

Appendixes to the  
**Urban Core Specific Plan**

*Final  
Environmental  
Impact Report*

September 2006



Appendixes to the  
Final  
Environmental Impact Report  
for the  
City of Chula Vista Urban Core Specific Plan  
EIR #06-01  
SCH #2005081121

Lead Agency

City of Chula Vista  
Community Development Department  
276 Fourth Avenue  
Chula Vista, CA 91910

September 15, 2006

## **APPENDIXES**

- A: Notice of Preparation and Responses
- B: Cultural Resources Report for the Evaluation of the Historical and Architectural Significance of 50 Properties within the Chula Vista Urban Core
- C: Traffic Report
- D: Noise Report
- E: Air Quality Report for the Urban Core Specific Plan
- F: Water Supply Assessment, City of Chula Vista Urban Core Specific Plan

**APPENDIX A**  
**Notice of Preparation and Responses**

**NOTICE OF PREPARATION AUGUST 18, 2005**

**To:** Distribution List  
**Subject:** **NOTICE OF PREPARATION OF A DRAFT MASTER ENVIRONMENTAL IMPACT REPORT**  
**Lead Agency:**  
**Agency Name:** City of Chula Vista  
Community Development Department  
**Street Address:** 276 Fourth Avenue  
**City/State/Zip:** Chula Vista, CA 91910  
**Contact:** Brian Sheehan, Senior Community Development Specialist; (619) 691-5233

The City of Chula Vista publicly announces its intent to initiate the preparation of a Master Environmental Impact Report (MEIR) for the following "project" as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code 21065 and 21156.

The City of Chula Vista is the Lead Agency to prepare the MEIR. A description of the proposed project as well as an explanation of the potential environmental effects is provided in this Notice of Preparation.

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but **no later than 30 days** after the receipt of this notice.

**A public scoping meeting will be held on September 8, 2005, from 6 p.m. to 7:30 p.m. in the Community Meeting Room of the Police Headquarters located at 315 Fourth Avenue in Chula Vista. The purpose of the scoping meeting is to solicit input from responsible and trustee agencies as well as interested parties and members of the public on the scope of issues to be addressed in the MEIR.**

Please send your response to this Notice of Preparation and the name of the contact person to Brian Sheehan at the address shown above, or via e-mail to [bsheehan@ci.chula-vista.ca.us](mailto:bsheehan@ci.chula-vista.ca.us).

**Project Title:** Urban Core Specific Plan  
**Project Location:** The Urban Core Specific Plan area encompasses approximately 1,700 acres and extends generally from Interstate 5 along the west to Del Mar Avenue (just east of Third Avenue) on the east, C Street along the north and L Street to the south. Within this larger area is an approximately 690-acre "focus area" where revitalization is expected to occur and the area within which the new zoning regulations and development design guidelines would apply.  
**Project Description:** The Urban Core Specific Plan has been prepared as a neighborhood level planning document which provides updated zoning regulations, development standards and design guidelines to implement the planned land uses as envisioned by the City's General Plan as currently being updated. In addition to being a land use regulatory document, the Urban Core Specific Plan also outlines the framework for the provision of urban amenities and other public improvements associated with new development. The planning horizon for the Urban Core Specific Plan projects over the next 20-25 year horizon through the year 2030.

**Date:** August , 2005

**Signature:**   
**Title:** Planning Manager

FOR MARY LADIANA

**NOTICE OF PREPARATION OF A  
DRAFT MASTER ENVIRONMENTAL IMPACT REPORT  
FOR THE PROPOSED  
URBAN CORE SPECIFIC PLAN**

**PROJECT LOCATION AND SETTING**

The Urban Core Specific Plan area is located in the Northwest Planning Area of the city of Chula Vista. The city of Chula Vista is located in southern San Diego County approximately seven miles north of the U.S.-Mexican border, between National City and the southernmost portion of the city of San Diego (Attachment A).

The Urban Core Specific Plan area encompasses approximately 1,700 acres and extends generally from Interstate 5 along the west to Del Mar Avenue (just east of Third Avenue) on the east, C Street along the north and L Street to the south. The area is currently developed with a variety of residential, retail, office and public and quasi public uses. Within the larger area is the approximately 690-acre "focus area" where revitalization is anticipated to occur and the new zoning regulations will apply. The focus area encompasses three planning districts: the Village, the Urban Core, and the Corridors. The three larger districts are refined into 26 smaller planning subdistricts each with proposed land use mixes, development regulations and standards. The new zoning regulations would replace existing zoning classifications and introduce new zoning classifications for mixed use (retail/office), mixed use with residential, and urban core residential (high density residential) as anticipated by the current General Plan Update. The new regulations would accommodate new growth and revitalization of the area and would be applied only as new development or redevelopment occurs. Outside of the focus areas, existing land use designations and zoning would not be changed.

**PROJECT BACKGROUND**

In early 2004, the City of Chula Vista initiated the preparation of the Urban Core Specific Plan. The firm of RRM Design Group was hired to assist the City in the preparation of the Urban Core Specific Plan. One of the initial steps in the planning process was to conduct a series of interviews with key stakeholders with a strong interest in the urban core. These stakeholders included business owners, property owners, residents, civic leaders, and other interested parties. The stakeholder interviews were followed by a series of background studies that addressed land use, design, traffic circulation, and economic opportunities and constraints.

In August 2004, an 18-member Advisory Committee was appointed by the City Council to provide guidance to the staff and consultant team on the major components of the plan. A Two-day charrette was held as the Advisory Committee's kick-off meeting and was well attended by other members of the public. The two-day event provided the Advisory Committee with background analyses, historical perspective, other significant planning efforts and participation in a Visual Preference Survey. The Survey was conducted to gather input on preferences for the future potential mass and scales in the urban core. The first Community Workshop was held in September and attendees participated in a Visual Preference Survey. Following the Community Workshop, the team provided an opportunity for two local senior high school classes to participate in the Visual Preference Survey.

Based on these initial inputs, a draft Vision Plan for the Urban Core was prepared and included concepts for three main areas of the urban core. The Vision Plans were intended to provide

## **PROPOSED DISCRETIONARY ACTIONS**

The proposed discretionary actions to be taken by the City Council of the City of Chula Vista includes the adoption of the Urban Core Specific Plan which includes associated rezones for the Urban Core Specific Plan focus area. In addition, associated revisions to the Town Centre Redevelopment Plan and repeal of the Town Centre Design Manual may be necessary to provide consistency between the Urban Core Specific Plan and the provisions of these documents related to land use and design guidelines.

## **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The City of Chula Vista has determined that the proposed project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. Therefore, the preparation of an EIR is required in order to comply with State CEQA Guidelines Section 15060 and 15081.

The EIR will be prepared as a MEIR, pursuant to Public Resources Code Section 21156, and will evaluate the potential environmental effects associated with implementation of the Urban Core Specific Plan. The document has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 as amended and the Environmental Review Procedures of the City of Chula Vista.

In accordance with CEQA requirements, the environmental impact analysis will outline the environmental setting of the project, and identify potential environmental impacts, significance of the potential impacts, mitigation measures for potentially significant adverse environmental impacts, and the significance of impacts after mitigation.

The MEIR will address cumulative impacts, growth-inducing impacts, effects found not to be significant, irreversible environmental effects, and alternatives to the project. With respect to alternatives, the MEIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental effects of the project. At a minimum, project alternatives will include the "No Project Alternative."

The City of Chula Vista has determined that the following issues must be addressed in the MEIR:

### **Land Use**

Potential inconsistencies of the proposed land use with pertinent adopted local, regional, state, and federal land use plans, programs, and policies will be assessed. The potential for the proposed project to physically divide and/or adversely affect community character will also be evaluated.

### **Landform Alteration/Aesthetics**

The MEIR will evaluate the potential landform alteration and aesthetic impacts associated with the proposed project, including impacts to scenic vistas and roadways and the potential impacts to the visual character of the Urban Core area.

compatibility guidelines of the General Plan Update Environmental Element.

**Public Services**

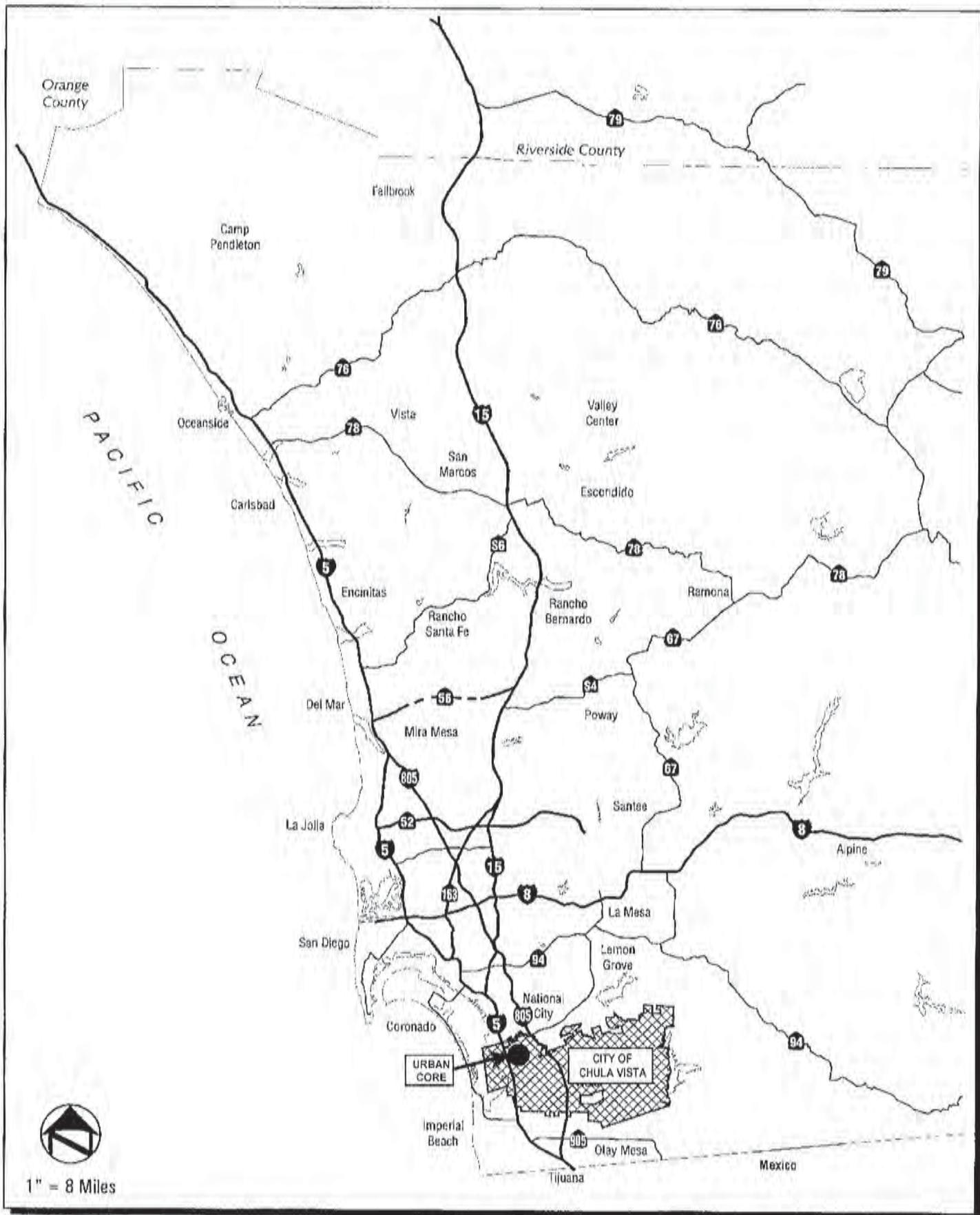
Potential impacts to parks and recreation, schools, libraries, and to police, fire, and emergency medical protection services will be assessed pursuant to the City of Chula Vista Growth Management Program/Ordinance and other pertinent standards where applicable.

**Public Utilities**

The ability of existing and planned water, sewer, and solid waste systems and facilities to meet projected demand at buildout and necessary modifications to existing infrastructure as well as additional infrastructure necessary to meet projected demands. Potential impacts will be assessed pursuant to the City of Chula Vista Growth Management Program/Ordinance and other pertinent standards where applicable.

**Hazards/Risk of Upset**

Potential hazards (e.g., release of hazardous materials, interference with an emergency response or evacuation plan) associated with the proposed Urban Core Specific Plan will be assessed based on secondary data sources.





**CITY OF CHULA VISTA**  
 1500 AVENUE 66, CHULA VISTA, CA 92011  
 ADVANCE PLANNING SECTION

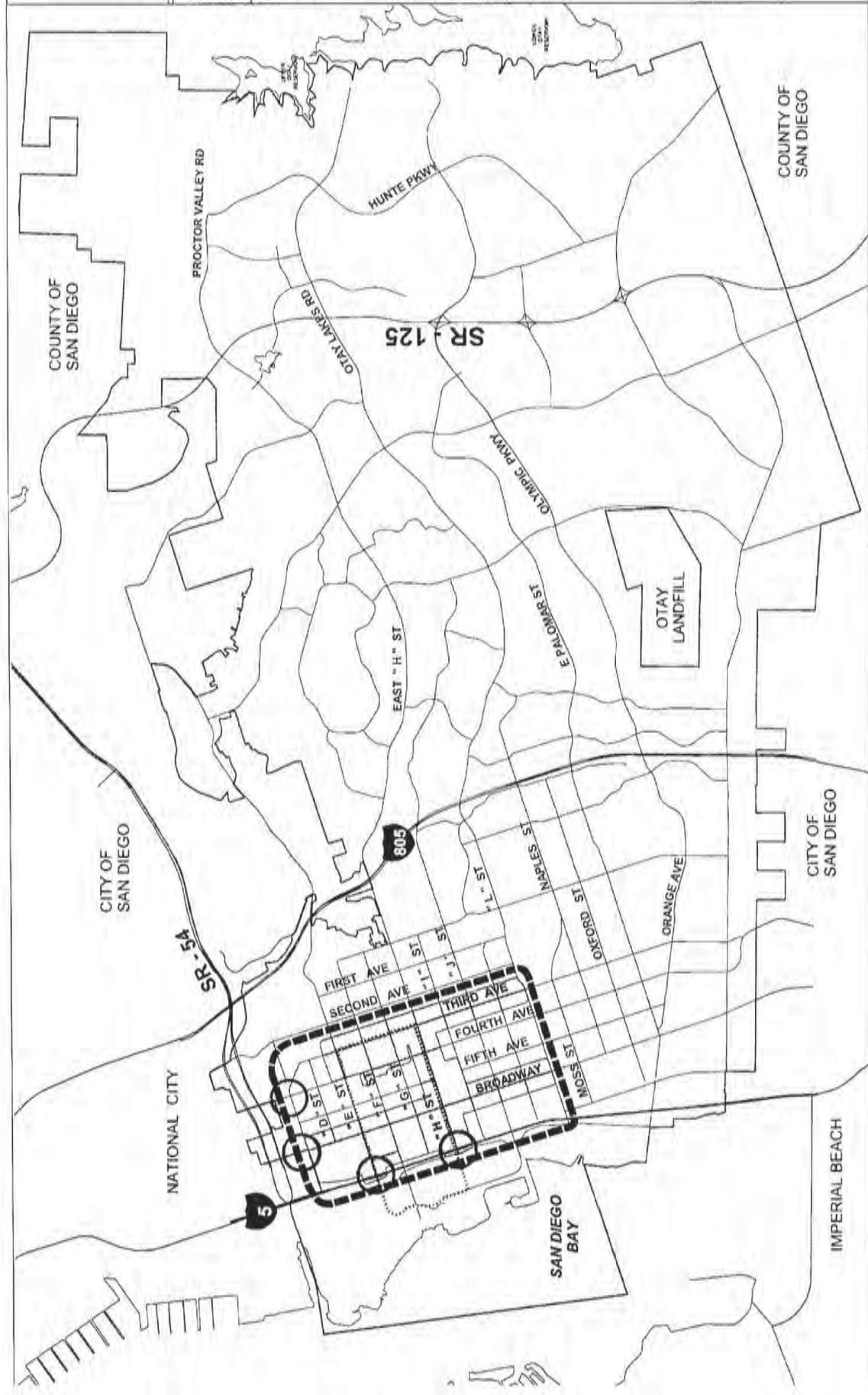
**URBAN CORE  
 SPECIFIC PLAN  
 STUDY AREA**

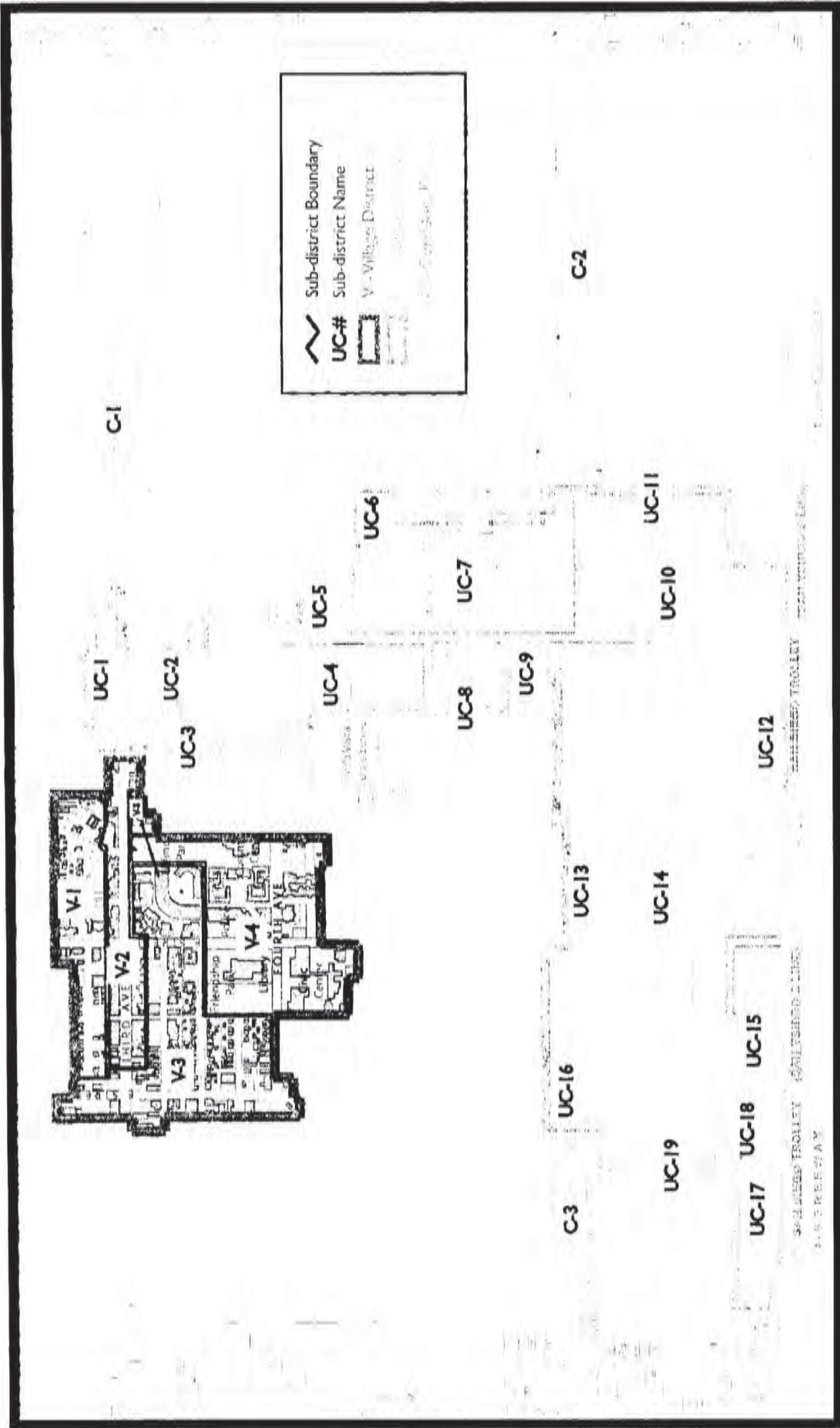
- LEGEND**
- FOCUS AREA (PRELIMINARY)
  - STUDY AREA
  - PROPOSED TRANSIT (SHUTTLE)
  - GATEWAY
  - WATER FEATURES
  - CITY BOUNDARY

\*\* May be modified upon further field level assessment



**DRAFT**  
 FOR INTERNAL USE ONLY





# Chula Vista Urban Core Specific Plan Key Map

design  
creating environments people enjoy™

**LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS  
NOTICE OF PREPARATION**

***Federal***

U.S. Army Corps of Engineers  
Bureau of Land Management  
Federal Aviation Administration  
Immigration and Naturalization Service  
U.S. Fish & Wildlife Service

***State***

Air Pollution Control District  
California Air Resources Board  
California Department of Fish & Game  
California Department of Water Resources  
California Environmental Protection Agency  
California State Lands Commission  
Caltrans District 11  
Local Agency Formation Commission  
Office of Historic Preservation  
Office of Planning and Research  
Regional Water Quality Control Board – San Diego Region 9  
State Clearinghouse

***County***

County of San Diego Air Pollution Control District  
County Department of Agriculture  
County of San Diego Department of Parks & Recreation  
County of San Diego Department of Planning and Land Use  
San Diego County Water Authority

***Local Agencies***

Chula Vista Elementary School District  
City of Coronado  
City of San Diego Development Services  
City of San Diego Environmental Department  
City of San Diego Real Estate Assets  
City of San Diego Transportation Engineering  
City of San Diego Water Department  
City of National City Planning Department  
Metropolitan Transit System  
Otay Water District  
Port of San Diego



San Diego County Archaeological Society, Inc.  
Environmental Review Committee

22 August 2005

To: Mr. Brian Sheehan  
Community Development Department  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, California 91910

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Urban Core Specific Plan

Dear Mr. Sheehan:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last week.

We are pleased that cultural resources have been included in the list of subject areas to be addressed in the DEIR. In order to permit us to review the cultural resources aspects of the project, please include us in the distribution of the DEIR when it becomes available for public review. Also, in order to facilitate our review, we would appreciate being provided with one copy of the cultural resources technical report(s) along with the DEIR.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

September 8, 2005

jiemmo@foley.com EMAIL

CLIENT/MATTER NUMBER  
107841 0104

Brian Sheehan  
Planning Manager  
City of Chula Vista  
Community Development Department  
276 Fourth Avenue  
Chula Vista, CA 91910

Re: Comment on Notice of Preparation and scoping for Urban Core  
Specific Plan EIR

Dear Mr. Sheehan:

This letter is a response to the Notice of Preparation (“NOP”) for the proposed Master Environmental Impact Report (“EIR”) for the City’s Urban Core Specific Plan (“UCSP”). The following are our comments for purposes of the NOP and scoping for the EIR.

**1. The City is improperly “piecemealing” its CEQA review.**

The City is conducting several planning and CEQA processes concurrently, as if they are mutually exclusive processes that have no impact on each other. That is an improper “piecemeal” approach to CEQA. (See, CEQA Guidelines §15165 and its discussion: “This section follows the principle that the EIR ... must show the big picture of what is involved.”) For example, the City must complete the Housing Element of its General Plan and include that data and analysis in its UCSP EIR.

**2. The UCSP EIR must address population and housing impacts as required by CEQA.**

The UCSP poses significant impacts to population and housing, yet those impacts are entirely ignored in the NOP. (See, Pub. Res. Code §21100, requiring identification and analysis of significant impacts.) The Project Description includes a table that describes an increase of almost 200% in multi-family residential use, but the NOP fails to identify population and housing impacts as an issue to be addressed in the EIR. The re-designation of land use categories, particularly within the Urban Core area, has the potential to displace substantial numbers of existing homes and residents, and represents a potentially significant impact that must be addressed in the EIR. The EIR must provide sufficient data and an adequate population and housing analysis to address CEQA Guidelines, Appendix G significance criteria. There is no indication that an Initial Study has been prepared to address these issues.

