc. New York, 1984.

Chula Vista Centennital Book 1911- 2011 by Dr. Steven Schoenherr, City of Chula Vista, 2011

Websites

For information on evaluating the architecture and character defining features of a building, please see National Park Service Brief 17: "Architectural Character Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character" by going to http://www.cr.nps.gov/hps/tps/briefs/brief17.htm

For information on evaluating a building's interior elements or spaces, please review National ParkService Bulletin 18: "Rehabilitating Interiors in Historic Buildings, Identifying and Preserving Character-Defining Elements" by going to http://www.cr.nps.gov/hps/tps/briefs/brief18.htm

For information on assessing the integrity of a resource, please review National register Bulletin 15: "How to Evaluate the Integrity of a Property" by going to http://www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm
For information on methods and approaches to retain historic character of historical resources are see the National Park Service. Technical Preservation Services. Preservation Briefs at http://www.nps.gov/history/hps/tps/tpscat.htm

7.2 List of Qualified Consultants

Chula Vista maintains a list of qualified professionals. For more information on Chula Vista's List of Qualified Consultants contact 619-691-5101 or email historicpreservation@chulavistaca.gov