Brian Sheehan  
September 8, 2005  
Page 2

Pursuant to Appendix G, Environmental Checklist section XII, the EIR should address the following:

*Would the project:*

- a) *Induce substantial population growth in an area either directly (for example by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?*
- b) *Displace substantial numbers of existing housing, necessitating construction of replacement housing elsewhere?*
- c) *Displace substantial numbers of people, necessitating construction of replacement housing elsewhere?*

Further, the document proposed in the NOP is a Master EIR. The purpose of a Master EIR is to streamline the later environmental review of projects or approvals included within the project, plan or program analyzed in the Master EIR. (CEQA Guidelines §15175.) Thus, it is essential that the EIR provide sufficient data and analysis of population and housing impacts.

**3. The EIR must present meaningful and understandable traffic data and analysis.**

The traffic impact analysis in the General Plan Update EIR was impossible to follow or understand because the City changed the A-F level of service standards at the same time it was analyzing traffic impacts based on new, less stringent standards. The UCSP EIR should not repeat that confusing presentation of traffic impacts and analysis.

CEQA encourages lead agencies like the City to develop and publish thresholds of significance that the agency uses in the determination of significance of environmental effects. (CEQA Guidelines § 15064.7(b).) "Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule, or regulation, and developed through a public review process and be supported by substantial evidence." (*Id.*) To our knowledge, thresholds have not been formally adopted and have not been subject to a public review process.

Thank you for this opportunity to provide comments on the NOP. Please make certain that my office is on your mailing list for UCSP related notices.

Very truly yours,



John C. Lemmo

City of Chula Vista  
Community Development Department

Urban Core Specific Plan

Comments Regarding the Scope of the Environmental Impact Report

NAME Jackie Lancaster

ORGANIZATION \_\_\_\_\_

ADDRESS 339 East I St. CV

E-MAIL ADDRESS djmlancaster@cox.net

COMMENT:

I believe all districts <sup>in CV and on the bayfront</sup> need building height limits of no higher than 70 feet because taller buildings create more traffic, more pollution, displacement of fixed income families, danger to wildlife, etc. "Gentrification" and "eminent domain" are insidious methods of disenfranchising our citizens.

City of Chula Vista  
Community Development Department

Urban Core Specific Plan

Comments Regarding the Scope of the Environmental Impact Report

NAME PETER WATRY  
ORGANIZATION CROSSROADS II  
ADDRESS 81 Seccas Ave C.V. 91910  
E-MAIL ADDRESS p.watry@cox.net

COMMENT:

The City Council "downgraded" <sup>on August 18</sup> the code, Holiday Gardens, in UC-12 from 'Transit Focus Area' to "Residential High Density" in order to save Holiday Gardens (which has some special, unique problems.)

I urge that for purposes of the MEIR, that the maximum height limit for that specific section\* of UC-12 be lowered from 210 feet to 45 feet.

\*The UC-12 rectangle just north of "Trolley Stop"

**Lisa Cohen, CEO  
Chula Vista Chamber of Commerce  
Chula Vista Urban Core Specific Plan Hearing  
Sept. 8, 2005**

Good evening Mayor Padilla, City Councilmembers and Planning Commissioners.

My name is Lisa Cohen and I am CEO of the Chula Vista Chamber of Commerce, which represents 1,040 member businesses in the city.

First, I'd like to thank you, city staff and the many citizens who spent so much of their time creating the Urban Core Specific Plan. This important document, along with the General Plan, will help provide a framework for the revitalization of downtown Chula Vista and bring new life and revenue to the city.

At the hearing held August 18<sup>th</sup> on the General Plan Update, you may recall that residents and business owners speaking in favor of the city's plan for redevelopment talked about the many benefits of this vision for the community of Chula Vista. By a margin of more than 2-1, local residents and business leaders in Chula Vista believe this is the right direction for the city. This clearly indicates the community's strong endorsement of the type of balanced growth that would bring with it many advantages.

Speaking on behalf of the Chamber and our members, we are heartened by the city's actions to date. You are taking steps to ensure a bright future for downtown Chula Vista and indeed for the entire city. As the many speakers at last month's hearing made clear, we want to see a revitalized downtown that will generate millions of dollars in redevelopment revenue to spend on making improvements citywide to our schools, parks and streets, our safety services and, of course, to develop more affordable housing.

Those of us who work downtown, those of us who live in Chula Vista, look forward to the excitement redevelopment is sure to bring, to seeing a vibrancy and vitality in the urban core. And

as many, many Chula Vistans made clear at last month's General Plan hearing, the time for growth, for development, for investment in downtown is NOW.

## #



THE CITY OF SAN DIEGO

September 14, 2005

Brian Sheehan  
City of Chula Vista  
Community Development Department  
276 Fourth Avenue  
Chula Vista, CA 91910



Subject: **City of San Diego Comments on the Draft Environmental Impact Report for the Urban Core Specific Plan**

Dear Brain Sheehan:

The City of San Diego's Department of Traffic Engineering feels that there are significant project issues for the Draft Environmental Impact Report for the Urban Core Specific Plan. We offer the following comments as a mitigation strategy:

**Traffic Engineering – Fernando Lasaga (619-446-5298)**

This project proposes a significant amount of development whose effects will surely be felt on the neighboring communities of San Diego. This project must consider the guidelines in the Traffic Impact Study Manual of the City of San Diego to determine what impacts this project may have on the city's street network. Moreover, the project appears to be relying on transit to lessen the traffic impacts of the project. Project must then evaluate what the increase in transit use will do to the existing transit services that serve this corridor. Relying on pie in the sky transit projects to increase revenue from denser units and from less impacts to mitigate. Project should make accurate inventory of the existing land uses that it will replace.

Please contact the above-named individual if you have any questions on these comments. We ask that you please address these issues in the draft EIR and use our significance thresholds for mitigation. Also, please provide us a copy of the draft.

Sincerely,

*Robert J. Manis*  
Robert J. Manis  
Assistant Deputy Director  
Land Development Review Division



**Development Services**

1222 First Avenue, MS 501 • San Diego, CA 92101-4155  
Tel (619) 446-5460

# Environmental Health Coalition

COALICION de SALUD AMBIENTAL

401 Mile of Cars Way, Suite 310 ♦ National City, CA 91950 ♦ (619) 474-0220 ♦ FAX: (619) 474-1210  
ehc@environmentalhealth.org ♦ www.environmentalhealth.org

September 16, 2005

Mr. Brian Sheehan  
Senior Community Development Specialist  
276 Fourth Avenue  
Chula Vista, CA 91910  
e-mail: [bsheehan@ci.chula-vista.ca.us](mailto:bsheehan@ci.chula-vista.ca.us)



Dear Mr. Sheehan:

Environmental Health Coalition (EHC) would like to make the following comments for the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for the Urban Corps Specific Plan. The timeframe of this project of 20-25 years will require innovative, visionary, and adaptive planning and mitigation for impacts that will occur. We have a few key issues that we specially wish to request receive in-depth analysis related to this project.

## **Air Quality and Safe Location of Housing, Schools, and other Sensitive receptors.**

One issue that has alarmed us as we have watched the development of the UCSP as part of the General Plan Update, is the proposed location of high density housing within 500 feet of the I-5 freeway at both H and E streets. The EIR must reflect the advice and recommendations proposed in the ARB's *Air Quality and Land Use Handbook: A Community Health Perspective* that recommends new residences not be placed within 500 feet of a freeway such as I-5.

The evidence of harm is clear. Numerous health studies have demonstrated that close proximity to high traffic density cause significant elevation in health impacts.

- Reduced lung function in children was associated with traffic density, especially trucks, within 1,000 feet and the association was strongest within 300 feet (Brunekreef, 1997)
- Increased asthma hospitalizations were associated with living within 650 feet of heavy traffic and heavy truck volume. (Lin, 2000)
- Asthma symptoms increase with proximity to roadways and the risk was greatest within 300 feet. (Venn, 2001)
- A San Diego study found increased medical visits in children living within 550 feet of heavy traffic. (English, 1999)

*(excerpted from ARB Air Quality and Land Use Guidance Handbook, page 8)*

This issue was also covered recently on 10 News. (excerpt attached)

The ARB also recommends that sensitive receptors are kept at least 300 feet from a dry cleaners with one machine that uses perchloroethylene and 500 feet from a cleaners with 2 machines. The best solution, however, would be to require that all dry cleaning businesses be prohibited from using perchloroethylene based processes. Non-toxic dry cleaners are numerous and just as effective and should be encourage in this plan.

Gas station dispensing facilities are recommended to be buffered by 300 feet from sensitive receptors.

We encourage the adoption of these guidelines as a minimum in the UCSP.

## **ENVIRONMENTAL JUSTICE**

Environmental justice considerations must be addressed in the analysis. It was noticeably absent on the NOP list of issues. Western Chula Vista has a higher poverty rate than the region as a whole. According to the 2000 Census, the percentage of the population below the federal poverty level for the 25 census tracts in Chula Vista west of the 805 is 15,712 out of 107,695 people, or 15%. The numbers for Eastern Chula Vista are 3,169/72,841 or 4.3%. The percentage for the entire county is 338,399 out of 2,722,408, or 12%.

Environmental justice impacts need to be addressed and mitigated through policies and mitigations that will:

- Reduce air pollution impacts from increases in traffic through effective transit options;
- Commit to use of non-polluting energy resources that will reduce impacts to local communities; and,
- Implement the safe buffers for all sensitive receptors including schools and residences as listed in the Air Quality section above.

## **PROMOTION OF HEALTHY COMMUNITIES**

The Prevention Institute has published a report titled, *The Built Environment and Health: 11 profiles of Neighborhood Transformation* that includes real-life examples where communities promoted actions in their communities to improve the "healthiness" of them.

<http://www.preventioninstitute.org/builtenv.html#pdfs>)

The design guidelines and the community amenities required in the urban core redevelops will be important to ensure healthy community residents in the future. We recommend that the MEIR address these issues specifically and require

actions and policies be adopted to incorporate a healthy neighborhoods focus into the Plan.

## **ENERGY RESOURCES AND SUSTAINABLE BUILDING CONSTRUCTION**

Energy will continue to be a key and critical issue for all redevelopment in the future. The City of Chula Vista has been a leader in this area and the UCSP is another opportunity to demonstrate how redevelopment should occur where it is appropriate. It will be critical to ensure that sustainable building standards be required to offset increases in energy demand from the project. Developers of projects should also be required to generate as much of the needed energy as possible through the use of clean renewables.

Sustainable or "Green" building construction is an emerging trend that is much needed in our region. Promoting sustainable or green building design and construction can reduce the impacts of buildings on the community and the environment. Under the LEED (Leadership in Energy and Environmental Design) program, building developers accumulate credits for saving energy and water and using recycled materials. There is considerable information available about implementing LEED standards. We request that a minimum "Gold" standard be required for all projects in the UCSP.

At a minimum, all buildings should meet the same standards as the City's recently adopted Building Energy Efficiency Policy Implementation Guidelines for City buildings and facilities. Among the actions that should be required to minimize the impact to energy resources are:

- All new development should be designed to take maximum advantage of passive and natural sources of heat, cooling, ventilation, and light;
- All new development should be at least 20% more energy efficient than State conservation standards (California Code of Regulation; Title 24);
- All new development should be designed to meet a goal of generating 20% to 40% of its energy requirement with renewable energy in the project;
- Up to 100% of all energy purchased for new development should be supplied from non-fossil fuel renewable energy sources.
- All new development should be required to be equipped with Energy Star qualified products.

- All buildings should include a significant commitment to use of energy efficiency and solar where appropriate and should commit to use licensed C-10 contractors and employ state certified electrician apprentices to ensure that systems are properly and safely installed and will meet the specifications that we are counting on.
- MEIR should require a conditions that for all projects an analysis be done contrasting the costs of commonly used building materials today with the use of sustainable building materials and that this analysis be extended to show savings over the next 20 years. This analysis should include information regarding the embodied energy of the materials and a life-cycle study of the material's durability and structural efficiency to ensure the best overall choice for the health of the environment and the durability of the buildings.
- The healthy environment choice should show costs of air pollution to health costs.
- MEIR should require that projects do an analysis of possible savings to heating costs in residential buildings which are energy efficient and in office building costs by using Energy Star office equipment as contrasted with buildings which are not efficient.
- The City should commit to analyze the new LEED standard which is being developed specifically for residential buildings.
- The MEIR should indicate a requirement or preference for construction materials that do not result in outgassing VOC's (volatile organic compounds which cause allergic reactions and propagate bacteria, dust mites, and molds). This outgassing can be a serious health impact to workers and residents and can be mitigated through use of different materials.
- A design standard for efficient acoustics should be considered for noise reduction.

## **WATER RESOURCES AND WATER QUALITY**

The issue of storm water quality and urban runoff must be fully addressed and mitigated in the MEIR. As this is a 25 year development plan, the direction and implementation for water quality will need to be aggressive unless we want to see the quality of San Diego Bay further degrade. City Standard Urban Stormwater Mitigation Plans (SUSMPs) must be followed. Both at the macro and micro levels, project proponents must design and implement storm water and

dry weather runoff management plans that prevent pollution from reaching drainage systems and surface waters. Extensive, effective, and appropriate Best Management Practices (BMPs), both structural and non-structural, must be adopted. The plans should include strategies for reducing water quality impacts recognizing the following in order of priority: 1) prevention of pollutant discharge; 2) reduction of impervious areas; 3) detention and "treatment" of first flush and low flows; and, 3) natural infiltration of dry weather flows, "treated," and post-first flush flows. Plans should focus on retention of as much pervious area as possible and promote the use of vegetative and other structural BMPs. The plans must address increases in volume, concentration, and velocity of discharges.

The City may need to revisit their stormwater and building requirements to allow for stormwater BMPs. For example, when EHC was commenting on the Chula Vista Crossings project we had requested that the developer investigate the use of Flo-guards to treat roof runoff before it ran into the river. We were told that City design guidelines disallowed use of anything located on the outside of a building, such as these small runoff filter units. This policy needs to be revisited and revised. These filtration units are in use in Little Italy in San Diego and they are they look fine.

Water quality protection can be more difficult in an urban setting where land is at a premium, but there are many things that can be done and the City must take aggressive measures to ensure that filtration or treatment of polluted runoff is addressed before it gets to the Bay. There are many products that the City should be aware of and investigate for use. One such site is <http://www.kristar.com/> which manufactures the filters mentioned above.

In addition, the following actions should be included in the MEIR.

- Stormwater BMPs must be designed into the project as early as possible.
- Pre-construction, construction, and post-construction monitoring and mitigations need to be explicitly identified and included.
- Parking structures and parking lots must be designed to catch and treat all runoff flows so that they do not negatively impact water quality of the Bay. Use of porous pavement on perimeters of paved areas is recommended. Vegetative BMPs such as filter strips should be used to ensure minimization of gas and oil that leave the site.
- Streets and road improvements should be re-designed so that runoff is filtered or treated prior to entering surface waters.

## **TRANSPORTATION**

Traffic impacts will be a significant issue that must be addressed and mitigated fully in the MEIR. We have requested in our comments on the Bayfront development that the links between the Urban Core and the Bayfront be carefully and well-developed in order to reduce auto use. We recommend:

- Provision of a free or very low-cost (non-polluting) shuttle traveling on H Street to 3<sup>rd</sup> to E to the Bayfront as a transit loop. This would help connect the Third Avenue business district to the Bayfront and would provide easy access to the Bayfront, trolley, and urban core amenities for Westside residents.
- Enhanced crossing of the freeway at H Street and at F street to make these key connections safely and pleasantly walkable and bikeable so that they will be fully utilized.
- Walking and biking trails must be integrated through out the urban core plan to maximize the ability to travel on the west side easily. Links to the Greenbelt should also be promoted. Bike "parking" areas should be fully incorporated in to plans.

### **Location of housing to support transit use**

While we have raised, and feel strongly, that no new residences should be located within 500 feet of the freeway, we do support transit friendly development where appropriate. Alan Hoffman, in a presentation to EHC members, mentioned that people will use trolley and transit if they are not located farther than 1500 feet away. To the extent possible, and healthful, we recommend that the planners keep this guideline, and the ARB prohibition, in mind. The most appropriate zone for housing would be between 500 to 1,500 feet from trolley stops adjacent to the freeway.

We request that the planners incorporate many of the ideas expressed by Mr. Hoffman in his presentation on land use planning and transit. The presentation can be viewed on our web site at [http://www.environmentalhealth.org/CBC\\_BayLandUse.03.2005.html](http://www.environmentalhealth.org/CBC_BayLandUse.03.2005.html)

### **Promotion of Biking And Walking**

Consider the positive aspects of a "biking-friendly" communities discussed in a recent article in Yes! Magazine's Summer 2005 issue ,

*Bicycles, as author John Ryan writes, are the most energy-efficient form of travel ever invented: "Pound for pound, a person on a bicycle expends less energy than any creature or machine covering the same distance." And, of course, bicycles, without burning any fossil fuels, are great burners of human calories. While European cities are miles ahead of us in terms of bike lanes, signage, bike rentals, and bike parking, there have been some improvements here. Witness the rise of the "Bike Station," which has popped up in a number of cities on the West coast. These offer secure bike parking for people riding bikes to public transit or to offices and shops. Many are staffed and offer commuting tips; others offer bike repair. The Cadillac of bike stations in the U.S., however, is Chicago's, which offers shower facilities. In Holland, Germany, and France, where there are many more services for bicyclists, 30 percent of the population regularly cycles to get from place to place, say researchers.*

Western Chula Vista would greatly benefit from planning that promoted biking and walking, including facilities such as those described above. This should be a priority for this project.

#### **HAZARDS/ RISK OF UPSET**

Use of hazardous materials throughout the Project site must be addressed in the MEIR. Management of all parks and greenways must be required to comply with the City's pollution prevention policy and to implement Integrated Pest Management (IPM).

Uses, storage, and generation of hazardous materials and wastes must be sufficiently separated from sensitive receptors and truck routes clearly identified to avoid sensitive areas in the event of upset or releases.

#### **HOUSING, JOBS, AND ENVIRONMENTAL IMPACTS**

While we understand that economic impacts and job quality are not normally analyzed in an EIR, the relationship between these three issues will be key to the success of the UCSP. We urge that this relationship be analyzed and addressed in this project. For successful redevelopment to occur that does not negatively impact the environment, jobs and housing should be developed together in a manner that provides housing for the new workers at the same time the jobs are being created. The EIR must evaluate if this plan is providing an adequate percentage of good jobs in relation to the amount of residents. Smart Growth after all is supposed to mean living and working in the same area. The jobs have to be of a caliber that will allow the people to live here without doubling up of families in a single family dwelling unit (a current problem in Chula Vista). The ratio of increase of employment to housing in Chula Vista has been problematic for several years compared to other cities in county. The EIR

needs to evaluate the current projections and plan to ensure it is not increasing the problem.

- Commitments to quality affordable housing and living wages paid to workers on the site will ensure that workers can live close to their jobs, thereby reducing traffic and air impacts accompanying the new jobs.
- Identification of housing affordable to the jobs created on-site should be identified or created as a means to ensure that workers can walk or take transit to work instead of driving.

## **CUMULATIVE IMPACTS**

Analysis of cumulative impacts will be key. We request that similar lists of projects for analysis should be analyzed for the Bayfront and the UCSP. We repeat our comments from our September 12, 2005 letter on the NOP for the Chula Vista Bayfront NOP. CEQA requires that "an EIR discuss, among other things, the cumulative effect upon the environment of the subject project in conjunction with other closely related past, present and reasonably foreseeable probable future projects." *Las Virgenes Homeowners Fed'n v. County of Los Angeles* (1986) 177 Cal.App.3d 300, 306; See also Cal. Pub. Resources Code Section 21083; 14 Cal Code Regulations Section 15130(a). The reason for this requirement has been described as follows:

...consideration of the effects of a project or projects as if no others existed would encourage the piecemeal approval of several projects that, taken together, could overwhelm the natural environment and disastrously overburden man-made infrastructure and vital community services. This would effectively defeat CEQA's mandate to review the actual effect of the projects upon the environment. *Las Virgenes Homeowners Fed'n v. County of Los Angeles* (1986) 177 Cal.App.3d 300, 306.

Courts have therefore determined that "(t)he requirement for a cumulative impact analysis must be interpreted so as to afford the fullest possible protection of the environment within the reasonable scope of the statutory and regulatory language." *Citizens to Preserve the Ojai v. Board of Supervisors* (1985) 176 Cal.App.3d 421, 431-432.

Cumulative impacts analysis must include, but not be limited to, the following projects:

- Planned increased in west side densities contemplated in the General Plan Update. GPU text revisions shows by 2030 Chula Vista can expect an increased population of:
  - 61,990 in incorporated east
  - 10,400 in unincorporated east
  - 17,870 in northwest CV,
  - 8,240 in southwest CV
  - Additional dwelling units to be approved in the Bayfront development
  
- Implementation of the Chula Vista Bayfront Master Plan;
  
- Impacts of regional population growth in the County and the region including Tijuana
  
- The air pollution health impacts from increased traffic congestion, landfill, industrial uses around the landfill, South Bay Expressway;
  
- Charles Company land development proposals in the West Fairfield area;
  
- Plans to develop additional "Villages" in San Ysidro;
  
- Current traffic gridlock whenever there is an event at Coors amphitheater;
  
- Multiple new shopping centers including Chula Vista Crossings Center on E. Main and 805. There are a number of stores planned for the property just east of the new Toyota dealership that is nearing completion;
  
- The current Otay Mesa plan will allow almost 8000 homes in west Otay Mesa. Most of this impact should be assumed to use the north segment of 54 and 805;
  
- A potential for an additional 20,000 more homes in Otay Mesa as is currently being discussed;
  
- The impacts of a jobs/housing imbalance in Chula Vista. In general the ratio of increase of employment to housing in Chula Vista has been problematic for several years compared to other cities in county. This, of course, means people have to drive elsewhere to work, which increases traffic congestion and smog and is the opposite of smart growth. The MEIR needs to evaluate the current plan to ensure it is not increasing the problem.

- Increased truck and auto traffic related to trade and commerce with Mexico. Due to NAFTA and other destructive and poorly implemented international trade agreements, truck traffic through Chula Vista will probably increase as will the resultant traffic, accident hazards, and air pollution. Growth in Tijuana must also be assessed in the cumulative impacts section of the MEIR.
- Planned increases in densities in National City are also significant. The freeway near National City is the most heavily used segment in the region. Impacts of traffic from additional housing, visitors, and local commuters must be addressed and mitigated.

### **CEQA PROCESS**

We are unclear about the process for this analysis. One of our members attended the Scoping meeting (which we missed because we were not noticed on the distribution list for the NOP) and understood that the comments for the NOP are due in advance of the release of the draft project description. If the document is available, it would help all parties craft more meaningful comments and we urge that more information on the project be released prior to the closing of the NOP comment period.

Please add EHC to the distribution list for future actions related to the UCSP. We also recommend that you add the mailing list of parties interested in the Bayfront development as these major projects are closely linked together and dependent on each other and anyone interested in one should be alerted about the other.

Thank you for the opportunity to comment on this important project.

Sincerely,

  
Laura Hunter, Director  
Clean Bay Campaign

Attch: Channel 10 News Report: Traffic Makes Breathing Harder For Babies:  
*Trend Impacts San Diego Children*

From Channel 10 News

## Traffic Makes Breathing Harder For Babies

### Trend Impacts San Diego Children

POSTED: 4:56 pm PDT September 13, 2005

UPDATED: 5:13 pm PDT September 13, 2005

**SAN DIEGO --** Traffic could be contributing to an increased amount of asthma cases among babies, according to a new study.

Doctors said this disturbing trend is impacting children who live in the heart of San Diego.

Sometimes it's hard to breathe in City Heights, where fumes from buses, trucks and cars routinely clog the air, 10News reported.

Kaylyn Jordan said she and her daughters live near a high-traffic area.

"I live near 32nd Street and there is a lot of traffic over that way, near the highway," Jordan said.

University of Cincinnati researchers analyzed the effects of stop-and-go bus and truck diesel traffic, versus highway traffic, on infant respiratory health.

The study showed that living only a football field away from stop-and-go traffic puts babies at higher risk of wheezing, 10News reported.

Infants living within 100 yards of stop-and-go traffic wheezed twice as often as those living within 400 yards of interstates, and more than three times as often as children who did not live near traffic.

Mid-City Community Clinic pediatrician Aaron Zaheer said he is not surprised by the findings.

"Smoke and dust are both triggers for asthma, so it makes sense if you have a lot of smoke being generated in the area, you would have asthma symptoms," Zaheer said.

He said he's seeing an increase in childhood asthma cases in Mid-City.

"A slightly higher number of kids have asthma, and they tend to have more ER visits and more severe attacks of asthma," Zaheer said.

The Jordan sisters are breathing easier now with the right medications to control their asthma, but they will have to spend less time playing outside when traffic is at its worst, 10News reported.

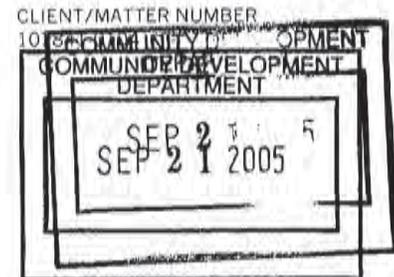
The American Lung Association's Childhood Asthma Initiative provides free asthma counseling to families whose toddlers have asthma.

The program has reduced hospitalizations by 48 percent and emergency room/urgent care visits by 63 percent, 10News reported. ...

September 16, 2005

jlemmo@foley.com EMAIL

VIA ELECTRONIC MAIL AND U.S. MAIL



Brian Sheehan  
Planning Manager  
City of Chula Vista  
Community Development Department  
276 Fourth Avenue  
Chula Vista, CA 91910

Re: Additional comment (second letter) on Notice of Preparation  
and scoping for Urban Core Specific Plan EIR

Dear Mr. Sheehan:

This letter is an additional response to the Notice of Preparation ("NOP") for the proposed Master Environmental Impact Report ("EIR") for the City's Urban Core Specific Plan ("UCSP"). We previously hand-delivered a comment letter to you on September 8, 2005 at the City's scoping meeting for the EIR. The following are our additional comments for purposes of the NOP and scoping for the EIR, based upon information gathered from City staff and the environmental consultant (Charlie Bull of Recon) at the September 8, 2005 scoping meeting.

**1. The City is violating CEQA by requiring comments on the NOP and scoping the EIR before the Draft UCSP is made public.**

At the September 8, 2005 EIR scoping meeting, City staff stated that the UCSP was not yet public and would not be released until after the NOP period closes. City staff also stated that the UCSP was still being developed and portions were incomplete and not ready for publication. One of the key purposes of CEQA is to provide meaningful public review and opportunity to comment on agency actions that may affect the environment. Requiring NOP comments and scoping an EIR prior to providing the scope of the reviewable project itself (i.e. releasing the draft UCSP) is a backward and flawed approach to CEQA. We suggest that you release the draft UCSP to the public *first*, and then issue the NOP and hold a scoping meeting for the EIR.

**2. The City is violating CEQA by taking action in reliance upon a draft, unapproved General Plan Update and related uncertified draft EIR.**

City staff acknowledged that the General Plan Update ("GPU") has not been adopted by the City Council, and that it might not ever be approved in the current draft form. Staff also stated that the as-yet-unreleased draft UCSP entirely relies upon that unapproved draft GPU. Staff further acknowledged that if the GPU is not approved by the Council in the current draft form, then the City would need to prepare a new or supplemental MEIR for the UCSP if it prematurely certifies

Brian Sheehan  
September 16, 2005  
Page 2

one in the absence of an adopted GPU. Beside being imprudent with public resources, the City's approach violates CEQA because it relies upon on an unapproved planning document, and an uncertified and unreleased EIR for the GPU. Thus, it would appear that the City intends to feign compliance with CEQA rather than actually adhere to its requirements in good faith.

**3. The City is violating CEQA by piecemealing review of its so-called "special planning area."**

City staff began the scoping meeting by stating its desire to avoid a "piecemeal" approach to the planning process and CEQA. We agree that the City should avoid piecemealing, because it is prohibited under CEQA. (See, CEQA Guidelines §15165 and its discussion: "This section follows the principle that the EIR ... must show the big picture of what is involved.") After making that statement, staff then proceeded to describe how the City intends to in fact conduct a piecemeal approach to this planning process. For example, staff indicated that there is intended an as-yet-undefined "special planning area" that will be piecemealed out of the UCSP, and will be dealt with in a separate, piecemeal EIR.

In light of the foregoing, we request that the City complete its development of the draft UCSP and release it to the public *before* issuing an NOP and scoping an EIR. We also request that the EIR address all impacts reasonably anticipated for the planning processes contemplated at this time, including the "special planning area", as is required under CEQA.

To the extent that the City intends to proceed with the current NOP despite the flawed CEQA process, we offer the following additional scoping comment. The EIR should address potential impacts to sensitive receptors within 500 feet of the I-5 freeway that may be exposed to air quality and health risk impacts, to the extent the unpublished UCSP provides for sensitive receptors to be located near the freeway.

Thank you for this opportunity to provide comments on the NOP. Please make certain that my office is on your mailing list for UCSP related notices.

Very truly yours,  
  
John C. Lemmo



Sierra Club, San Diego Chapter  
3820 Ray Street  
San Diego, CA 92104



Chapter Chair:  
Richard Miller 619-291-3061  
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September 16, 2005

City of Chula Vista  
Community Development Department  
276 Fourth Avenue  
Chula Vista, CA 91910

**RE: Sierra Club comments on the Notice of Preparation of a Draft Master Environmental Impact Report (EIR) for the Chula Vista Urban Core Specific Plan**

Dear Mr. Sheehan:

The Sierra Club, San Diego Chapter wishes to submit the following comments regarding the Chula Vista Urban Core Specific Plan DMEIR NOP:

**Timing:**

It seems strange that an implementing document is starting through the CEQUA process before the document it is meant to implement. This gives the public the impression that decisions were made in secret in advance and that public workshops and participation were merely window dressing never meant to actually lead to conclusions different than what was originally planned.

**Baseline:**

Baselines should be on the street evaluations of present conditions not an unimplemented existing plan or an outdated housing element. In particular the DMEIR should not use citywide averages but 2000 Census data that shows the percentage of the population below the federal poverty level for the 25 census tracts in Chula Vista west of the 805 is 15,712 out of 107,695 people, or 15%. The numbers for eastern Chula Vista are 3,169/72,841 or 4.3%. The percentage for the entire county is 338,399 out of 2,722,408, or 12%. The population and housing section needs to insure these people are not displaced. If some relocation is necessary to implement this plan it must be mitigated fully by payment of moving expenses, simultaneous replacement of housing affordable to the people displaced through a program funded by the developer and/or government and be acceptable to the people involved.

**Cumulative Impacts:**

We ask that in the discussion of cumulative impacts attention be paid to the effects of the proposed construction on the bayfront directly west of the Urban Core Specific Plan area. The amount of high density residential proposed here must be added to that proposed on the bayfront when evaluating impacts to schools that are already overcrowded in the northwest and aging infrastructure. The amount of acreage

of neighborhood parks per resident is already inadequate in the northwest. The large parks proposed for the bayfront are not substitutes for neighborhood parks. The Civic Center Library is already crowded during school days. Is an additional library to be added?

The current congestion on I-5 during daily rush hours must be considered when evaluating the effects likely to be caused by the addition of the Urban Core and the Bayfront proposed retail, residential and commercial. The additional construction in South San Diego and the 80,000 new residents yearly in Tijuana also need to be considered.

**Housing squeeze play | As Tijuana grows at breakneck speed, it also struggles to provide adequate, affordable homes. The city faces huge trade-offs in its sprawling developments.; [1,2,3 Edition]**

*Sandra Dibble. The San Diego Union - Tribune. San Diego, Calif.: Nov 14, 2004. pg. A.1*

Chula Vista is near the end of the county's cul de sac. Traffic from the south has to go through Chula Vista to get to San Diego.

The EIR should also analyze the socioeconomic effects of an additional 7,100 dwelling units in this area and 1500 or more on the bayfront. The report needs to include the impact upon the city's budget, which directly effects the city's ability to provide infrastructure and other services for the long haul. Currently the city's budget is 40% developer fees. This, of course, is totally unsustainable. Adding this project to the 8,000+ residences planned for the southwest and almost 40,000 for the east how will this help or hinder the city's ability to pay for services into the 22<sup>nd</sup> century?

Another issue is the socioeconomic effect to health and other social services of the huge increase in lower paying service jobs that 1 million more square feet of retail and 2,600,000 square feet of commercial projects will create (in addition to the 100,000's to be added on the bayfront). Both hospitals have reported the current loss of millions of dollars annually serving uninsured and under insured people.

**UCSD plan to consolidate hospitals draws fire | ER would stay in Hillcrest; acute care to go to La Jolla; [7,1,2,6 Edition]**

*Cheryl Clark. The San Diego Union - Tribune. San Diego, Calif.: Feb 3, 2005. pg. A.1*

The documents "Left Behind" and "Hidden Costs" at <http://www.onlinecpi.org/publications.html> show the cumulative effects of the kind of development proposed for the Urban Core. Chula Vista has the possibility of learning from San Diego's mistakes. The EIR should show appropriate mitigation for avoiding these effects, such as requiring living wages and/or community benefits agreements as conditions of development.

The EIR must evaluate if this plan is providing an adequate percentage of good jobs in relation to the amount of residents. Smart Growth after all is supposed to mean living and working in the same area. The jobs have to be of a caliber that will allow the people to live here without doubling up (a current problem in Chula Vista). In general the ratio of increase of employment to housing in Chula Vista has been problematic for several years compared to other cities in county. This, of course, means people have to drive elsewhere to work, which increases traffic congestion and smog and is the opposite of smart growth. There is a current deficit of jobs that needs to be made up. The EIR needs to evaluate the current plan to ensure it is not increasing the problem.

Table B.3-13 Region-Wide Historical Population, Housing, and Employment Data

Jurisdiction	1990	2000	2004	% Change 1990-2000	% Change 2000-2004
<b>City of Chula Vista</b>					
Total Population	135,160**	174,319**	209,133*		17%
Total Housing Units	49,846**	59,333**	70,067*	29%	15%
Total Employment***	60,740	70,540	74,180	19%	5%
				16%	
<b>City of Coronado</b>					
Total Population	25,540**	24,673**	26,459*	(3%)	7%
Total Housing Units	9,145**	9,559**	9,558*	5%	0%
Total Employment***	7,360	8,550	8,990	16%	5%
<b>City of Imperial Beach</b>					
Total Population	26,512**	29,180**	27,779*	10%	(5%)
Total Housing Units	9,525**	9,892**	9,814*	4%	(1%)
Total Employment***	10,200	11,850	12,460	16%	5%
<b>City of National City</b>					
Total Population	54,249**	55,447**	57,047*	2%	3%
Total Housing Units	15,243**	15,482**	15,465*	2%	0%
Total Employment***	18,100	21,010	22,110	16%	5%
<b>City of San Diego</b>					
Total Population	1,110,623**	1,227,168**	1,294,032*	10%	5%
Total Housing Units	431,726**	471,162**	487,252*	9%	3%
Total Employment***	532,550	618,410	650,330	16%	5%
<b>San Diego County</b>					
Total Population	397,763	442,919	469,493	11%	6%
Total Housing Units	137,237	152,947	159,743	11%	4%
Total Employment***		140,269		6%	

Source: \* DOF, 2004.

\*\*DOF, 2000.

\*\*\*EDD, 2004 (Total Employment Data for 1990 and 2000 was extracted from annual averages from each corresponding year. Employment Data for 2004 was extracted from 2003 annual average).

(Page B-28 draft Otay River Watershed Management Plan)

This table does not address the quality of the employment (if it provides sufficient income to allow people to live near their employment.) The recent zoning change of Eastlake Walk and Eastlake Marketplace to shopping malls from research and development would seem to be replacing quality jobs with low wage service jobs and adding to a cumulative impact that needs to be evaluated.

The areas included in the Urban Core Specific Plan have a large number of the currently affordable housing units and trailers in the city. Eliminating these without simultaneously building affordable, probably government subsidized, housing will increase the number of people not living near their employment and/or the number of families doubling and tripling up in homes. Possible mitigation might include eliminating in lieu of fees (insisting instead upon inclusionary housing for all projects of any size) and increasing to 25 or higher the percent of tax increment going towards affordable housing.

### **Storm Water:**

It is extremely important that BMP's for storm water runoff be a part of this MEIR. The RWQRB recently sent Chula Vista a letter informing them of the need to do more for their new permit. Instead of arguing about it the city should insure that more is done in new construction. These improved standards need to be incorporated in pre-construction regulations. The ordinance preventing the use of devices to trap and filter runoff from roofs needs to be changed. With increasing high-rise buildings and possible parking structures these filters become even more important. The UCSP will increase impermeable surfaces considerably. This will increase runoff. Some kind of retention basins have to be devised, possibly underground, to hold the run-off for treatment before discharge or preferably to allow the run-off to soak into the ground.

**Affordable Housing:**

Any developer of housing should be required to build an adequate percentage of housing affordable to the people who will be displaced by this construction to insure that they will have a place to live. Unless housing is simultaneous with jobs providing adequate wages to afford the housing there is no smart growth advantage. Priority in hiring needs to be given to local residents as well as priority in housing.

**Aesthetics/Community Character:**

There needs to be adequate separation between single-family homes and high-density housing. It would also seem to be extremely important that there be a gradation of heights and a sufficient distance between buildings that they do not shade each other and block views. The character of western Chula Vista has traditionally been that of a small town.

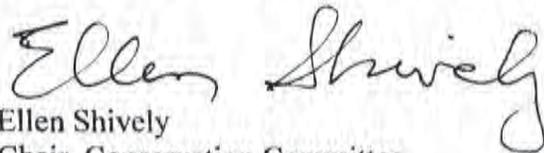
**Energy:**

Sustainable building standards should be required to offset increases in energy demand from the project. In keeping with the city's general plan update resolution to encourage up to 40% use of renewable energy all construction should be encouraged to utilize solar and other technologies as they become available to not only conserve the absolute maximum of energy possible but to produce as much as possible. In order to insure the possibility of utilizing solar higher building should always be located to the north of lower buildings. All construction needs to meet a LEED silver standard or better.

**Air Quality:**

The guidelines in the new ARB handbook <http://www.arb.ca.gov/ch/handbook.pdf> should be the guiding principles in land use in the Urban Core. Of particular concern is the high- density housing proposed for the transit areas on E and H. Care must be taken that all residents, schools, daycares, and other sensitive individuals be located a minimum of 500 feet from I-5. The handbook also has minimum distances from gasoline stations, auto repair shops, dry cleaning establishments and other toxic emitters. The MEIR needs to ensure distances are adequate for projects within the Urban Core.

Thank-you for the opportunity to provide comments to the NOP for the DMEIR,



Ellen Shively  
Chair, Conservation Committee  
Sierra Club, San Diego Chapter



(Theresa Acerro for Jeanette Hartman)  
Chair, Land Use Committee  
Sierra Club, San Diego Chapter

# CROSSROADS II

RESIDENTS WORKING TOGETHER TO KEEP CHULA VISTA A GREAT PLACE TO LIVE

*Will T. Hyde*  
*Co-Founder, 1919-2004*

## ***Steering Committee***

*Patricia Aguilar*  
*President*

*Lupita Jimenez*  
*Vice President/ Co-  
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*Susan Watry*  
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*Sandy Duncan*  
*Events Coordinator/  
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*Peter Watry*  
*Newsletter Editor*

*Jill Galvez*  
*Co-Recording Secretary*

*Sam Longanecker*

*Jim Peterson*

*Bill Richter*

*Carlene Scott*

*Gerry Scott*

September 19, 2005

Brian Sheehan, Sr. Community Development Specialist  
Community Development Department  
276 Fourth Ave.  
Chula Vista CA 91910

## **HAND DELIVERED**

**SUBJECT: Response to NOTICE OF PREPARATION – Chula Vista  
Urban Core Specific Plan (UCSP) Master EIR**

Dear Mr. Sheehan,

The following represents the joint views of **Crossroads II** and the **South Bay Forum** on the scope and content of the subject Master Environmental Impact Report (MEIR). **Crossroads II** is a grass-roots organization of over 400 members dedicated to preserving and enhancing the quality of life for Chula Vista residents. The **South Bay Forum** is a community oriented political action committee that addresses educational, social, and political issues of the Chicano/Latino community in the San Diego South Bay area. Its membership includes residents of National City, Chula Vista, Imperial Beach, South San Diego, and San Ysidro.

We received the NOP, which is dated August 18, 2005, on August 19, 2005. However, as of this date the draft UCSP has not yet been released. It is impossible to submit complete responses to the NOP without having reviewed the draft plan. Therefore, we reserve the right to submit additional responses to the NOP once the UCSP has been released.

In addition to the environmental considerations listed in the NOP, the MEIR should address the following issues:

- **Common Assumptions among EIRs**

It is our understanding that the subject EIR will be under review at the same time that EIRs for the Chula Vista General Plan Update and Bayfront Master Plan will be under review. All assumptions in these three EIRs regarding traffic flow, residential densities, population growth, etc. must be consistent with each other.

- **Piecemealing**

Given that three EIRs on three separate planning efforts are under review or being prepared simultaneously, the MEIR should address how this is not piecemealing under state CEQA Guidelines, and should explain why the environmental impacts of these related planning efforts should not be considered together under the umbrella of one MEIR.

- **Air Quality**

Specific consideration should be given to the California Air Resources Board rules regarding sensitive receptors within 500 feet of freeways.

- **Housing and Population**

Implementation of the UCSP will result in potentially significant impacts on population and housing, particularly affordable housing, existing within the 690-acre “focus area”. The MEIR must quantify the number of housing units that could be demolished, the percent of these units that are affordable, what potential impacts this may have given the regional shortage of affordable housing, and identify measures to fully mitigate losses to affordable housing.

- **Transportation**

The MEIR should address the feasibility of implementing transit in the so-called H Street transit corridor, given that the draft General Plan Update provides that H St. within the urban core will remain four lanes. The MEIR should answer the following questions: What is the nature of the mass transit that will be provided? If it is the so-called “flex trolley,” what will prevent these buses from getting stuck in regular traffic, thereby eliminating any incentive to use them? If these buses will be able to override traffic signals, what effect will this have on traffic on north-south streets Third Avenue, Fourth Avenue and Broadway within the urban core?

Further, given funding and timing uncertainty of the so-called H St. transit system, the traffic analysis in the MEIR should assume a worst-case scenario and assume that all of the new development proposed by the UCSP is built prior to implementation of the H St. transit system.

Finally, if the MEIR uses the so-called H St. transit corridor as a traffic mitigating factor, the analysis should address the timing of construction of new development under the UCSP in connection with implementation of the H St. transit system. For example, in east Chula Vista, once residential development reached a certain number of units, no more units could be permitted until completion of SR-125. The UCSP MEIR should address a similar appropriate threshold for the urban core in relation to implementation of the so-called H St. transit corridor.

- **Aesthetics**

The MEIR should address the aesthetic impact of taller buildings adjacent to one and two-story buildings that would be permitted over the build-out of the urban core under the UCSP. Although once built out, the urban core may have appropriate “stepping” of small to large buildings, in the interim this will not be the case, and very tall buildings may exist side-by-side with one and two story buildings. This issue should be addressed in the analysis of aesthetic impacts.

Further, the aesthetic analysis should address the grain of development within the urban core. “Grain” has to do with the footprint and mass of buildings, regardless of their height. To the extent development in the urban core is likely to result in bulkier buildings than exist in the urban core today; this is a potentially significant aesthetic impact that should be addressed in the MEIR.

Both of the above analyses should be presented using illustrations showing worst-case scenarios.

- **Cultural Resources**

The MEIR must identify all historic resources within the urban core, and analyze how implementation of the UCSP may impact these historic resources.

Note that under the state CEQA guidelines, historical resources include “any object, building, structure, site, area, place record, or manuscript which a lead agency determines to be historically significant...”, or “embodies the distinctive characteristics of a type, period, region, or method of construction...” The lead agency has documented buildings it considers to be of historic significance in the urban core. The MEIR must list and

illustrate each of these and assess the impact that implementation of the UCSP will have on each.

Further, note that The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: **1)** the preservation of historic materials and, **2)** the preservation of a building's distinguishing character. *Character* refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its ***site and environment*** [emphasis added]. Per the Secretary of the Interior, "Identifying the overall visual character of a building is nothing more than looking at its distinguishing physical aspects without focusing on its details. The major contributors to a building's overall character are embodied in ***the general aspects of its setting***; the shape of the building; its roof and roof features, such as chimneys or cupolas; the various projections on the building, such as porches or bay windows; the recesses or voids in a building, such as open galleries, arcades, or recessed balconies; the openings for windows and doorways; and finally the various exterior materials that contribute to the building's character. Step One of the Secretary's three-step process to identifying a building's visual character involves looking at the building from a distance to understand the character of its ***site and setting***... [emphases added].

The point of the above is that merely preserving historic buildings and sites is not sufficient. It is also necessary to preserve their character, and character is in part determined by a site's context (environment and setting). Therefore, historic resources may be adversely affected through changes in the setting of an historic building by, for example, building taller and bulkier buildings around them. Given the sensitivity of many historic (as documented by the lead agency) buildings in the urban core, this issue must be thoroughly addressed in the MEIR. We recommend retention of an expert, such as an architectural historian, to complete the analysis of this section of the report.

- **Determining Thresholds of Significance**

The MEIR must identify a quantifiable criterion for determination of significance for each environmental issue, and explain the basis for selection of each criterion. Conclusions regarding significance/non-significance

should not be stated summarily. Each must be justified based on the selected criterion, and each criterion must be justified.

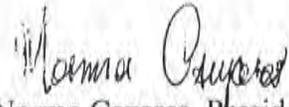
- **Project Alternatives**

Given the regional crisis in affordable housing, the MEIR should analyze an alternative to the proposed project that contains a “No Loss of Affordable Housing” policy.

We look forward to receiving copies of the MEIR. Please send two copies (one for each organization) to the address on the letterhead.



Patricia Aguilar, President  
**Crossroads II**



Norma Cazares, President  
**South Bay Forum**

**Brian Sheehan**

---

**From:** Pamela Bensoussan [pamelabens@cox.net]  
**Sent:** Monday, September 19, 2005 4:44 PM  
**To:** Brian Sheehan  
**Cc:** Mary Ladiana; Charly Bull  
**Subject:** NOP comment from DBA Design Committee

Brian Sheehan, Sr. Community Development Specialist  
Community Development Department  
276 Fourth Ave.  
Chula Vista CA 91910

**RE: Response to NOTICE OF PREPARATION – Chula Vista Urban Core Specific Plan (UCSP)  
Master EIR**

Dear Mr. Sheehan,

The Downtown Business Association Design Committee has asked me to respond to the above N.O.P. on their behalf regarding the following point:

Although the “official” draft UCSP has not yet been published, the Design Committee has noticed in the various “working draft” components circulated to the Advisory Committee during the last year that there is an apparent lack of implementation tools that would guarantee the future success of the plan. Implementation tools would ideally allow for a process and procedure whereby the design guidelines, building recommendations and requirements, etc. would be reviewed for adequacy and appropriateness relevant to the substantive goals and objectives of the Specific Plan and the GPU. The DBA Design Committee would like to see this addressed in the MEIR. What impacts would be created by the lack of an implementation procedure such as a meaningful review process (encompassing citizen stakeholders or community members with design background or expertise) that would serve to advise the redevelopment organization? Will the Plan result in a haphazard adherence to its guidelines if there are not adequate checks and balances in the form of an implementation procedure? For example, will this result in spotty projects with varying levels of adherence that ultimately diminishes the aesthetic character of the village core?

Thank you for your consideration,  
Pamela Bensoussan, Member DBA Design Committee

Pamela Bensoussan, ASA  
Greg Rogers Historic House  
616 Second Avenue  
Chula Vista, CA 91910  
619 420-7782

09/20/2005

**Brian Sheehan**

---

**From:** Pamela Bensoussan [pamelabens@cox.net]  
**Sent:** Monday, September 19, 2005 3:42 PM  
**To:** Brian Sheehan  
**Cc:** Charly Bull; Mary Ladiana  
**Subject:** NOP - UCSP

Brian Sheehan, Sr. Community Development Specialist  
Community Development Department  
276 Fourth Ave.  
Chula Vista CA 91910

**RE: Response to NOTICE OF PREPARATION – Chula Vista Urban Core Specific Plan (UCSP)  
Master EIR**

Dear Mr. Sheehan,

I would like to make the following points regarding the above referenced N.O.P.

The MEIR should identify all potential historic and cultural resources within the urban core in the form of a professional survey that follows the procedures established by the State Office of Historic Preservation. This survey must be comprehensive – not limited to sites that are already listed on a local or state register or out-dated inventory. It must include every building, site or resource that has potential for designation. The MEIR must analyze how implementation of the UCSP may impact these resources. The MEIR must also analyze how implantation of the UCSP will impact the resource specifically relative to its context and general aspect or character of its site or setting. Each possible period of significance must be analyzed so that cultural and/or architectural trends evidenced by the resources over time will be identified.

Particular attention should also be paid to the following: how implementation of the UCSP would impact the historical character of vintage streetscape/landscaping – such as the vintage pepper tree lined avenues that are abundant in the urban core. What impacts would occur to the historic context of the resources along Third Avenue between E and G. These should be described in detail with visuals aids that reveal potential inappropriate transitions from the single story massing and scaling of the vintage architecture that abuts taller infill projects.

Explain how the tenants of the Cummings Initiative will be folded into the UCSP – so that negative impacts of overnight zoning changes will not occur.

Thank you for your consideration,

Pamela Bensoussan,  
Member CV Planning Commission

P.S. These comments are submitted as an individual citizen.

Pamela Bensoussan, ASA  
Greg Rogers Historic House  
616 Second Avenue

09/20/2005

Chula Vista, CA 91910  
619 420-7782



## SWEETWATER AUTHORITY

505 GARRETT AVENUE  
POST OFFICE BOX 2328  
CHULA VISTA, CALIFORNIA 91912-2328  
(619) 420-1413  
FAX (619) 425-7469  
<http://www.sweetwater.org>

September 20, 2005

### GOVERNING BOARD

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OPERATIONS MANAGER

Mr. Brian Sheehan  
Senior Community Development Specialist  
City of Chula Vista  
Community Development Department  
276 Fourth Avenue  
Chula Vista, CA 91910

Subject: NOTICE OF PREPARATION  
DRAFT MASTER ENVIRONMENTAL IMPACT REPORT  
URBAN CORE SPECIFIC PLAN

Dear Mr. Sheehan:

Sweetwater Authority (Authority) received the Notice of Preparation (NOP) of a draft Master Environmental Impact Report (MEIR) for the *City of Chula Vista Urban Core Specific Plan*, an area that encompasses approximately 1,700 acres of land, all within the Authority's service area. Build-out of the project is anticipated to increase multi-family residential by 7,100 units, and commercial (retail, office, and visitor serving) by a total of approximately 82 acres.

The Authority is a water purveyor in the South Bay area of San Diego County serving 177,630 customers in the City of National City, the unincorporated community of Bonita, and the western portion of the City of Chula Vista. The Authority operates Sweetwater and Loveland Reservoirs on the Sweetwater River to collect and store water, with additional resources provided by the groundwater in the lower basin, below Sweetwater Dam. The Authority's Richard A. Reynolds Groundwater Desalination Facility is located just north of the project study area.

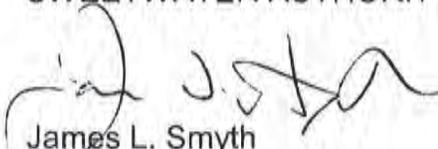
The Authority has a capital improvement program that was developed based on current Chula Vista planning. The proposed project will require the Authority's capital improvement program to be completely reevaluated. Based on the information received previously from the City, it is anticipated that major infrastructure upgrades are expected to be required resulting from the ultimate build-out of this project. However, this preliminary analysis did not include any information received regarding fire flow requirements by the City of Chula Vista Fire Department. If this information is provided, then the Authority can complete a comprehensive analysis, including specific improvements necessary to the water system. If this information is provided by a developer on a project-by-project basis, it should be understood that water system improvements would be limited to that project.

Mr. Brian Sheehan  
City of Chula Vista  
Re: Notice of Preparation  
Draft Master Environmental Impact Report  
Urban Core Specific Plan  
September 20, 2005  
Page 2 of 2

The Authority agrees that the MEIR should evaluate water facilities, water resources, and water quality, as indicated in the NOP. Mr. Michael Garrod, (619) 409-6752, and Mr. Hector Martinez, (619) 409-6751, can provide information on the Authority's water resources, and existing and proposed facilities, respectively. Please contact the Authority's Water Conservation Specialist, Ms. Sandra Lozano at (619) 409-6883 for water conservation information. I have attached a checklist of the Possible Contaminating Activities (PCA) used in evaluating Authority projects. The source is the State of California Department of Health Services.

Sincerely,

SWEETWATER AUTHORITY



James L. Smyth  
Director of Engineering

JLS:jg

Attachment: PCA Checklist for Impacts to Groundwater

cc: Ms. Mary LaDiana, Planning Manager, City of Chula Vista  
Mr. Rick Alexander, Director of Environmental and Governmental Services,  
Sweetwater Authority  
Ms Troy Murphree, Environmental Coordinator, Sweetwater Authority  
Mr. Hector Martinez, Engineering Manager, Sweetwater Authority  
Mr. Michael Garrod, Engineering Manager, Sweetwater Authority  
Ms. Sandra Lozano, Water Conservation Specialist, Sweetwater Authority

# Possible Contaminating Activity (PCA) Checklist for Impacts to Groundwater

PCA (Risk Ranking) <sup>1</sup>	No PCA in zones	PCA in Zone A <sup>2</sup> ?	PCA in Zone B5 <sup>3</sup> ?	PCA in Zone B10 <sup>4</sup> ?	Unknown	Existing Regulations
<b>COMMERCIAL / INDUSTRIAL</b>						
Automobile-related activities						
Body shops (H)						
Car washes (M)						
Gas stations (VH)						
Repair shops (H)						
Boat services / repair / refinishing (H)						
Chemical / petroleum processing / storage (VH)						
Chemical / petroleum pipelines (H)						
Dry cleaners (VH)						
Electrical / electronic manufacturing (H)						
Fleet / truck / bus terminals (H)						
Furniture repair / manufacturing (H)						
Home manufacturing (H)						
Junk / scrap / salvage yards (H)						
Machine shops (H)						
Metal plating / finishing / fabricating (VH)						
Photo processing / printing (H)						
Plastics / synthetics producers (VH)						
Research laboratories (H)						
Wood preserving / treating (H)						
Wood / pulp / paper processing & mills (H)						
Lumber processing and manufacturing (H)						
Sewer collection systems (H if in Zone A, otherwise L)						
Parking lots / malls (>50 spaces) (M)						
Cement / concrete plants (M)						
Food processing (M)						

<sup>1</sup> Drinking Water Source Assessment and Protection (DWSAP) Program. California Department of Health Services, Division of Drinking Water and Environmental Management. January 1998, Revised January 2000.

<sup>2</sup> Zone A: Minimum of 600 feet minimum radius (microbiological)

<sup>3</sup> Zone B5: 1,000 feet radius minimum radius (chemical). Five-year time of travel.

<sup>4</sup> Zone B10: 1,500 feet minimum radius (chemical). Ten-year time of travel

PCA (Risk Ranking) <sup>1</sup>	No PCA in zones	PCA in Zone A <sup>2</sup> ?	PCA in Zone B5 <sup>3</sup> ?	PCA in Zone B10 <sup>4</sup> ?	Unknown	Existing Regulations
Funeral services / graveyards (M)						
Hardware / lumber / parts stores (M)						
Appliance / electronic repair (L)						
Office buildings / complexes (L)						
Rental yards (L)						
RV / mini storage (L)						
<b>RESIDENTIAL / MUNICIPAL</b>						
Airports – maintenance / fueling areas (VH)						
Landfills, dumps (VH)						
Railroad yards / maintenance / fueling areas (H)						
Septic systems – high density (>1 / acre) (VH if in Zone A, otherwise M)						
Sewer collection systems (H if in Zone A, otherwise L)						
Utility stations – maintenance areas (H)						
Wastewater treatment and disposal facilities (VH if in Zone A, otherwise H)						
Drinking water treatment plants (M)						
Golf courses (M)						
Housing – high density (>1 house / 0.5 acre) (M)						
Motor pools (M)						
Parks (M)						
Waste transfer / recycling stations (M)						
Apartments and condominiums (L)						
Campgrounds / recreational areas (L)						
Fire stations (L)						
RV parks (L)						
Schools (L)						
Hotels, motels (L)						

PCA (Risk Ranking) <sup>1</sup>	No PCA in zones	PCA in Zone A <sup>2</sup> ?	PCA in Zone B <sup>3</sup> ?	PCA in Zone B10 <sup>4</sup> ?	Unknown	Existing Regulations
<b>AGRICULTURAL / RURAL</b>						
Grazing (>5 large animals or equivalent per acre) (H if in Zone A, otherwise M)						
Concentrated animal feeding operations (CAFOs) as defined in federal regulation <sup>5</sup> (VH in Zone A, otherwise H)						
Animal feeding operations as defined in federal regulation <sup>6</sup> (VH in Zone A, otherwise H)						
Other animal operations (H in Zone A, otherwise M)						
Farm chemical distributor / application service (H)						
Farm machinery repair (H)						
Septic systems – low density (<1 / acre) (H in Zone A, otherwise L)						
Lagoons / liquid wastes (H)						
Machine shops (H)						
Pesticide / fertilizer / petroleum storage and transfer areas (H)						
Agricultural drainage (H in Zone A, otherwise M)						
Wells – agricultural / irrigation (H)						
Managed forests (M)						
Crops, irrigated (M)						
Fertilizer, pesticide / herbicide application (M)						
Sewage sludge / biosolids application (M)						
Crops, nonirrigated & drip-irrigated (L)						
<b>OTHER ACTIVITIES</b>						
NPDES / WDR permitted discharges (H)						
Underground injection of commercial / industrial discharges (VH)						
Historic gas stations (VH)						

PCA (Risk Ranking) <sup>1</sup>	No PCA in zones	PCA in Zone A <sup>2</sup> ?	PCA in Zone B5 <sup>3</sup> ?	PCA in Zone B10 <sup>4</sup> ?	Unknown	Existing Regulations
Historic waste dumps / landfills (VH)						
Illegal activities / unauthorized dumping (H)						
Injection wells / dry wells / sumps (VH)						
Known contaminant plumes (VH)						
Military installations (VH)						
Mining operations – historic (VH)						
Mining operations – active (VH)						
Mining – sand / gravel (H)						
Wells- oil, gas, geothermal (H)						
Salt water intrusion (H)						
Recreational area – surface water source (H)						
Underground storage tanks						
Confirmed leaking tanks (VH)						
Decommissioned – inactive tanks (L)						
Non-regulated tanks (tanks smaller than regulatory limit) (H)						
Not yet upgraded or registered tanks (H)						
Upgraded and / or registered – active tanks (L)						
Above ground storage tanks (M)						
Wells – water supply (M)						
Construction / demolition staging areas (M)						
Contractor or government agency equipment storage yards (M)						
Dredging (M)						
Transportation corridors						
Freeways / state highways (M)						
Railroads (M)						
Historic railroad ROWs (M)						
Road ROWs (herbicide use areas) (M)						

PCA (Risk Ranking) <sup>1</sup>	No PCA in zones	PCA in Zone A <sup>2</sup> ?	PCA in Zone B <sup>3</sup> ?	PCA in Zone B10 <sup>4</sup> ?	Unknown	Existing Regulations
Roads / streets (L)						
Hospitals (M)						
Storm drain discharge points (M)						
Storm water detention facilities (M)						
Artificial recharge projects						
Injection wells (potable water) (L)						
Injection wells (non-potable water) (M)						
Spreading basins (potable water) (L)						
Spreading basins (non-potable water) (M)						
Medical / dental offices / clinics (L)						
Veterinary offices / clinics (L)						
Surface water – streams / lakes / rivers (L)						
Wells – monitoring, test holes (L)						

**Animal Feeding Operations<sup>5</sup>**

<b>If pollutants discharged (directly or indirectly) to navigable waters</b>	<b>If pollutants not discharged<sup>6</sup></b>
300 slaughter or feeder cattle	1,000 slaughter or feeder cattle
200 mature dairy cows	700 mature dairy cows
750 swine	2,500 swine
150 horses	500 horses
3,000 sheep or lambs	10,000 sheep or lambs
16,500 turkeys	55,000 turkeys
9,000 laying hens or broilers (liquid manure system)	30,000 laying hens or broilers (liquid manure system)
1,500 ducks	5,000 ducks
300 animal units	1,000 animal units

<sup>1</sup>Lot or facility where animals (other than aquatic) have been or will be stabled or confined and fed or maintained for a total of 45 days or more in any 12 month period.

<sup>5</sup> Concentrated Animal Feeding Operation: Feeding operation exceeding this number of animals (requires NPDES permit)

**DEPARTMENT OF TRANSPORTATION**

District 11 · 2829 Juan Street  
P. O. BOX 85406, M.S. 50  
San Diego, CA 92110-2799  
PHONE (619) 688-6954  
FAX (619) 688-4299



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September 20, 2005

**11-SD-005  
PM 7.81**

Mr. Brian Sheehan  
City of Chula Vista Community Development  
276 Fourth Avenue  
Chula Vista, CA 91910

RE: **Chula Vista – Urban Core Specific Plan – NOP (SCH 2005081121)**

To Mr. Sheehan:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the proposed Chula Vista Urban Core Specific Plan redevelopment project, involving some 690 acres immediately east of Interstate 5 (I-5) between 'D' Street and 'L' Street in the City of Chula Vista. We have the following comments.

As proposed, the project has the potential to produce increased Average Daily Trips (ADT) and may potentially impact existing and future state transportation facilities in the area (e.g., I-5 and associated on- and off-ramps). A traffic impact study (TIS) using the latest Caltrans District 11 traffic volumes is required in order to determine the project's near and long-term effects to State facilities, both existing and proposed, and to help determine appropriate mitigation measures. The traffic impact study should be prepared in accordance with the Caltrans *Guide for the Preparation of Traffic Impact Studies*, dated December 2002 (TIS guide). Minimum contents of a traffic impact study are listed in Appendix "A" of the TIS guide. The traffic impact study should also determine where and what type of additional improvements might be needed to mitigate for future traffic generated by this project.

State-owned signalized intersections (e.g., I-5 at 'E', 'H', and 'J' Streets) must be analyzed using the Intersecting Lane Vehicle (ILV) procedure from the Caltrans *Highway Design Manual* Topic 406, page 400-21 using the year 2030 traffic forecast (including project-generated traffic and cumulative traffic from other developments in the area, see paragraph below). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State-owned facilities including intersections (see Appendix "C-3" of the TIS guide), however Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an intersection is currently below LOS "C," any increase in delay due to project-

generated traffic must be analyzed and mitigated. The LOS for operating State highway facilities is based upon measures of effectiveness (MOE) (see Appendix "C-2" of the TIS guide). If an existing State facility is operating at less than the target LOS, then the existing MOE should be maintained.

The California Environmental Quality Act (CEQA) requires that both the direct and cumulative impacts of projects be considered. Caltrans endeavors that any direct impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to CEQA standards. Mitigation measures must be included in the traffic impact analysis and environmental studies for a project.

Cumulative impacts of a project, together with other related projects, must be considered when determining the project's impacts. A cumulative impact is the sum of the impacts of existing conditions, other projects, and the project itself – no matter how small the contribution is from the project itself. There is no minimum size limitation on projects that may be required to mitigate for cumulative impacts if the project contributes to the problem in any amount. With increasing emphasis on joint involvement with Federal, State, and Public Agencies to have as their goal providing an adequate transportation network in the year 2030, Caltrans supports the concept of "fair share" contributions on the part of the developer for future interchange improvement projects and/or other mitigation measures, such as widening of I-5 itself.

Generally, when a local public agency approves a proposed project that includes mitigation measures recommended by Caltrans, the local agency collects the Fair Share funds from the project proponent and administers them until such time as mitigation improvements are implemented on the State highway system, whereupon Caltrans will enter into a Cooperative Agreement with that "Lead Agency." However, in some cases, Caltrans will enter into an agreement for mitigation directly with a project proponent when the local public agency does not wish to collect and administer funds for State highway system mitigation. In that situation, subject to local agency approval, the local public agency will condition project approval upon the project proponent entering into a "Traffic Mitigation Agreement" with Caltrans for the mitigation.

Given the importance of mobility options, the Draft EIR should provide an assessment of how various transportation options will be incorporated into the project. Specifically, pedestrian and bicycle access to and through the project study area should be provided and Transportation Demand Management (TDM) strategies such as carpool and vanpool formation and parking addressed as well. Transit and shuttle service should also be

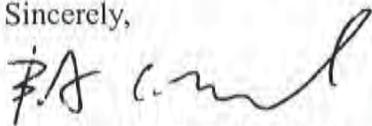
Mr. Brian Sheehan  
September 20, 2005  
Page 3

investigated. Appropriate design is crucial in the enhancement of mobility options. An emphasis on mixed-use land uses and connectivity creates opportunities to substitute walking for driving. The applicant should analyze connecting land uses with transit opportunities such as the Trolley stops along I-5 and various bus routes throughout the study area. Paths, greenways, and other passive recreational uses such as linear parks can also increase mobility.

While recognizing that topographic and environmental constraints may preclude a strict interconnected grid street network, roads which are routed in parallel can provide an alternative to using the interregional roads or highway, thereby helping to alleviate congestion on State facilities. A street system with minimal interconnectedness – where drivers are siphoned from local streets to major streets or highways – concentrates traffic, leaving few choices to drivers. An interconnected grid street system offers the traveler multiple paths to reach any destination, thereby alleviating potential congestion by providing alternative routes. For this development, the applicant should investigate different routes to reach surrounding areas as well as the State highway network.

Caltrans appreciates the opportunity to review this development proposal. For general questions regarding the Department's comments, please contact Brent McDonald at (619) 688-6819.

Sincerely,



*MH* MARIO H. ORSO, Chief  
Development Review Branch

c: BMcDonald Planning MS-50  
EGojuangco Traffic Ops MS-55  
JRieger PPM MS-27  
SMorgan State ClearingHouse (SCH)

## **APPENDIX B**

### **Cultural Resources Report for the Evaluation of the Historical and Architectural Significance of 50 Properties within the Chula Vista Urban Core**

## SYNOPSIS

### HISTORIC PERIODS OF SIGNIFICANCE

Between 1880 and 1960, principal historic themes relevant to the UCSP area include those activities associated with commercial development, civic development, religious development, residential development and farming activities. Architectural styles associated with these historic themes include:

1880-1910	Victorian
1910-1930	Craftsman
1920-1940	Eclectic (Spanish, Tudor, French)
1940-1960	Modern (Ranch, Minimal Traditional, Art Deco, Contemporary)
Also, vernacular/folk styles of any period	

Based on the history of the urban core area, summarized in the following text of the Cultural Resources Report, the historic "periods of significance" within the confines of the UCSP Subdistricts Area, can best be defined as primarily commercial development occurring along the Third Avenue village from 1910-1930, declining for a time and then resurging again from 1946-1960. In addition, the Broadway commercial corridor's period of significance is defined as 1930-1960. Since that time, the Broadway corridor, although still a thriving commercial corridor has experienced decline in both private and public infrastructure. These periods of significance formed the basis for identifying sites for further historical evaluation of significance and will also provide the framework for future evaluations as redevelopment occurs on other sites throughout the UCSP Subdistricts over the long term.

**CULTURAL RESOURCES REPORT  
FOR  
THE EVALUATION  
OF THE HISTORICAL AND ARCHITECTURAL SIGNIFICANCE  
OF 50 PROPERTIES WITHIN THE CHULA VISTA URBAN CORE**

**Prepared for:  
The City of Chula Vista  
Planning and Building Department  
Planning Division  
276 Fourth Avenue  
Chula Vista, California 91910**

**Prepared by:  
Archaeos  
11209 Golden Birch Way  
San Diego, California 92131  
(858) 549-2181**

**Ruth C. Alter, M.A., RPA  
Principal**

**Kathleen A. Crawford, M.A.  
Associate**

**Scott A. Moomjian, M.A., J.D.  
Associate**

**Archaeos Job #950**

**September 2005**

## **INTRODUCTION**

This report details the findings of 50 buildings assessed for potential significance within the Urban Core Specific Plan study area under the auspices of the City of Chula Vista, Chula Vista, California (Figures 1 and 2). These buildings were examined to assess their potential for historical and architectural significance in terms of eligibility for nomination to the National and California Registers as defined by the California Environmental Quality Act (CEQA).

## **PROJECT LOCATION**

The Urban Core Specific Plan project area includes a commercial core area that encompasses Second Avenue, Third Avenue, Fourth Avenue, Fifth Avenue, and Broadway Street from L Street in the south to C Street in the north. The Urban Core Specific Plan area lies within these boundaries. The area includes approximately 36 blocks of commercial properties within this core area. The project location area is shown in Figure 2.

## **URBAN CORE PROJECT METHODOLOGY**

No historical or architectural inventory has been previously conducted of the Urban Core area. For the current study, the City of Chula Vista identified 50 properties for evaluation. A list of these buildings is provided in Table 1. Background studies, consisting of archival research, map procurement, and data provided by the City of Chula Vista Planning Department, were conducted. The properties then were field checked, documented and photographed, and State of California Department of Parks and Recreation (DPR) forms were completed.

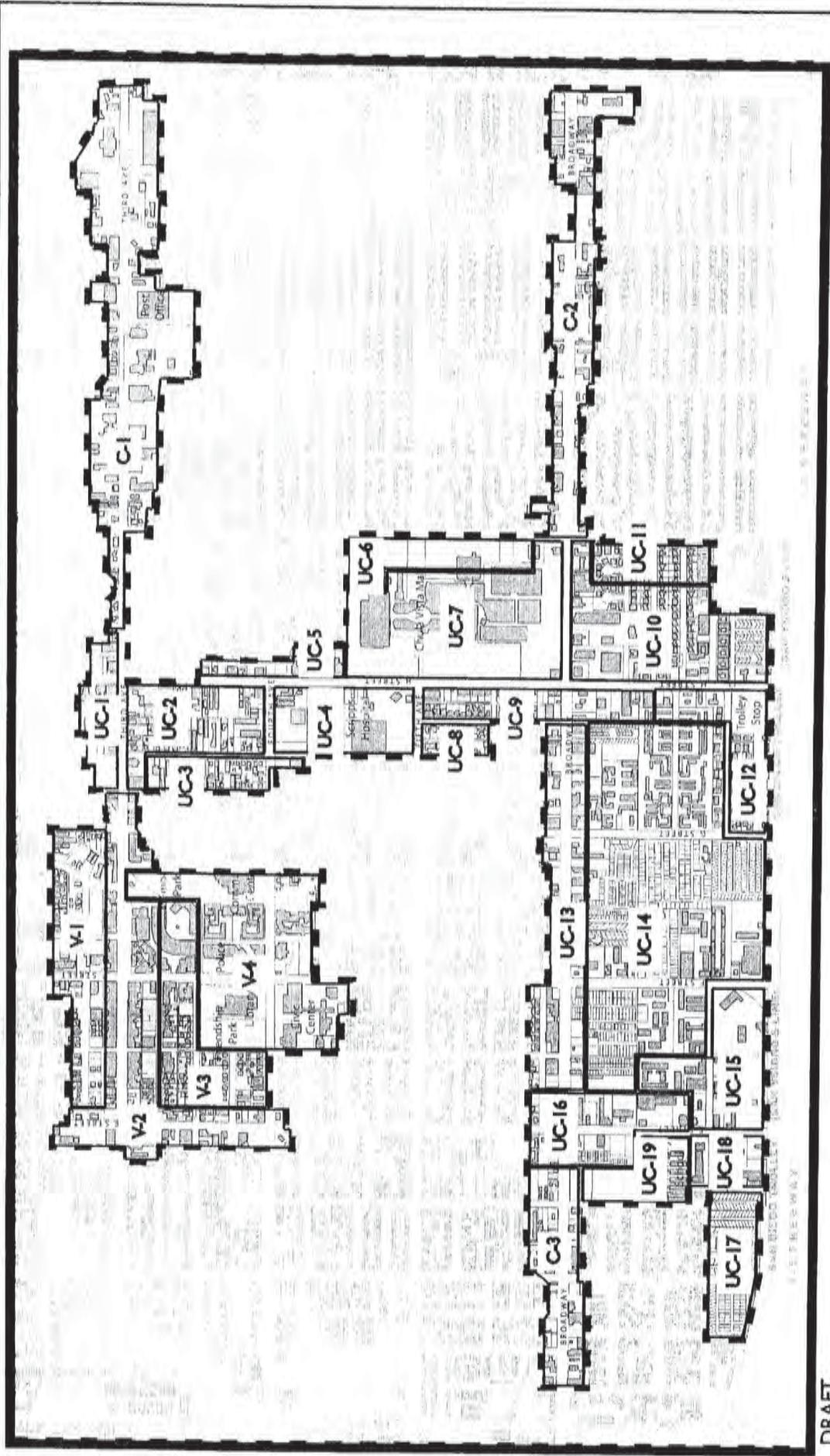
## **HISTORY OF THE URBAN CORE AREA**

The urban core area was originally centered on Third Avenue as the trolley tracks ran through this section of town from 1888 to 1916. A spur line was built east from F Street to Fourth Avenue where it went on a diagonal to Third Avenue and then continued south to San Ysidro. At its peak, the trolley made 64 trips each day. The tracks were abandoned along Third Avenue after the 1916 flood washed out the bridge for the Sweetwater River. The tracks used to be located where the grass median is today along Third Avenue. The remainder of the trolley line continued until 1925 for passenger service. After that point, the tracks were maintained to serve the packing houses along the line. Remnants of the track can still be seen on F Street west of Broadway.

### Chula Vista City Hall

Chula Vista was incorporated as a city in 1911 and the first city hall was located in a house which served as the center of government until 1923. According to Irene Phillips in her



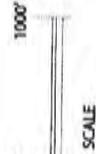


# Chula Vista Urban Core

City of Chula Vista, California  
January 2005

## Specific Plan Key Map

- V - Village District
- UC - Urban Core
- C - Corridor



DRAFT



Urban Core Specific Plan project area

Figure 2

A R C H A E O S  
 11209 Golden Birch Way  
 San Diego, CA 92131

Table 1 Properties assessed in the Urban Core study

1.	226 Church Avenue
2.	238 Church Avenue
3.	262 Church Avenue
4.	266 Church Avenue
5.	268 Church Avenue
6.	345 E Street
7.	350 E Street
8.	363 E Street
9.	710 E Street
10.	209 Landis Avenue
11.	210 Landis Avenue
12.	213 Landis Avenue
13.	214 Landis Avenue
14.	220 Landis Avenue
15.	224 Landis Avenue
16.	225 Landis Avenue
17.	226 Landis Avenue
18.	230 Landis Avenue
19.	234 Landis Avenue
20.	260 Landis Avenue
21.	272 Landis Avenue
22.	276 Landis Avenue
23.	282 Landis Avenue
24.	208 Third Avenue
25.	214 Third Avenue
26.	217 Third Avenue
27.	226 Third Avenue
28.	230 Third Avenue
29.	232 Third Avenue
30.	234 Third Avenue
31.	244 Third Avenue
32.	248 Third Avenue
33.	250 Third Avenue
34.	253 Third Avenue
35.	260 Third Avenue
36.	262 Third Avenue
37.	263 Third Avenue
38.	265 Third Avenue
39.	266 Third Avenue
40.	270 Third Avenue
41.	277 Third Avenue
42.	280 Third Avenue

43. 282 Third Avenue
44. 283 Third Avenue
45. 286 Third Avenue
46. 288 Third Avenue
47. 290 Third Avenue
48. 291 Third Avenue
49. 293 Third Avenue
50. 307 Third Avenue

book, *The Chula Vista Story, 1868-1968*, the house used for the City Hall building was purchased from the People's State Bank for \$200 down and \$2400 due in one year. The next City Hall for the City of Chula Vista was constructed on the site of the original house at 294 Third Avenue in 1923. This new building served as the Police Headquarters and the Fire Department headquarters until 1951. At this time, these departments moved to the new City Hall constructed at 276 Guava Street (now Fourth Avenue) in 1950.

The Civic Center is located at 276 Fourth Avenue at the northwest corner of Fourth Avenue and F Street and is presently undergoing an expansion. The new Police Department headquarters, completed in 2004, is situated at the southeast corner of Fourth Avenue and F Street. The various buildings are part of a complex of buildings that form the administrative center for the City of Chula Vista. The recently demolished City of Chula Vista City Hall building was constructed in 1950, according to the original building permit, No. 4606, on file at the City of Chula Vista Building Department. The building permit was filed on May 24, 1950 for a building of 9,960 square feet and 25 rooms to be located at 276 Guava Street (now Fourth Street) This was a new location for City Hall which had been located at 294 Third Street prior to 1950. The original length of the new City Hall building was 114.6 feet and 173 feet wide. The contractor for the project was the Travelodge Corporation, operated by Scott King, a general contractor. The company was located at 3045 Moore Street in San Diego. The architects were Stanley Burne and Percy Burnham. The San Diego City Directories were reviewed for information regarding the architects and Stanley Burne was listed as a structural engineer with an office in the city of Del Mar. No other information was located regarding Mr. Burne and his career or activities and no information were found regarding Percy Burnham. The 1952 City Directories do not list either man and no further information was located regarding the architects.

The 1952 San Diego City Directories lists the following departments as occupying space in the new City Hall building: Administration, Animal Shelter, Attorney, Building Inspector, Civil Defense Office, Clerk, Council, Engineer, Finance Officer, Fire Department (address listed as 447 F Street), Garage, Mayor, Park Superintendent, Planning Commission, Police Department, Judge, Public Library, Public Works Director, Recreational Building, School District Superintendent, Sewage Treatment Plant, and the Street Superintendent. Over the years, the building underwent numerous alterations as departments moved, new ones were added or other departments moved to new quarters. According to Building Permit No. 12878, an "addition to Civic Center (Administration Wing)" was permitted on December 2, 1963. The building addition was undertaken in 1964. The building contractor for the addition project was the C.R. Dahl Construction Company, located at 3294 Main Street in San Diego. The new addition was planned to be 153 wide and 153 feet square, with a total of five new rooms. At this time, 1963, the City Hall building was valued at \$20,895.00. No additional building permits or further construction information was obtained regarding the building or its alterations.

One of the departments housed in the City Hall complex building was the Police Department. The original Constable, Traffic Corps, and Traffic Officer were housed in the City Hall on Third Avenue. When the new building was constructed in 1950, the Police Department moved to the new quarters. By the 1960s, the number of personnel had increased to 83 and they were housed in the City Hall building. The building was used for all functions of the Police Department, including: Humane Officers, Lab Technicians, Matrons, Radio Dispatching, Clerks and Secretaries and the City Jail was located in the City Hall complex.

#### Chula Vista Fire Department Building, Station No. 1

The original Fire Department was located in the second City Hall building at 294 Third Avenue. The original Fire Department was a volunteer department organized in 1913 with equipment donated by the volunteers. In 1918, the first Fire Department was officially organized and included a paid position for Fire Chief who was in charge of the volunteers. Space for the fire truck and equipment was rented from the Chula Vista Garage for \$41.38 per month. Plans were underway to build a new City Hall building at 294 Third Avenue to replace the house that the city administration center occupied. In 1922, the new City Hall building was completed and the city administration, along with the Fire Department and Police Department, moved into their new building. Howard V. Jordan was hired as the permanent Fire Chief, janitor, and turnkey for the jail at \$140 per month!

By the 1960s, the Fire Department had moved to the new City Hall complex, completed in 1950. Fire Station No. 1, located at 447 F Street, had greatly expanded from its original one engine and one employee to eleven vehicles and 55 employees spread across several fire stations. The Fire Department has always remained associated with the center of city administration and is now part of a larger city administration complex that includes the City Hall, Police Department, and numerous other administrative centers. The City of Chula Vista Public Library is across the street from the City Hall and the F Street and Fourth Avenue area forms the core of the city administration.

#### Other Chula Vista Civic, Religious, and Business Institutions

Institutions important to civic development were located in the Third Avenue urban core area, including the Post Office which had several locations over the years on Third Avenue. The first Post Office was opened in 1913 at 318 Third Avenue.

Located on F Street in 1910 was one of the first bank's in Chula Vista, the "Peoples' State Bank." By 1927, it had become part of the Bank of Italy which had originally been started by A.P. Giannini in San Francisco.

By 1931, the Bank of Italy had become the Bank of America which it still is today. The bank moved to 255 Third Avenue and the building on F Street was used by Berner-Judd Women's Clothing and later, Roberto's Restaurant. By the 1990s, it was occupied by the Christian

Science Reading Room. The new occupants decided to put a skylight into the building and discovered that they had to drill through twelve inches of concrete, the remnants of the old bank vault, to reach the top.

Churches are an important part of family centered communities such as Chula Vista. The First Congregational Church was organized in 1880 as the first church in Chula Vista. The members originally met in the Chula Vista School building until the first sanctuary was constructed in 1894. In 1911, a new front half was added to the building to accommodate the growing congregation. In 1951, the entire structure was demolished to make room for the current Community Congregational Church buildings.

The first school in Chula Vista was simply named the Chula Vista School and it was built in 1889 and used until 1914. In 1914, the school moved to a new location where the Chula Vista Public Library is now located. The original Chula Vista school site was reused for a Carnegie Library. The Carnegie Library was demolished in 1960 to make way for the original Norman Park Senior Center.

One of the anchor businesses in the community was the Edward Melville Building located at 301-305 Third Avenue. Edward Melville was one of the pioneer businessmen in the Chula Vista community and he first arrived in the city in 1901. He operated a real estate business and in 1911, he had the building constructed to house his operations. He served as president of the Chula Vista Building and Loan Association for many years. He rented space to several other businesses, including the Chula Vista State Bank which operated in the building from 1911-1918. The Chula Vista Dry Goods Company occupied the corner spaces for many years. From 1929-1953, the Security Trust and Savings Bank operated from this location. From 1955-1965, the Syd Hall Hardware Store occupied the space. The building has been extensively altered from its original Eclectic Commercial architectural style and most of the ornamental features have been removed from the building.

Fuson's Garage was located at 335 F Street, originally the building had been the home of the *Star-News* newspaper, published by Herbert and Leafy Crooks. Rex Fuson started the business in the early 1920s and ran the automotive business for fifty years and now his son Bob owns it.

Other businesses in the 1920s period included Pete's Feed Store. From 1924-1980, the store was an anchor business on Third Avenue. William Peter first operated a grocery store on Third Avenue from 1913-1920. In 1914, he bought out a local feed store, Norton & Pratt. In 1924, he moved the Feed Store to 340 Third Avenue. He sold grain, seeds, hay, poultry supplies, fertilizers, insecticides, and garden tools. As the city changed and there was less demand for animal food, he stocked more nursery and gardening supplies. The name of the business evolved into Peters Home & Garden Center. William Peter lived above the store and died in 1947. His son, J.D. Peters, continued to operate the family business and sold it to Joan Klindt. Mrs. Klindt had started working at the store as a high school student and

bought it from the Peter family in the 1960s. In 1980, many of the properties in the area were condemned for redevelopment, and she moved the business to 48 Third Avenue until ending operations in 1993.

The Seville Theater was built at 388 Third Avenue in 1927 and served the community until 1955. After the closing of the theater, the building was used as office space for several years. It was demolished to make way for the modern style office building present today.

In 1930, the Dennstedt Construction Company built the El Primero Hotel for Jon and Lilly Ratcliffe. The hotel was the first modern hotel in the city and it cost \$30,000 to construct and contained twenty-two rooms for guests. The ZigZag Moderne style hotel was fireproof because it was constructed of white cement tile. The hotel advertised such amenities as steam heat, hot and cold water, and wall to wall carpeting. The Ratcliffs are credited with creating the first apartment complex in the city as well.

Also located in this area was the Bryant Electric Company. The Bryant Electric Company was located at 299 Third Avenue and occupied this space until at least 1930. Their main sales were the Majestic Radio, popular at this time. The Great Depression caused the business to fold for several years and they reopened at a new location on Third Avenue in 1933. The 299 Third Avenue address became the home of Howard Carrell Pharmacy in 1936 and pharmacies have operated at this location for decades. By 1940-1960, the building was occupied by Guilbert's Pharmacy; during the 1960s, it was the R.J. Smith Pharmacy and since 1970, it was known as the Chula Vista Pharmacy. The building was extensively remodeled in 1954.

San Diego Consolidated Gas and Electric Company (later San Diego Gas & Electric Company) constructed an operations building at 337 Third Avenue in 1926. The lot was originally owned by Adam D. Michener. The company stayed at this address until 1955 and moved around the corner to 311 F Street in 1955. The building was leased by Western Auto Supply but it was taken over by Hathway and Quigley Auto Supply in the late 1950s. From 1959-1964 California Interiors occupied the building. In 1964, Sea View TV and Communications operated from the building and then a succession of businesses occupied the retail space. New businesses included a beauty salon and insurance company. The building has been significantly altered for a new use as a taco shop.

The Security Trust and Savings Bank of San Diego opened their Chula Vista office in 1929 on the southeast corner of Third Avenue and F Street at 279 F Street. The bank went through several name changes and was eventually absorbed into the Bank of America and the office location was closed. In 1992, Rohr Federal Credit Union, later named Pacific Trust Bank, moved its operations to this location.

The Charles Smith building, located at 289 Third Avenue, was constructed in a ZigZag Moderne style in 1930 for Mr. and Mrs. Charles E. Smith by the Dennstedt Construction

Company. Mr. Smith served as the city's first Fire Chief and he wanted a fireproof building. The building was designed by architect, Hammond W. Whitsett, a graduate of the University of Illinois and a student of classical European architecture. Mr. Whitsett arrived in the San Diego area in 1927. The Charles Smith building was first occupied by the Sprouse Reitz Company from 1935-1948; by Kirby shoes from 1950-1970, and by Dave's Photo in 1975. The ground level facade has been redone.

In 1940, a new restaurant was opened in Chula Vista at 230 Third Avenue by three brothers. Stanley, Walter and Blase Zontek operated Zontek's Café from 1940-1952 at this location. In 1951, the operation changed as Stanley opened Mel's Root Beer and sandwich shop at 321 Third Avenue. Blase and Walter built a new Zontek's Café at this location which they operated from 1953-1968 when all three brothers retired. New ownership of the café building resulted in the opening of the House of Munich, and while owners came and went, the House of Munich operated in this location for over thirty years.

The Vogue Theater opened on January 19, 1945. The first feature was the "Happy Land" starring Don Ameche, and it been considered one of the ten best movies when it was released in 1943. The theater has been in operation for more than half a century. All four walls are one unit and were all poured at once - a process called a "monolithic pour" and over 400 cubic yards of cement were poured in a fourteen hour period. More than 50 tons of steel were used in the walls and as ceiling supports. The theater also featured an innovative air handling system for the period. The air in the theater was changed every three minutes due to the efficiency of the system.

The Leader Department Store was constructed at 250 Third Avenue in 1948 and became the main store for merchandise for the community. The store had a mezzanine in addition to the main sales area and had oak fixtures, asphalt tile and carpeting. Its construction stimulated the growth and construction of other businesses which served the local community and expanded the business core area. In 1958, Leader's moved to a new and larger building at 223 Third Avenue. They operated at this location until the 1980s when they went out of business due to competition from the large shopping malls. This building became "Elmer's," a gift shop which operated until 1963. The building had many occupants including Borgens Music Store, the Fashion Figure Salon and, since 1974, the Bridal Shop. For over twenty years the building had an absentee landlord and was kept vacant and untended.

The Bank of America was located at 255 Third Avenue at the southeast corner of Davidson Street and was a major institution for decades. The bank's original location was on the northwest corner of Third Avenue and F Street to the 255 Third Avenue location in 1948. The bank moved to 295 E Street in 1956 and the building on Third was divided into three retail spaces. The new addresses were 253, 255, and 257 Third Avenue. The corner space, No. 253, was occupied by a liquor store, the House of Fine Spirits from 1955 until the 1980s. Jewelry stores, including Jessop's from 1955-1959, and other jewelry stores occupied 255 until 1972. From 1972 -1996, Coin Mart Jewelry was located at this address. The original

bank vault is in this section of the building and was used by Coin Mart. Golden Rug Oriental then took over the spaces.

Popular in the post-war years were "five and dime" stores. The Sprouse Reitz Store was first located at 289 Third Avenue but moved to a location at 261 Third Avenue in 1948. The store had its name placed in tile on the sidewalk in front of the store. The store operated at this location from 1948-1972.

### **RESIDENTIAL BUILDINGS IN THE URBAN CORE AREA**

Several homes are located on F Street which were the residences of people who contributed to the history of Chula Vista. Some of these residences include the Craftsman style residence of Albert Wagner, a field supervisor of the Chula Vista Citrus Association; a Greek Revival style structure built by George Kimball; a bungalow style home built by William Briggs, an early resident. The area around Third Avenue and F Street is considered to be the historic core of the City of Chula Vista today and includes important elements of the early residential and business activities of the city. As the commercial areas expanded, the residences became a part of the commercial district.

Early buildings included the Reginald Walters home, at 219 F Street, a modest one-story residence built in 1908. Fred Brown, a gardener, sold the house in 1914 to H.A. Redgraves who used the property as a rental. In 1920, Reginald Walters, a gardener for Sarah G. Clark, purchased the house and lived there until the 1930s. The house is a rare example of a Pyramidal Fold house in Chula Vista.

The Sallie Dent House, a Greek Revival style house, was located at 217 F Street. George Kimball built this house in 1908 for J.N. La Follette, a local rancher. In 1913, La Follette sold the house to Sallie Dent who rented the house to La Follette for several years. Dr. Ivan Jagger, a plant pathologist lived in the house from 1922-1931 while doing plant research and experiments with lettuce for the Department of Agriculture.

The William Briggs House was built in 1924 at 236 F Street as a simple bungalow style house. The Briggs lived in the house until the mid-1930s. A home was 240 F Street was built by Manley D. Pratt, a local building contractor. The bungalow style home was occupied by Olaf and Hazel Myers by 1928. Mr. Myers was the manager of the MacMarr grocery store. By 1935, the property had passed into the hands of Lester Jackels, a prominent celery grower and in 1936, Manley Pratt re-acquired the property.

### **NATIONAL REGISTER CRITERIA/CALIFORNIA REGISTER CRITERIA**

The 50 subject properties were evaluated for potential significance under the National Register/California Register criteria. To be determined significant, a property must be assessed within its historic context and determined to be eligible for listing in the register(s) under one or more of the four Criteria for Evaluation - A, B, C, or D. The Criteria describe

how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National Register/California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

#### **CRITERION A: EVENT**

*To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.*

To be considered eligible for significance under Criterion A, an Urban Core property must be associated with one or more historic events or trends defined within the historic context of the Urban Core area.

#### **CRITERION B: PERSON**

*Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.*

To be considered eligible for significance under Criterion B, an Urban Core property must be directly associated with persons demonstrably important within the context of the Urban Core area.

#### **CRITERION C: DESIGN/CONSTRUCTION**

*Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that*

*possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.*

*A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.*

To be considered eligible for significance under Criterion C, an Urban Core property must embody the distinctive characteristics of a type, period, or method of construction, and/or represent the work of a master or important, creative individual, and/or possess high artistic values.

#### **CRITERION D: INFORMATION POTENTIAL**

*Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.*

To be considered significant under Criterion D, an Urban Core property must possess the potential for further important research .

#### **INTEGRITY**

Location. *Location is the place where the historic property was constructed or the place where the historic event occurred.*

To possess locational integrity, an Urban Core resource must stand on its original construction site, or have been moved to the location more than 50 years ago.

Design. *Design is the combination of elements that create the form, plan, space, structure, and style of a property.*

To possess design integrity, the exterior of an Urban Core resource must be substantially unmodified, or if modified, the modifications must have been made more the 50 years ago and be sympathetic to the design and feeling of the building.

Setting. *Setting is the physical environment of a historic property.*

To possess integrity of setting, the environment of an Urban Core resource must be essentially intact.

Materials. *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

To possess material integrity, the exterior of an Urban Core resource must be substantially unmodified, or if modified, the modifications must have been made more the 50 years ago and be sympathetic to the design and feeling of the building.

Workmanship. *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

To possess workmanship integrity, the exterior of an Urban Core resource must be substantially unmodified, or if modified, the modifications must have been made more the 50 years ago and be sympathetic to the design and feeling of the building.

Feeling. *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

To possess feeling, the exterior of an Urban Core resource must retain its original aesthetic or historic sensibilities.

Association. *Association is the direct link between an important historic event or person and a historic property.*

To possess associational integrity, an Urban Core resource must retain its link between and important historic event or person.

## RESULTS

Of the 50 properties evaluated, only five were found to be significant within the context of the Urban Core. These three buildings are located at 226 Third Avenue, 230 Third Avenue, 250 Third Avenue, 253-257 Third Avenue, and 277-279 Third Avenue.

The 226 Third Avenue resource was found to be significant under Criterion A as representative of Chula Vista Urban Core commercial development during the 1940s; the 230 Third Avenue resource was found to be significant under Criterion A as representative of Chula Vista Urban Core commercial development during the 1950s; the 250 Third Avenue and 253-57 Third Avenue resources were found to be significant under Criterion A as representative of Chula Vista Urban Core commercial development during the 1940s; and finally, the 277-79 Third Avenue resource was found to be significant under Criterion C as a property which embodies the distinctive characteristics of a type and method of Brick

Commercial construction in the Urban Core during the 1920s. The other 45 buildings were determined not to be significant within the context of the Urban Core area.

The five buildings found to be significant were each given the status code "5S2", meaning that as individual properties they are eligible for local listing or designation under local ordinance. The other 45 resources were each given the status code of "6Z", meaning that they were found ineligible for listing in the National Register, and by extension, in the California Register.

**URBAN CORE BUILDING FORMS**

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 226 Church Avenue

\*P1. Other Identifier: J. Calvin and Maggie Lauderback Residence

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 226 Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel Number: 568-071-23; Legal description: Portion of Lot 6, 1/4 section 137 Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, remodeled, frame and stucco, Neo Spanish Eclectic, asymmetrical office building resting on a concrete foundation. The medium pitched side gabled roof is covered with Spanish tiles and has an open rake, narrow eaves, and exposed rafters. The fenestration consists of rectangular wood framed fixed panes of varying shapes and sizes, including a large central fixed pane focal window. Canvas awnings shade some of the windows. A glass block window is located on the west side of the building. Access to the building is from the sidewalk, via a wrought iron railed ramped walkway on the east facade. The offset entry is a single wood door with a fan lite upper recessed beneath the integral porch roof. Landscaping consists of a lawn, shrubs, and trees, and is well maintained. The building is also well maintained and is in very good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 story commercial building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950: 34

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Circa 1950 per City Directory

\*P7. Owner and Address: Campbell Family Trust  
P.O. Box 579  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian,

Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of

Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".)

Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation

Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 226 Church Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of this property have included: Benjamine F. Stewart (1923); laborer Andrew T. Prather (1923); real estate broker E.W. Ross (1923-25); Warren Alda (1925-27); E.W. Ross (1927-28); Bank of Italy (1928-35); Bank of America (1936); Robert Marsh (1936-39); Louise Sette (1939-40); C.R. Hanan ((1941-43); salesman W. Ray Nichols (1943-45); George Cottingham (1945-48); Alfred F.A. Krause (1948); state policeman Frank Campbell (1948-50); superintendent of Chula Vista Union School District J. Calvin Lauderback (1950-53); Maggie Lauderback (1953-55); accountant Clayton Bullen and his wife Myrna (1955-83); Merideth and Jo Lynn Campbell (1983-2005); and Dwight Gove Agency, Barros Properties (2005).

Occupants included: Clothing cleaner Robert March and his wife Christina (1935); owners J. Calvin and Maggie Lauderback (1950-53); professional golfer Marie Jacks (1954); owners Clayton and Myrna Bullen (1955-60).

\*Resource Name or # (Assigned by recorder) 226 Church Avenue

B1. Historic Name: J. Calvin and Maggie Lauderback Residence  
 B2. Common Name: Campbell Family Trust Property  
 B3. Original Use: Residential B4. Present Use: Commercial  
 \*B5. Architectural Style: Neo Spanish Eclectic  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1950 per City Directory. This building has undergone a major remodeling, probably in the 1980s.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown

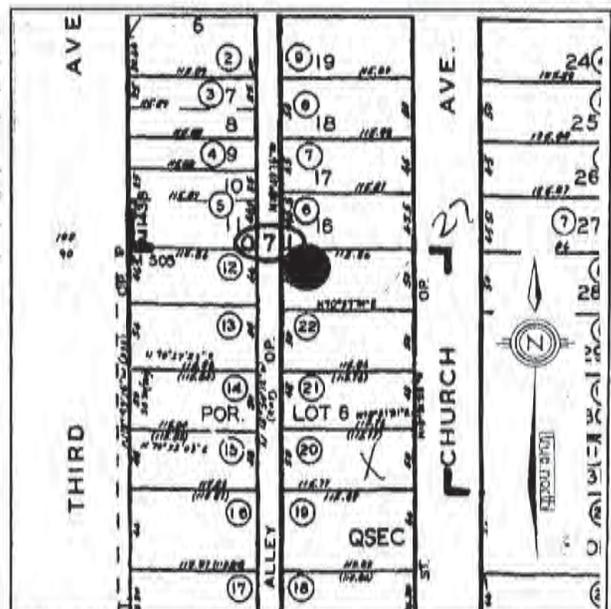
\*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 238 Church Avenue

\*P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 238 Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-071-20; Legal description: Portion of Lot 6 in 1/4 Section 137 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a two story, rectangular, asymmetrical, Modern, frame and stucco apartment building resting on a concrete foundation. Wood trim breaks up the wall massing. The low pitched hipped roof has narrow boxed eaves and is covered with composition shingles. The fenestration consists of rectangular metal framed sliding and fixed pane windows of varying shapes and sizes. Access to the building is from the sidewalk and from the concrete driveway. One unit is entered from the front (east) facade, while the others are entered from the south side of the building. The front unit has a single wood, recessed paneled door with pediment trim and obscured glass side lites. The other units have single wood entry doors covered with metal security screens. A concrete metal railed staircase leads to the upper units. Trees and shrubs comprise the landscaping. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950; XX

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1958 per Notice of Completion

\*P7. Owner and Address: Michael H. Grant  
P.O. Box 793  
Los Olivos, CA 93441

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA



92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 238 Church Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of this property have included: Charley Roberts (1922-26); City Fire Chief Charles E. Smith (1926-44); Aaron Bledsoe (1944); insurance agent J. Harrell McCoy (1945-1963); Joseph and Margaret Wilms (1963-74); Margaret E. Grant (1974-97); Michael H. Grant (1997-2005).

Occupants included: owners J. Harrell and Capitola McCoy (1945-60); practical nurse Lorraine Severt (1955); Lottie Head (1955); Leon Radin, an employee of Consolidated Aircraft Corporation, and his wife Miriam (1956); Eugenia Clark, a reporter for Bay City Publishing (1956-57); Thomas Watts, a cook at Spangler's Café, and his wife Geraldine (1957-59); Florence Lindquist (1958-60); Faye Richards (1958-60); Robert and Peggy White (1959); Walter and Geneva Russ (1959); Mrs. Evelyn Fish (1959); Louie Pellegrin (1960); Beneficial Insurance (1960); and Paul Rice, manager of the Cornet Stores, and his wife Esther (1960).



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 260-260A Church Avenue

\*P1. Other Identifier: Lawrence and Mary Kuebler Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 260-260A Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-161-23; Legal description: Lot 25, Map 1871

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, asymmetrical, irregular shaped, frame and stucco, Modern duplex, set on a concrete foundation. The medium pitched, composition shingled, hipped roof has an open rake, exposed rafters, and narrow eaves. The rectangular wood framed windows are 2-over-2 double hungs of varying shapes and sizes. The front unit is accessed from the sidewalk via a concrete walkway, up one concrete step, to a concrete stoop. The single wood entry door has a metal security screen and is covered by a metal awning. The side unit, 260A, takes access from a central concrete walkway. Like the front unit, it has a single wood entry door with a metal security screen and a metal awning. Landscaping consists of lawn, shrubs, and trees. The duplex is part of a four- building residential complex and is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:37

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Circa 1950 per visual inspection

\*P7. Owner and Address: Willardson Family Trust  
509 Carvallos Drive  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA

92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other

State of Ohio - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
COLLECTION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page # 3 \*Resource Name or # (Assigned by recorder) 260-260A Church Street  
\*Recorder Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners who have included: Mary E. Dyer, widow of E.W. Dyer (1925); Theodore Sklar (1926); Sweetwater High School teacher Mantie Montgomery (1926-42); building contractor Lawrence Kuebler and his wife Mary (1942-47); Mary Kuebler (1965-67); Mary Kuebler Willardson (1967-92); and Mary Alice Willardson (2005).

Occupants who have included: carpenter Maurice Thomure and his wife Pearl (1952-54); Van Vandiver, USN, and his wife Jean (1952); rancher William Dallett and his wife Eudora (1952); Neaton, a Naval Station employee, and his wife Fern (1952); Reverend Al G. Adams, minister of the Highland Avenue Baptist Church in National City, and his wife Lois (1953-54); Mabel K. Semple, widow of Robert Semple (1953-55); Vernal Hill, a telephone technician with Nate Peters, and his wife Dixie (1953-54); Paul Atcheson (1955); Duncan Allen (1955); stewardess Mary Osborne (1956); Evelyn Ransdell, a clerk with Hunt for Toys (1956-59); Edgar Geer, service manager for Severin Pontiac, and his wife Etta (1956-57); Mrs. Ethelyn Sherburne, a clerk at Guilbert's Pharmacy (1956-58); Paul Price, accountant with Squires Belt & Material Company, and his wife Pat (1957); Rohr employee Kenneth Vandergrift (1958); and Mrs. Laura Jenkins (1959).

\*Resource Name or # (Assigned by recorder) 260-260A Church Avenue

- B1. Historic Name: Lawrence and Mary Kuebler Rental Property  
 B2. Common Name: Willardson Family Trust Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Multiple-family residential  
 \*B5. Architectural Style: Modern  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1950 per visual assessment. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: Unknown b. Builder: Probably Lawrence Kuebler  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

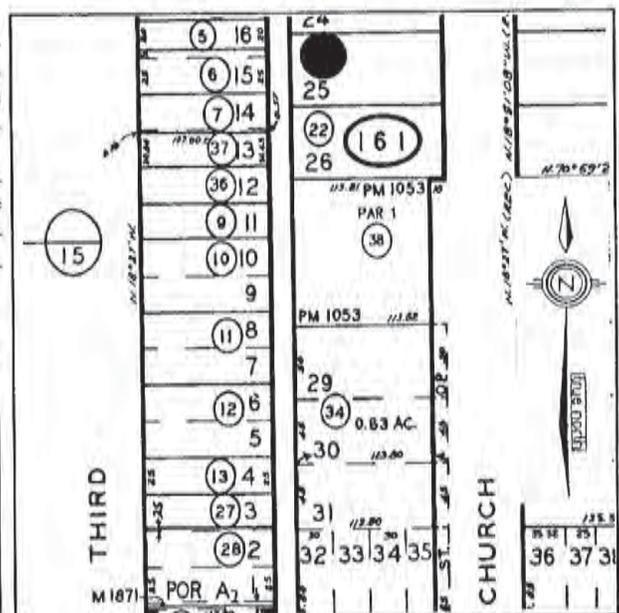
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 262-262A Church Avenue

\*P1. Other Identifier: Lawrence and Mary Kuebler Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.: SB

c. Address: 262-262A Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-161-23; Legal description: Lot 25, Map 1871

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a two story, symmetrical, rectangular, frame and stucco, Modern duplex, resting on a concrete foundation. The living units are set over garages which take access from the alley behind the building. Two ground level single wood doors with fixed paned uppers provide entry into the garages. The low hipped roof, which has an open rake, exposed rafters, and narrow eaves, is covered by composition shingles. The fenestration consists of rectangular, 2-over-2 wood framed double hungs of varying shapes and sizes. The units are accessed off a concrete walkway, via a single frame and stucco concrete stepped central staircase. The walls of the staircase extend to the ends of the building, creating an upper deck. The entries have identical single wood doors, covered by metal security screens. Landscaping consists of lawn, shrubs, and trees. The duplex is part of a four-building residential complex and is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950: 36

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Circa 1950 per visual inspection

\*P7. Owner and Address: Willardson Family Trust  
509 Carvallos Drive  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian,

Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of

Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".)

Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209

Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation

Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 262-262A Church Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of this property have included: Mary E. Dyer, widow of E.W. Dyer (1925); Theodore Skinner (1925-26); Sweetwater High School teacher Mantie Montgomery (1926-42); building contractor Lawrence Kuebler and his wife Mary (1942-47); Mary Kuebler (1965-67); Mary Kuebler Willardson (1967-92); and Mary Alice Willardson (2005).

Occupants have included: carpenter Maurice Thomure and his wife Pearl (1952-54); Van Vandiver, USN, and his wife Jean (1952); rancher William Dallett and his wife Eudora (1952); Leo Heaton, a Naval Station employee, and his wife Fern (1952); Reverend Al G. Adams, the minister of the Highland Avenue Baptist Church in National City, and his wife Lois (1953-54); Mabel K. Semple, widow of Robert Semple (1953-55); Vernal Hill, a television technician with Nate Peters, and his wife Dixie (1953-54); Paul Atcheson (1955); Duncan Allen (1955); stewardess Mary Osborne (1956); Evelyn Ransdell, a clerk with Hunt for Toys (1956-59); Edgar Geer, service manager for Severin Pontiac, and his wife Etta (1956-57); Mrs. Ethelyn Sherburne, a clerk at Guilbert's Pharmacy (1956-58); Paul Prince, an accountant with Squires Belt & Material Company, and his wife Pat (1957); Rohr employee Kenneth Vandergrift (1958); and Mrs. Laura Jenkins (1959).

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 262-262A Church Avenue

B1. Historic Name: Lawrence and Mary Kuebler Rental Property  
 B2. Common Name: Willardson Family Trust Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Multiple-family residential

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1950 per visual assessment. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Probably Lawrence Kuebler

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

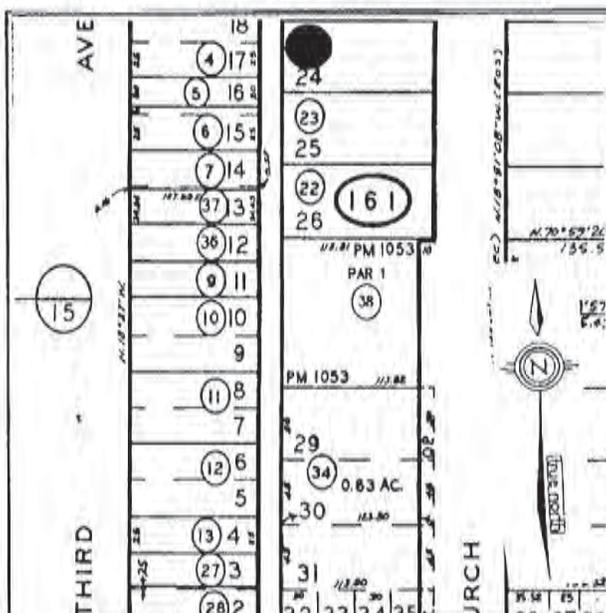
B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 264-264A Church Avenue

\*P1. Other Identifier: Lawrence and Mary Kuebler Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.: SB

c. Address: 264-264A Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-161-23; Legal description: Lot 25, Map 1871

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, asymmetrical, irregular shaped, frame and stucco, Modern duplex, set on a concrete foundation. The medium pitched, composition shingled, hipped roof has an open rake, exposed rafters, and narrow eaves. The rectangular wood framed windows are 2-over-2 double hungs of varying shapes and sizes. The front unit is accessed from the sidewalk via a concrete walkway, up one concrete step, to a concrete stoop. The single wood entry door has a metal security screen and is covered by a metal awning. The side unit, 264A, is ramped and takes access from a central concrete walkway. Like the front unit, it has a single wood entry door with a metal security screen and a metal awning. Landscaping consists of lawn, shrubs, and trees. The duplex is part of a four- building residential complex and is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:38

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Circa 1950 per visual inspection

\*P7. Owner and Address: Willardson Family Trust  
509 Carvallos Drive  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian,

Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of

Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209

Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation

Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 264-264A Church Avenue

\*Recorded by Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owner: \_\_\_\_\_ property have included: Mary E. Dyer, widow of E.W. Dyer (1925); Theodore Skinner (1925-26); Sweetwater High School teacher Mantie Montgomery (1926-42); building contractor \_\_\_\_\_ Kuebler and his wife Mary (1942-47); Mary Kuebler (1965-67); Mary Kuebler Willardson (1967-92); and Mary Alice Willardson (2005).

Occupants have included: Mary C. McGibbon, widow of James McGibbon, and her son John (1952); \_\_\_\_\_ H. Thomas, the manager of the Railway Express Agency, and his wife Beverly (1952-54); barber John Hamels and his wife Grace (1952); Harold H. Wygle, USAF, and his wife Faye (1952); Mrs. Leita Johnson, bookkeeper for the owner, contractor Larry Kuebler (1953-54); Mrs. Augusta Doolin, a saleswoman at Sprouse-Reitz (1953-54); O. Myron Garner, a GMAC \_\_\_\_\_ byee, and his wife Sandee ((1953-54); Albert Mallon, an installer for the Western Electric Company, and his wife Leta (1955); Pete and Joyce Manos (1955); Richard Sisemore, an assembler at Rohr, and his wife Gayle (1955); physician Edward Johnson and his wife Harriet (1955); Donald Stonehouse, a Rohr employee, and his wife Marjorie (1956); Richard Graves, USCG, and his wife Ruth (1956); office secretary Mrs. Saunders (1956); Jack Davis, a jig builder at Rohr, and his wife Rosella (1957); Ray Earley (1957-58); Louis and Carmen Gerken (1957-59); Don Stein, a partner in Cowart's Auto Body and Paint Shop, and his wife Kathleen (1958); Paul Prince (1958-59); and Jerry Kennedy, USN, and his wife Joyce (1960).

\*Resource Name or # (Assigned by recorder) 264-264A Church Avenue

- B1. Historic Name: Lawrence and Mary Kuebler Rental Property  
 B2. Common Name: Willardson Family Trust Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Multiple-family residential

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1950 per visual assessment. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Probably Lawrence Kuebler

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

\_(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

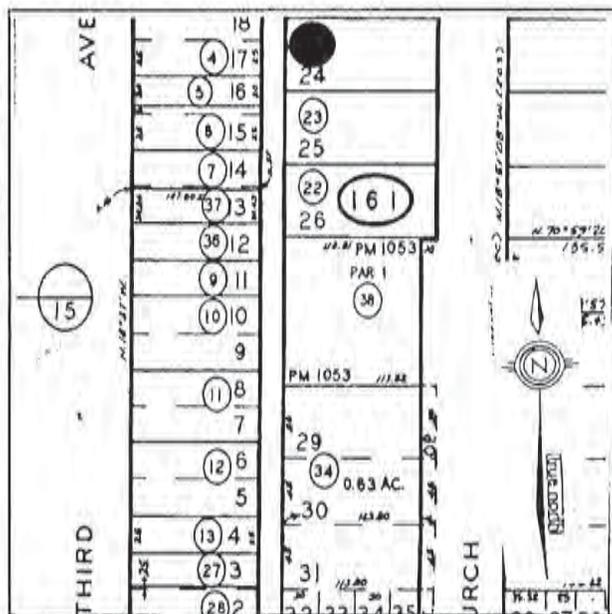
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 266-266A Church Avenue

\*P1. Other Identifier: Lawrence and Mary Kuebler Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

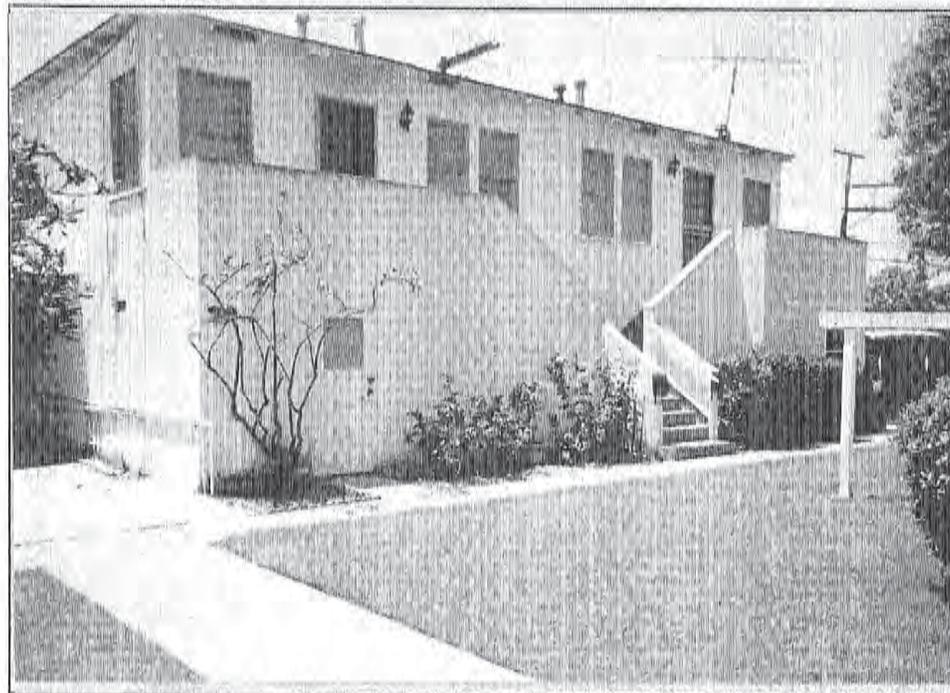
\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec: B.M.:SB

c. Address: 266-266A Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-161-23; Legal description: Lot 25, Map 1871

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource, identical to 262-262A Church Street, consists of a two story, symmetrical, rectangular, frame and stucco, Modern duplex, resting on a concrete foundation. The living units are set over garages which take access from the alley behind the building. Two ground level single wood doors with fixed paned uppers provide entry into the garages. The low hipped roof, which has an open rake, exposed rafters, and narrow eaves, is covered by composition shingles. The fenestration consists of rectangular, 2-over-2 wood framed double hungs of varying shapes and sizes. The units are accessed off a concrete walkway, via a single frame and stucco concrete stepped central staircase. The walls of the staircase extend to the ends of the building, creating an upper deck. The entries have identical single wood doors, covered by metal security screens. The duplex is part of a four-building residential complex and is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:39

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Circa 1950 per visual inspection

\*P7. Owner and Address: Willardson Family Trust  
509 Carvallos Drive  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) 266-266A Church Avenue

\*Recorder Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners who have included: Mary E. Dyer, widow of E.W. Dyer (1925); Theodore Skinner (1925-26); Sweetwater High School teacher Mantie Montgomery (1926-42); building contractor Lawrence Kuebler and his wife Mary (1942-47); Mary Kuebler (1965-67); Mary Kuebler Willardson (1967-92); and Mary Alice Willardson (2005).

Occupants included: Mary C. McGibbon, widow of James McGibbon, and her son John (1951); Chester H. Thomas, the manager of the Railway Express Agency, and his wife Beverly (1952-54); Barber John Hamels and his wife Grace (1952); Harold H. Wygle, USAF, and his wife Faye (1952); Mrs. Leita Johnson, bookkeeper for the owner, contractor Larry Kuebler (1953-54); Mrs. Augusta Doolin, a saleswoman at Sprouse-Reitz (1953-54); O. Myron Garner, a GMA employee, and his wife Sandee ((1953-54); Albert Mallon, an installer for the Western Electric Company, and his wife Leta (1955); Pete and Joyce Manos (1955); Richard Sisemore, an assembler at Rohr, and his wife Gayle (1955); physician Edward Johnson and his wife Harriet (1955); Donald Stonehouse, a Rohr employee, and his wife Marjorie (1956); Richard Graves, USCG, and his wife Ruth (1956); office secretary Mrs. Saunders (1956); Jack Davis, a jig builder at Rohr, and his wife Rosella (1957); Ray Earley (1957-58); Louis and Carmen Gerken (1957-59); Don Stein, a partner in Cowart's Auto Body and Paint Shop, and his wife Kathleen (1958); Paul Prince (1958-59); and Jerry Kennedy, USN, and his wife Joyce (1960).

\*Resource Name or # (Assigned by recorder) 266-266A Church Avenue

- B1. Historic Name: Lawrence and Mary Kuebler Rental Property  
 B2. Common Name: Willardson Family Trust Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Multiple-family residential  
 \*B5. Architectural Style: Modern  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1950 per visual assessment. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: Unknown b. Builder: Probably Lawrence Kuebler  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

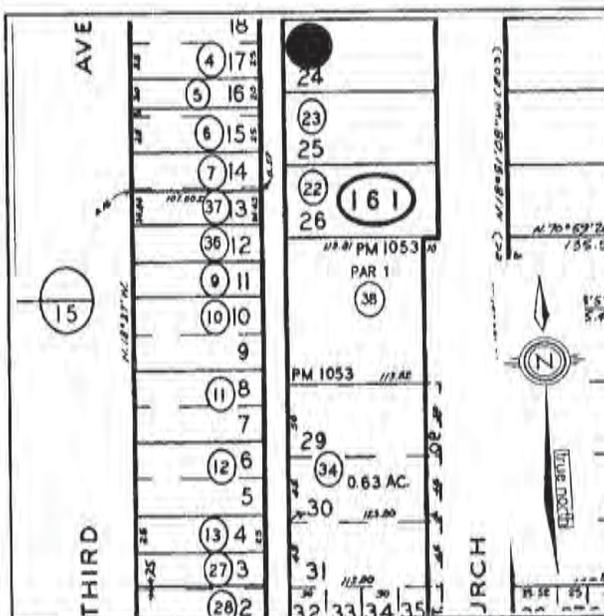
The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 268 Church Avenue

\*P1. Other Identifier: Maurice Weakland Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec: B.M.; SB

c. Address: 268 Church Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-161-22; Legal description: Lot 25, Map 1871

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a two story, symmetrical, rectangular, frame and stucco, Modern, 4-unit apartment building, resting on a concrete foundation. The medium pitched hipped roof, which has narrow, boxed eaves, is covered by composition shingles. The fenestration consists of multi-lite, rectangular metal framed casements, sliders, and fixed panes of varying shapes and sizes. Access to the building is from the sidewalk via a concrete walkway. A central concrete staircase with wrought iron rails and metal post supports leads to the upper deck and units. The entries have single wood doors covered with security screens, set beneath the upper deck and shed roof extensions. The subject building is part of a two- building complex. A slump stone post and metal rail fence encloses the entry to the complex. The landscaping consists of trees, shrubs, and lawn; a lattice sided gazebo is located in the middle of the property. The building is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:40

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1957 per City records

\*P7. Owner and Address: C.W. & V.C. Rich Family Trust, 7928 La Jolla Shores Drive, La Jolla, CA 92037

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 268 Church Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of this property have included: Mary E. Dyer, widow of E.W. Dyer (1925); Theodore Skinner (1925-26); Sweetwater High School teacher Mantie Montgomery (1926-29); Stanislaus Wettleson, an aircraft worker at Rohr, and his wife Myrtle (1929-1950); Maurice Weakland, vice president of Weakland & Zelrad, (1950-67); Malcolm Ward (1967-2004); and Christy and Vivian Rich (2004-2005).

Occupants have included: Lester Zacharias, manager of King Jewelers, and his wife Adeline (1953-55); Joseph D. Cooper, an installer for Pacific Telephone, and his wife Sunny (1953-54); Naval Lab technician Rodney Weakland, presumably a relative of the owner, and his wife Florence (1955); James G. Scott (1955); Leroy and Sylvia Lewis (1955); Sylvia Navarro, a cashier at Tango's Market (1956-57); Rohr employee Mrs Louella Heesen (1956-57); Ralph Abbott, a salesman with Helm Brothers Buick (1956); Don F. Moore, a dispatcher at Rohr, and his wife Jackie (1956-58); Billie Halley (1957); Donald Blankenship, an NAS electrician, and his wife Georgia (1958); Rohr toolmaker Herman Duden and his wife Olive (1958); Mrs. Maria Ortega, an employee of the Singer Sewing Center (1958); Mrs. Gertrude Avery, widow of Price C. Avery (1959-60); Truman Watson, a salesman at Highland Hardware, and his wife Margarete (1959-60); Robert Barker, an employee of Truck Wheel Balancing, and his wife Janet (1960); and Mrs. Nell Fuller, the widow of Ralph H. Fuller (1960).

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 268 Church Avenue

- B1. Historic Name: Maurice Weakland Rental Property  
 B2. Common Name: C.W. and V.C. Rich Family Trust Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Multiple-family residential  
 \*B5. Architectural Style: Modern  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1950 per City records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

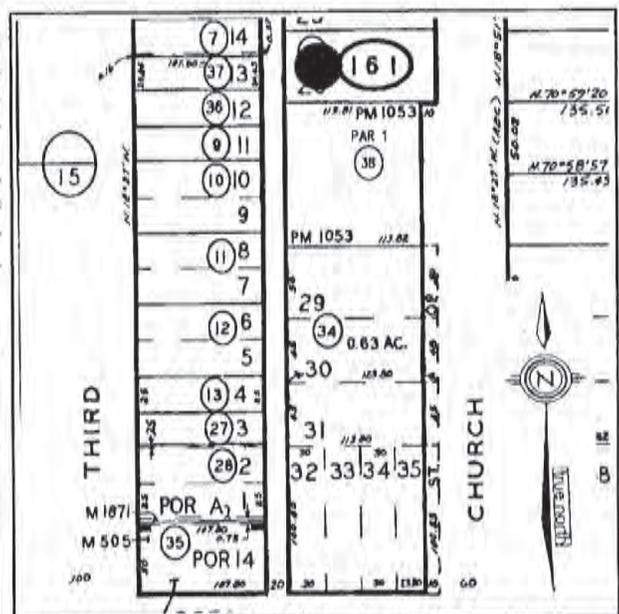
The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 345 E Street

\*P1. Other Identifier: Burnett's Furniture

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.: SB

c. Address: 345 E Street City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No. Portion in W H of Lot 31, Qsec 136 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a one-story, asymmetrical, rectangular shaped, Modern commercial style structure located on a corner. The building has a concrete foundation, brick exterior and a flat roof. The structure has three entrances which consist of metal and glass doors recessed under a projecting narrow flat roof. Large plate glass windows are present at the entrance areas. Metal security grilles are present on one of the units. The building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking northeast; 8/31/05; 950: 1

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed ca. 1950/1952 per City Records

\*P7. Owner and Address: Adrian Sanchez  
345 E Street  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 345 E Street  
\*Recorded by Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The title information indicates that the following persons owned the property:  
Hindman (?-1927); Emma and John A. Davis, rancher (1927); Emma Davis  
(1927-1941); Beulah Whitney (1941-1944); Charles and Alma Kohr, florists (1944-1952);  
Everett (1952); Burnett Investment Company (1952-1958); W & G Enterprises (1958-  
1968); Burnett (1968-1979); George Burnett (1979-1986); Ralph A. Burni (1986-?);  
Adrian (?-Present).

The City Directories were reviewed for occupants of the building. Occupants  
included: Burnett's Furniture Store (1952-1960).

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 345 E Street

B1. Historic Name: Burnett's Furniture

B2. Common Name: Harley Davidson

B3. Original Use: Commercial/Retail B4. Present Use: Commercial/Retail

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed ca. 1950/1952 per city records and chain of title information. Exterior modifications include door and window changes

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

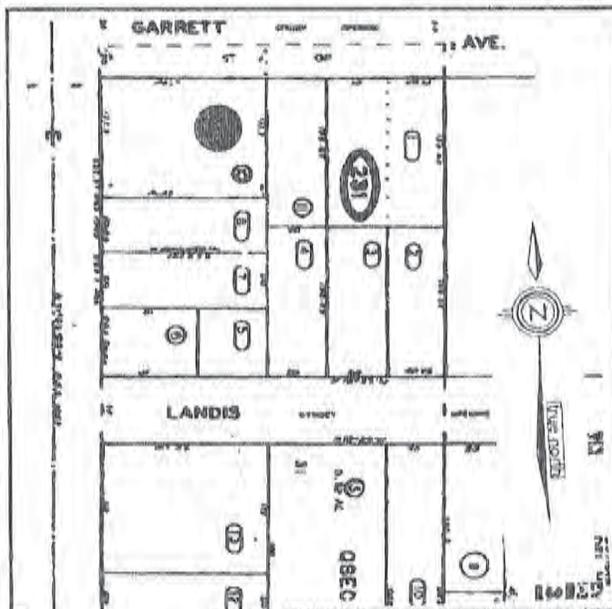
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City of Chula Vista Records

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 350 E Street

\*P1. Other Identifier: Paul Miller Real Estate Office

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB  
c. Address: 350 E Street City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, M/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No. 568-043-01, Lot 1, Block C, 001197

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a one-story, asymmetrical, irregular shaped, Modern style, commercial structure located on a corner lot. The building has a concrete foundation, stucco and vertical wood siding walls, and a side gable roof with a lower shed roof portion. The lower portion of the roof has a wide eave overhang with exposed rafters and asphalt shingles. The building has several entrances; the doors are single wood doors, either with diamond shaped windows or no windows. Windows are placed in long contiguous bands across the front facade and include metal framed slider style and fixed pane style. Some of the windows have canvas awnings. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east; 8/31/05; 950:2

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed ca. 1960 per City Records

\*P7. Owner and Address: Eduardo Bustamante Living Trust  
350 E Street  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of CALIFORNIA — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 350 E Street  
\*Revised by Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The available information indicates that the following persons owned the property:  
P.J. \_\_\_\_\_ (1920); R.F. and B.B. Wetherbee (1920); Henry Burnett (1920-1948); Elizabeth  
Rae \_\_\_\_\_ (1948-1949); Henriette McBride (1949-1951); Metropolitan Securities Company  
(1951-2003); Julia Miller (1951-2003); Teresa del Carmen Bustamante (2003); and Eduardo  
Bustamante (2003- Present).

According to the City of Chula Vista records, the building was constructed in 1960. The  
San Diego Directories indicate that there was a building on site prior to 1960. The  
San Diego Directories were reviewed for occupants of the building. Occupants included:  
Paul \_\_\_\_\_ Real Estate office (1952-1960).



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 363 E Street

\*P1. Other Identifier: Helms Brothers Auto Shop

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec. B.M.: SB

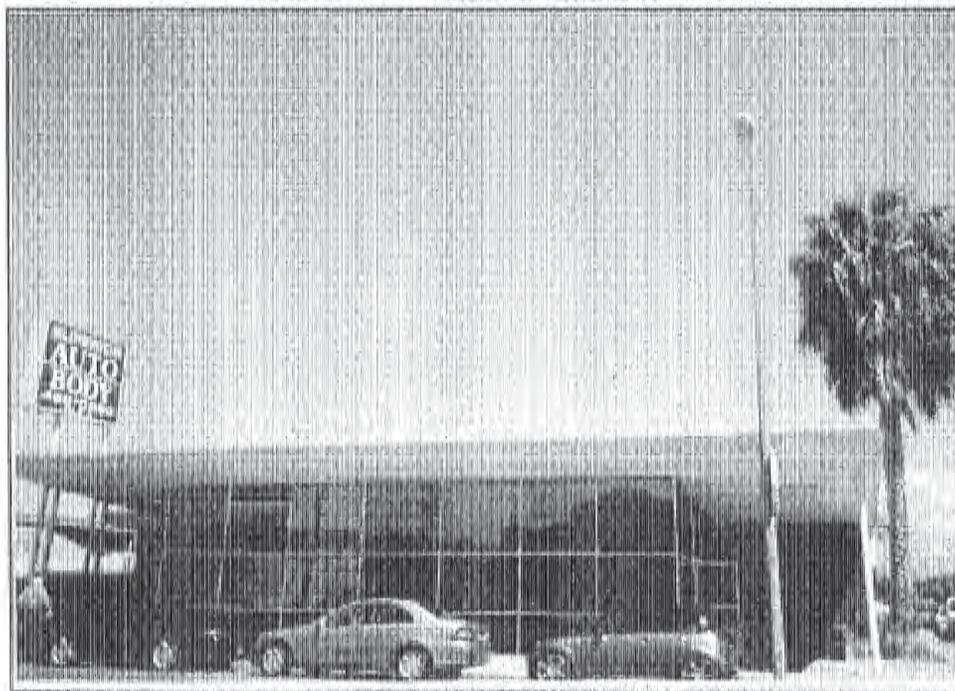
c. Address: 363 E Street City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, M / m / N

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
 Assessor's Parcel No. 566-190-06, Portion Lot 32 1/4 Section 136 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
 The resource is a corner property which includes several elements: two structures and a fenced parking lot area. The main building is a one-story, asymmetrical, rectangular shaped, Modern style, commercial building. The building has a concrete foundation, stucco walls and a sloping angular roof with a deep overhang and asphalt shingles. The building's two main facades which face the street consist of floor to ceiling large plate glass windows. The rear of the structures includes concrete block sections. The building is located within a fenced parking and work area to serve the needs of the body shop. A rear building is also asymmetrical, rectangular in shape, Modern style structure with a sloping roof, concrete foundation and block walls. The area between the two buildings is used for storage area of vehicles and equipment. The property is fenced with a tall chain link fence. The buildings appear to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking north; 8/31/05; 950:3

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1953 per Notice of Completion

\*P7. Owner and Address: Adrian Sanchez  
363 E Street  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 363 E. Street  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: Millicent Leach (1937-1949); Clarence J. Helm (1949-1977). Clarence Helm and his brother, Karl Helm, operated the Chula Vista Garage, Buick and Pontiac Authorized Sales and Service Center at 279 F Street in the 1940s. They purchased the land and constructed the auto sales and service building in 1953, continuing their successful business operations at the new address. Additional owners included: Emery and Dorothy Harrison (1977-1987) Arpple Inc. (1987); Jean E. Luisi (1987); Jean and Alejandro Reyes (1990-1998); and Adrian Sanchez (1998-Present).

A Notice of Completion was filed on January 30, 1953. Clarence J. Helm entered into a contract with Eddy & DeMenge, general contractors, for construction of a commercial building. The building served as the Helms Brothers Buick Authorized Sales and Service Center from 1953-1960.

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Primary # \_\_\_\_\_

HR# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3

\*Resource Name or # (Assigned by recorder) 363 E Street

B1. Helm Brothers Auto Shop

B2. Common Name: Superior Auto Body

B3. Original Use: Commercial/Auto B4. Present Use: Commercial/Auto

\*B5. Construction Date: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed ca. 1953 per notice of completion and chain of title information. No exterior modifications were noted.

\*B7. Moved:  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot/service areas/additional building

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The building at 363 E Street is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

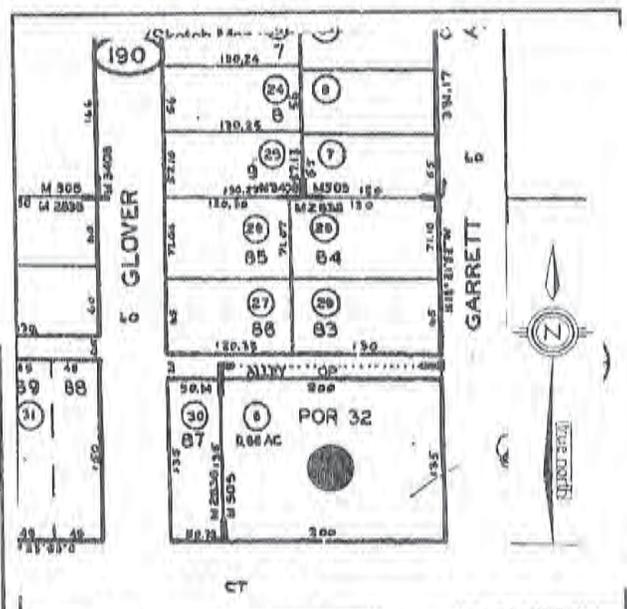
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; Notice of Completion

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6%

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 710 E Street

\*P1. Other Identifier: Best Western South Bay Inn

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.: SB

c. Address: 710 E Street City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Mel mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
 Assessor's Parcel No. 567-031-17, docs 195176 & 195181 Rec 67 in NEQ of NWQ Section 162  
 000166

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
 The resource consists of several buildings within a motel complex located near the freeway and a main thoroughfare. The complex includes three two-story buildings arranged around a parking lot. All three buildings have concrete foundations, block and stucco walls, and front gable roofs with asphalt shingles. The buildings are rectangular in shape and are designed in a Modern style. The front building also contains a portico area with a drive-thru area for customers. The portico and front facade contain faux stone decorative elements. Large plate glass windows are present on the front facade. All buildings have large plate glass and aluminum slider style windows on the fronts of the motel units. Concrete stairs with open risers and metal railings lead to the second floors of each building. Doors are single wood doors. Two of the buildings are joined by a one-story structure which repeats the same design concepts. The buildings are in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 4

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed ca. 1965 per City records

\*P7. Owner and Address: Charles Yong Jung  
235 Woodlawn Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 710 E Street  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: San Diego Land and Town Company (?-1902); San Diego Fruit Company (1902-1914); San Diego Land Corporation (1914-1920); San Diego Lands Inc. (1920-1923); and Greg Rogers (1923-1932). Rogers was the president of the People's State Bank in 1926 and the vice-president of the Orchard Operations Company in 1931. Additional owners included: Eric and Carol Bolin (1932-1938); Ralph Cosco, rancher (1938-1940); David and Jeanette Noyes (1940-1943); Albert and Frieda Bram (1943-1948); Ruth L. Robinson (1948-1958); J. M. Banister Development Company (1958-1960); Martin L. Purvis (1960-1961); Helen G. Banister (1961); Metropolitan Land Company (1961-1964); and Charles Brown (1964-1967). Charles Brown was the owner and developer of the Atlas Hotel chain which began operations in Mission Valley in 1954. This is an additional expansion of his hotel chain operations into a different type of hotel market. The building was known as the Cavalier Motor Hotel. Additional owners included: Clinton D. Mathews (1967); Cavalier Motor Hotel (1967-1975); Charles Brown (1975-1977); Ralph and Molly Haerr (1977-1984); Pravin Bhakta, Hasu Bhakta, Sudha Patel, I.M. Patel, Niru Bhakta, and Mohan Bhakta (1984-2004) and Charles Yong Jung (2004-Present).

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DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 1 of 1 \*Resource Name or # (Assigned by recorder) 710 E Street

B1. Official Name: Cavalier Motor Hotel

B2. Common Name: Best Western South Bay Inn

B3. Original Use: Commercial/Motel B4. Present Use: Commercial/Motel

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed ca. 1965 per City records and chain of title information. Exterior modifications include addition of terra cotta stone facing, and door and window changes

\*B7. Moved?  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history. In addition, the building was constructed in 1965 which makes it ineligible for designation under any criteria since it does not meet the age requirements.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City of Chula Vista Records

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

(This space reserved for official comments.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 PRIMARY RECORD

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 208-212 Third Avenue

\*P1. Other Identifier: Colonial Arcade

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 208-212 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

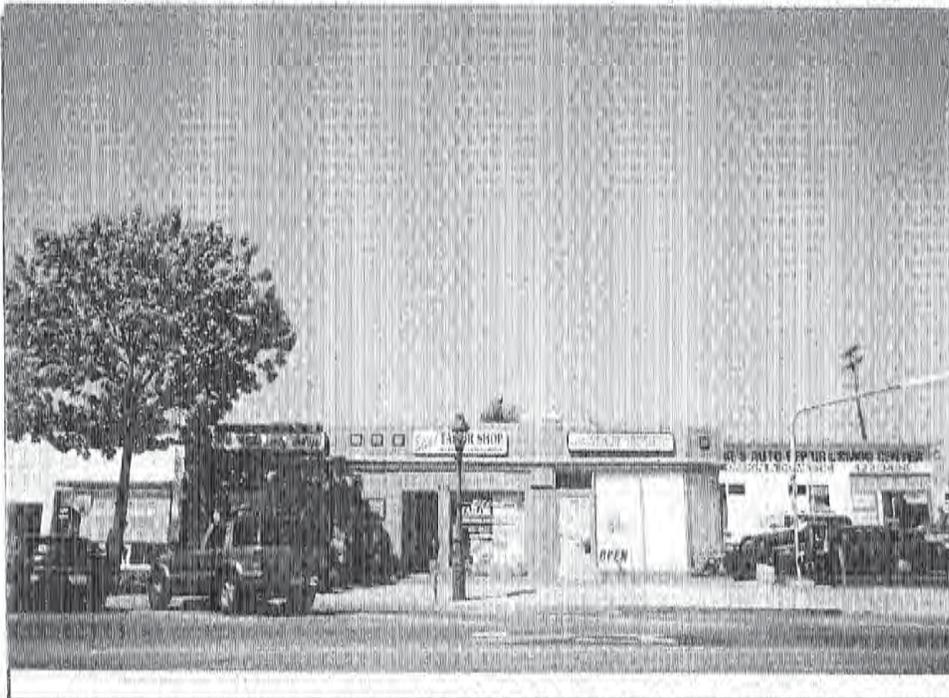
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No.: 568-044-22, Lot 10, Block D, 001197

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a one- and two-story, mixed commercial and residential, irregular shaped, asymmetrical, Modern style building. The building has a concrete foundation, stucco exterior, and flat roof. The building is constructed in two parts. A one-story commercial section with several commercial units is located at the front of the lot and a two-story living unit extension is attached at the rear of the building. The commercial section has several units with differing door and window treatments. Windows include large expanses of fixed pane, plate glass windows which extend from the east facade around the corner and across the face of the north facade. The 212 unit includes a bay window. Doors include wood with multilight windows; others are metal and glass. The two-story rear unit includes double hung sash style windows, single doors and an asymmetrical facade. A raised band extends around the upper portion of the store facades and continues to the residential unit, unifying the design between the two areas of the building. The structure at the rear includes a full height carport area that was incorporated into the building but has been partially infilled with storage units. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 5

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed ca. 1930 per visual inspection

\*P7. Owner and Address: Raul & Adriana Paredes  
5504 Amadita Lane  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey

report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 208-212 Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: S.V. Thompson (?-1913); Lucy and E. Melville (1913-1923); Adolph E. Briske (1923-1924); C.W. and Mae H. Soper (1924-1942). Mrs. Soper was a widow who owned the property and also resided in the apartment unit at 210 Third Avenue. The property was sold to Lewis Sausser, a dentist, who operated his dental practice from the 210 Third Avenue commercial unit. Additional owners included: Genevieve P. Olson (1946-1954); Caligator Pear Corporation (1954-1957); Genevieve P. Olson (1957); Allan Gustavus Olson (1957-1967); San Diego Trust and Savings Bank, Trustee (1967-1977); American Bible Society (1977); Pike and Jane Meade (1977-1981); Jay and Ruth Morgner (1981-1989); Larry Siegel (1989); San Diego Realty Exchange Inc. (1989); 208-212 Third Avenue Association (1989-1996); Gregory Fowler (1996-2001); and Raul and Adriana Paredes (2001-Present).

The San Diego City Directories were reviewed for occupants of the building. Occupants included:

1952 - 208 Third  
Associated Finance Company  
Brown Insurance Company  
Christian Science Reading Room  
Mrs. G. P. Olson- antiques  
B and H Alterations

210 Third - R.E. Schrock, optometrist  
212 Third - Achievement Realty Company

1953-1955 - 208 Third Avenue  
Associated Finance Company  
Brown Insurance  
Christian Science Reading Room  
Helen McCray, dressmaker

210 Third- Paul Gravenkamp  
212 Farmers Insurance Group

1956- 1960- 208 Third Avenue  
Beneficial Finance  
Pink Poodle Beauty Shop  
Christian Science Reading Room  
Automotive Sales Consultant  
Mrs. Etta McDerrech  
John Shea, psychologist  
Maurine Dyer

210 Third Avenue - Jean Larsen, physician  
212 Third Avenue - Dudderrerr Insurance

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 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_  
 HR# \_\_\_\_\_  
 \*NRHP Status Code \_\_\_\_\_

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 208-212 Third Avenue

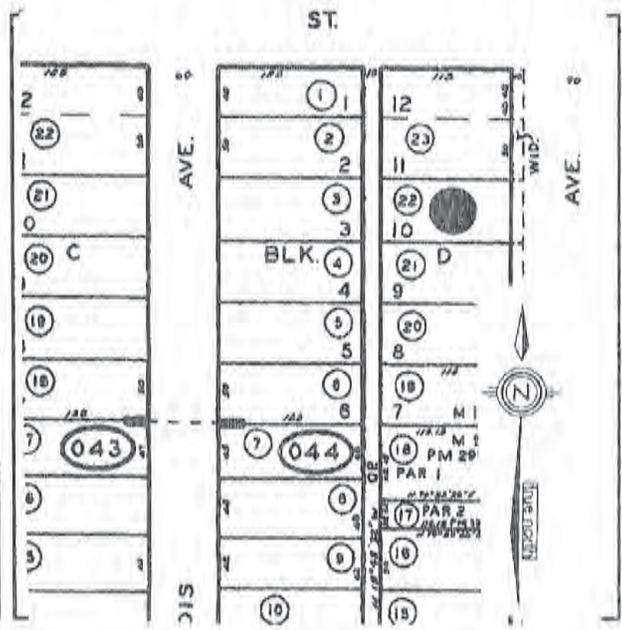
- B1. Historic Name: Colonial Arcade  
 B2. Common Name: None  
 B3. Original Use: Residential/Commercial/Retail B4. Present Use: Residential/Commercial/Retail  
 \*B5. Architectural Style: Modern  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed ca. 1930 per visual inspection and chain of title information. Exterior modifications include new door and window changes.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: Parking lot  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban Core development Area: Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial/Residential Applicable Criteria N/A  
 \_\_\_\_\_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories  
 B13. Remarks:  
 \*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 \*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 214-218 Third Avenue

\*P1. Other Identifier: Chico's Bakery

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T17S; R2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 214-218 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No. 568-044-21; Lot 9, Block D 001197, Thompson's Subdivision

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a one-story, rectangular shaped, asymmetrical, Modern style, commercial structure divided into two main units. Three retail spaces occupy the structure. The foundation is concrete, walls are stucco, and the roof is flat. The 214 Third Avenue unit includes dentil molding on the front facade and a bay window with large plate glass windows and dentil molding. The door surround is wood with incised vertical detailing. The entrance door is a single wood and glass door with a metal security door. The second unit, 216-218 Third Avenue, has no dentil detailing but does include a flat roof projection over the front display windows. The windows include large fixed pane plate glass windows. One display window includes louvered sections. Doors are single doors and one is metal and glass; the other is wood with glass. Some doors have transoms. A brick skirt is present across the front of all units. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950; 6

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both Constructed 1947 per Notice of Completion

\*P7. Owner and Address: Carmel and Georgie Botte Trust  
14929 Brookstone Drive  
Poway, CA 92064

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 214-218 Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The Chain of Title information indicates that the following persons owned the property: S.V. Thompson (?-1912); Darwin Black (1912); E. and Lucy Melville, Melville Realty Company (1912-1920); Washington and Ella Fisher, carpenter (1920-1929); Carl B. Haye (1929); Maria L. St. Ange (1931-1935); Washington Fisher (1931-1932); Marcia and Harlan Thompson, elevator operator (1935-1944); William and Annie Misonsol (1944-1945); Herbert L. Mueller (1945-1950); Anne and J.M. Laddon (Laddon Realty) (1950-1976); Carmel and Georgie Botte (1976-Present).

A Notice of Completion was filed by Herbert and Mildred Mueller on July 15, 1947. The Muellers had entered into a contract with Allan Gage Olson for construction of a "17' x 40' concrete block store building." A Notice of Completion was filed on June 4, 1948 by Herbert L. and Mildred Mueller for additional work. No work to be completed was listed and no contractor was listed for the project.

The San Diego City Directories were reviewed for occupants of the building. Occupants included:

1952

- 214 - M. G. Dudderrar, insurance
- 216 - Sit and Knit, yarns
- 218 - Leslie Edwards, real estate

1953-1956

- 214 - M. G. Dudderrar, insurance, State Farms
- 216 - Chula Vista Interiors
- 218 - Zoltan Shop, dry goods

1957-1960

- 214 - Brown and Curry, insurance
- 216 - Chula Vista Interiors
- 218 - Bel Aire Beauty Shop

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 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 214-218 Third Avenue

B1. Historic Name: None

B2. Common Name: Chico's Bakery

B3. Original Use: Commercial/Retail B4. Present Use: Commercial/Retail

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed 1947 per Notice of Completion. Exterior modifications include door and window changes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Allan Gage Olson

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

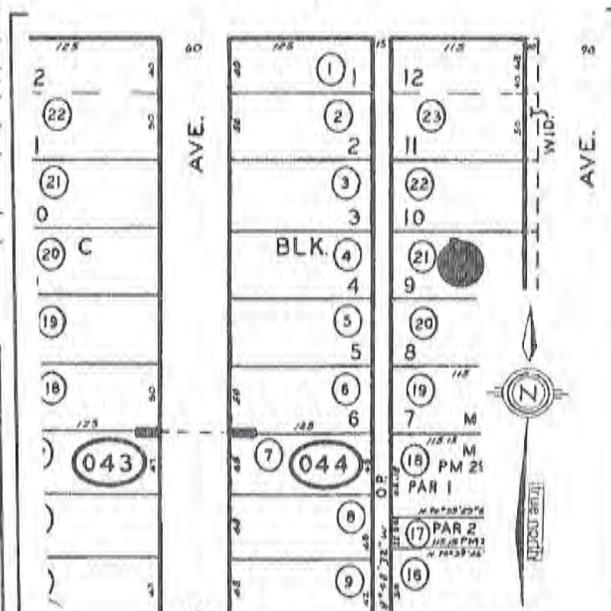
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City of Chula Vista Records

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 217 Third Avenue

\*P1. Other Identifier: Wood's Appliance Store

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 217 Third Avenue City: Chula Vista Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_ Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

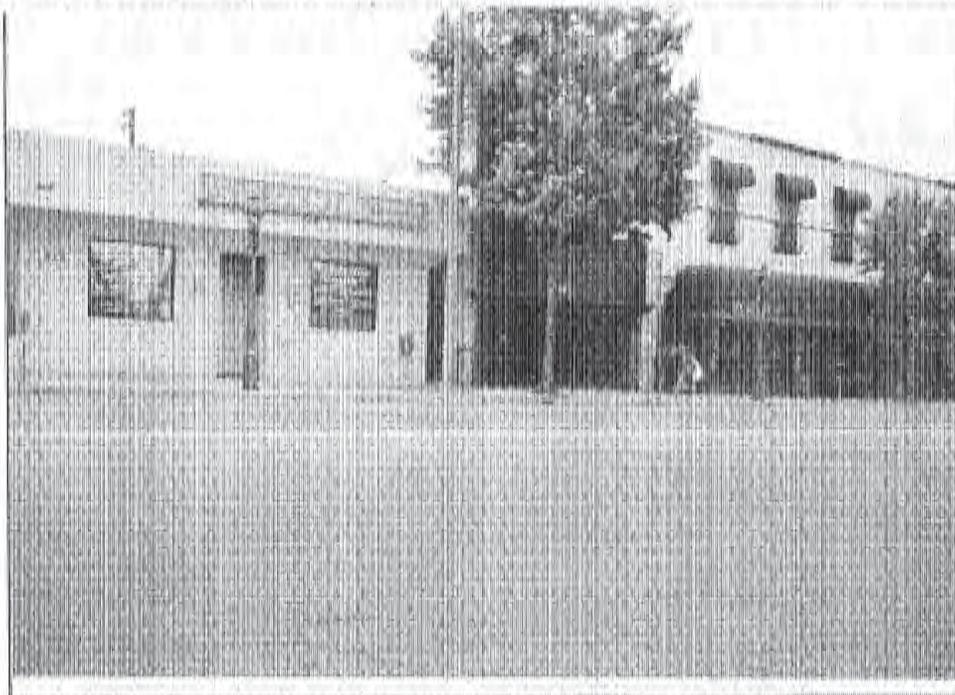
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No. 568-071-04, Lot 9, 001438, Radcliffe Tract

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a one-story, asymmetrical, rectangular shaped, Modern commercial structure. The building has a concrete foundation, brick walls, and a flat roof. Only the front facade is visible and it includes brick detailing on the sides of the front facade. The original front facade has been completely removed and replaced with smoked plate glass and metal and glass doors. A metal railing is present across the entrance area of the building. The building was non-operational at the time of evaluation. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east; 8/31/05; 950: 7

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1953 per Notice of Completion

\*P7. Owner and Address: Carmel and Georgie Botte 14929 Brookstone Drive Poway, CA 92064

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey

report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 217 Third Avenue

\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: Mary E. Matthews (?-1924); Mrs. J.G. Harper (1924-1927); Alice M. Hawkins (1927-1937); William Murray Hawkins, bulb grower (1937-1940); and Warren and Jane Hubbard (1940-1944). Warren Hubbard owned the funeral parlor at 202 Third Avenue during the 1940s. Other owners included: James Bachelder (1944-1953); Estate of Viola Hooper (1965); James Bachelder (1965); and Georgie and Carmel R. Botte (1965-Present).

A Notice of Completion was filed on July 31, 1953 by Viola R. Hooper. She had entered into a contract with W.B. Melhorn for construction of a commercial building. Viola and Maurice Hooper were in the real estate business with an office at 315 Third Avenue and a residence at 215 Third Avenue.

The San Diego City Directories were reviewed for occupants of the building. Occupants included: 1953-1960 - Wood's Appliance/Custom Shop Upholsterers



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 226 Third Avenue

\*P1. Other Identifier: Vogue Theater

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 226 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: M/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No. 568-044-18, Parcel 1 PM02994

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a two-story, symmetrical, rectangular shaped, Art Deco theater building. The building has a concrete foundation, stucco and block walls, and a raised roof with a parapet. The front facade has a recessed entrance area with glass and metal doors. The entrance area includes a square, separate box office with wood siding and glass windows. Two retail spaces are placed on either side of the entrance area and include large plate glass windows. Tile has been added to the front facade. Above the entrance area is a large marquee section which projects forward from the main mass of the building. The second floor facade includes a pair of metal windows placed on either side of the facade. Vertical stripe sections enhance the front facade of the structure and extend from the marquee area to the roofline. The rear of the building includes several entrances with pairs of single wood doors. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950:8

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1945 per Notice of Completion

\*P7. Owner and Address: Peter and Esther Upham Trust  
9310 Fortune Lane  
La Mesa, CA 91941

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05

\*P10. Type of Survey:

(Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 226 Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The call of title information indicates that the following persons owned the property: Harry E. Robinson (?-1925); Alice Rolph (1925-1926); Carl B. Hays (1926-1943); Harry Miller (1943). Harry Miller and his wife Sadie, owned a real estate and insurance company whose motto was "I can sell it, trade it, or rent it. Call me, I live here." His real estate office was located at 275 Third Avenue. The next owner, Thomas Huntington (1943-1974), was the manager of the Seville Theater for many years. Additional owners included: R. L. and Nadine Yoder (1974-1977); Lawrence Goldman (1977); Horst Hoffman (1977); Peter and Esther Upham (1977-Present).

A Notice of Completion was filed on January 23, 1945 for the construction of the theater.

According to the Chula Vista Heritage Museum files, "the Vogue Theater opened on January 19, 1945. The first feature was the "Happy Land" starring Don Ameche, and it was considered one of the ten best movies of 1943. The theater has been in operation for more than half a century. All four walls are one unit and were all poured at once - a process called a "monolithic pour" and over 400 cubic yards of cement were poured in a fourteen hour period. More than 50 tons of steel were used in the walls and as ceiling supports. The theater also featured an innovative air handling system for the period. The air in the theater was changed every three minutes through giant intake and exhaust channels."

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 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 5S2

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 226 Third Avenue

B1. Historic Name: Voque Theater

B2. Common Name: Voque Theater

B3. Original Use: Commercial/Theater B4. Present Use: Commercial/Theater

\*B5. Architectural Style: Art Deco

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1945 per Notice of Completion and chain of title information. Exterior modifications include door and window alterations.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The commercial building is significant under Criterion A because it is a good example of a community institution during the 1940s phase of Chula Vista commercial development. It is important for its use as a movie theater and anchor business in the downtown core area.

B11. Additional Resource Attributes: (List attributes and codes) None

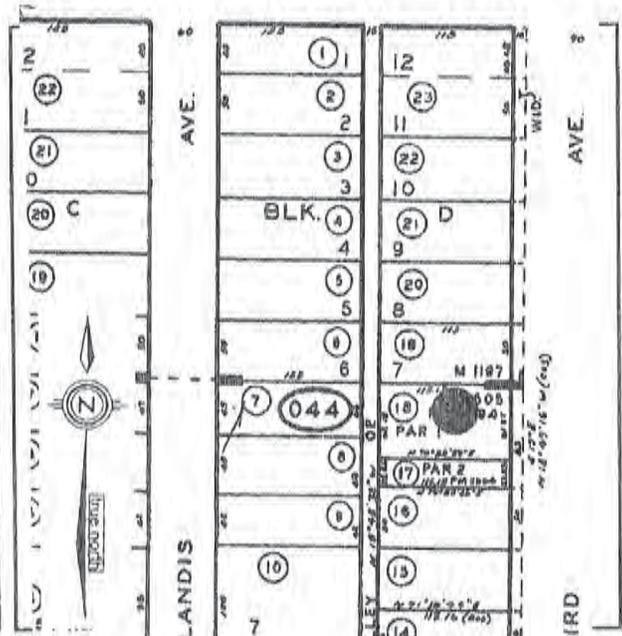
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; Notice of Completion, 1945; Chula Vista Heritage Museum files

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 230 Third Avenue

\*P1. Other Identifier: Zontek's Cafe

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec. B.M.: SB

c. Address: 230 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

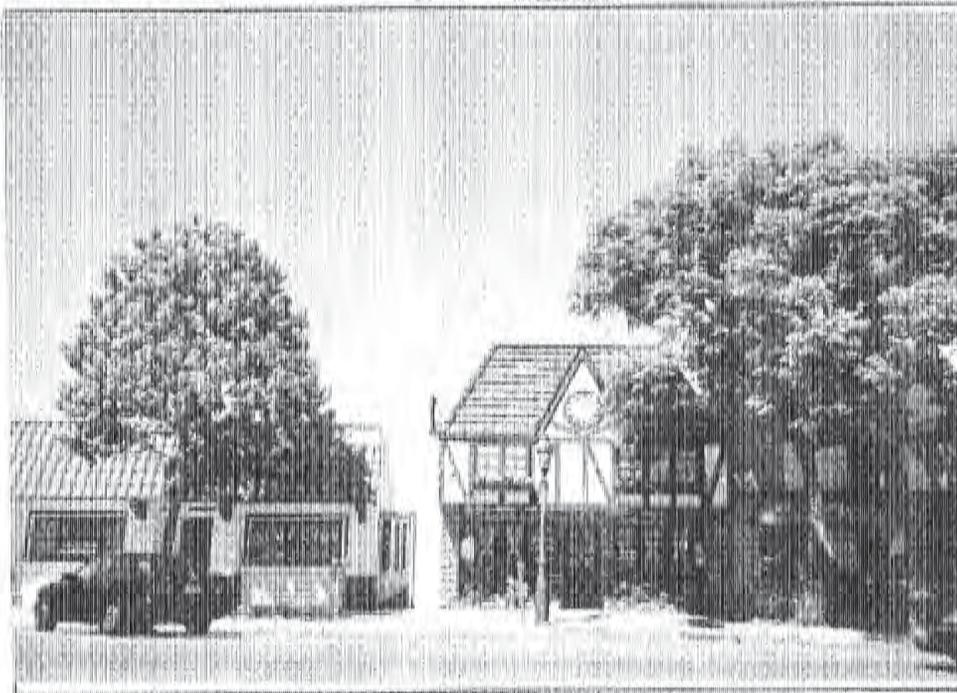
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No. 568-044-17, Parcel 2, PM02994

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a two-story structure with both commercial and residential spaces. The Tudor style building has a concrete foundation, symmetrical facade, stucco and wood walls, a mansard roof with shake shingles, faux stone accents, and a clock centered on the second floor facade. The entrance is centered on the front facade and consists of a wood and multilight glass door which is flanked by large rectangular, multilight windows. The first floor of the structure has faux stone accents; the upper portion has wood Tudor style accents. The rear of the structure has faux stone accents, a metal gate, and a staircase that leads to an office/residential unit. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 9

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed ca. 1953 per City records

\*P7. Owner and Address: Franz Dorninger  
P.O. Box 1267  
Julian, CA 92036

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05

\*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none") Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 230 Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: James W. Terrill (?-1904); Minnie H. Carter (1904-1920); Harry Robinson (1920-1925); Alice M. Rolph (1925-1926); Carl B. Hays (1926-1943); Thomas P. Huntington, manager of the Seville Theater (1943-1994); Jane E. Huntington Trust (1994-2001); Anna Bielecki (1994-2001); and Franz Dorninger (2001-Present).

According to the Chula Vista Heritage Museum files, "in 1940, three Zontek brothers opened a restaurant at 273 Third Avenue (Irving's Shoe Store) and operated successfully there for twelve years. The brothers had come to Chula Vista from Minnesota. In 1953, the brothers made two changes - Stanley left to open Mel's Root Beer and Blase and Walter built and opened a new Zontek's Café at this address. Zontek's Café operated successfully here from 1953 until 1968 when the brothers retired. The new owners started a restaurant called the House of Munich." The House of Munich operated at this location for over thirty years. At the present time, the building houses the Edelweiss Restaurant.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 592

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 230 Third Avenue

B1. Historic Name: Zontek's Café  
 B2. Common Name: Edelweiss Restaurant  
 B3. Original Use: Commercial/Restaurant/Residential B4. Present Use: Commercial/Restaurant/Residential

\*B5. Architectural Style: Tudor

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed ca. 1953 per City records and chain of title information. Exterior modifications include addition of faux stone exterior elements; clock; and window and door changes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The commercial building is significant under Criterion A because it was an important local business during the 1950s phase of Chula Vista commercial development. It served as the second location of the Zontek Café which had operated as a core business in the downtown area for twenty-eight years.

B11. Additional Resource Attributes: (List attributes and codes) None

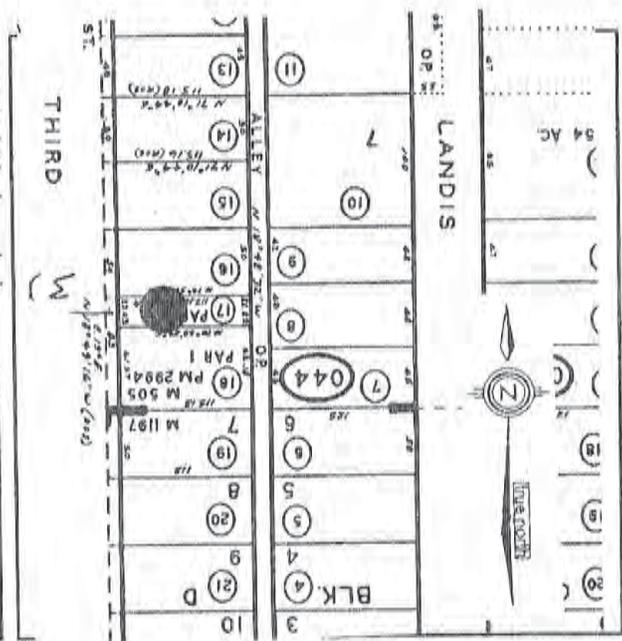
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991, Alfred A. Knopf, New York; San Diego County Recorder; San Diego City and County Directories; City Records

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 62

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 232 Third Avenue

\*P1. Other Identifier: Louis Quay Chiropractic Office

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 232 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, M/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Assessor's Parcel No.: 568-044-16; Lot 7 in 1/4 Section 137, 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a one-story, asymmetrical, L-shaped, Modern style, commercial building. The structure has a concrete foundation, stucco exterior and mansard style roof with Spanish tile. The lower portion of the roof has several decorative carved wood supports. The building has three recessed entrances with single wood doors. Large rectangular shaped, multilight windows are present on either side of the doors. Tile inserts are present and frame the windows. The building is attached to the building next door by a small wall with a rectangular door opening which is framed in tile. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west;  
8/31/05; 950: 10

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both Constructed ca. 1941  
per City records

\*P7. Owner and Address:  
Manuel & Maria Gomez Family  
Trust  
735 Del Corro Place  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K.  
Crawford, and S. Moomjian,  
Archaeos, 11209 Golden  
Birch Way, San Diego, CA  
92131 \*P9. Date Recorded:  
8/31/05

\*P10. Type of Survey:  
(Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical  
Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 232 Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: James W. Terrill (?-1904); Minnie H. Carter (1904-1920); Harry Robinson (1920-1925); Alice M. Rolph, the librarian at the Chula Vista Public Library (1925-1926); Carl B. Hays (1926-1940); Lewis Y. Quay, a chiropractor with his office at 236 Third Avenue (1940-1976); and Manuel and Aurelia Gomez (1976-Present).

A Notice of Completion was filed on September 23, 1983 by Manuel Gomez. Improvements were made to the property by Bagnell Construction Company.

The San Diego City Directories were reviewed for occupants of the building. Occupants included:

- 1952-1955 - Lewis Quay, chiropractor  
Daniel Fields, chiropractor
- 1956-1957 - Daniel Fields, chiropractor  
Michael Geracia, chiropractor
- 1958-1960 - Leland Whetstone, dentist  
Vogue Beauty Salon

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 232 Third Avenue

B1. Historic Name: Louis Quay Chiropractor office

B2. Common Name: Omnitek Dental Ceramics

B3. Original Use: Commercial/Retail B4. Present Use: Commercial/Retail

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed ca. 1941 per City records and chain of title information. Exterior modifications include new tile roof, stucco addition, tile addition, and window and door changes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

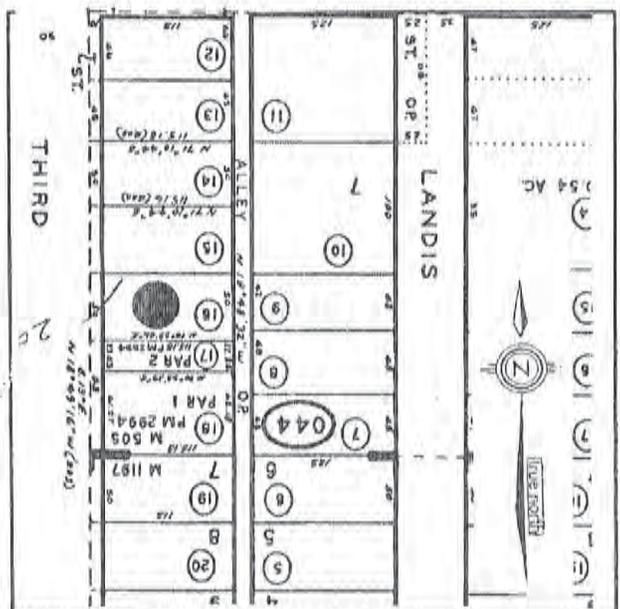
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City Records

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 234 Third Avenue

\*P1. Other Identifier: McMahan Furniture

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec. B.M.: SB

c. Address: 234 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Assessor's Parcel No. 568-044-15; Lot 7 in 1/4 Section 137, 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a one-story, symmetrical, rectangular shaped, Modern style, commercial building. The structure has a concrete foundation, stucco walls with tile facing, and a flat roof. The recessed entrance is centered on the front facade and the building includes two units with metal and glass doors. Each facade has large smoked plate glass windows with awnings. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950; 11

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1946 per Notice of Completion

\*P7. Owner and Address: William Herries & Marina Serhan  
255 G Street, #207  
San Diego, CA 92101

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page # 3 \*Resource Name or # (Assigned by recorder) 234 Third Avenue  
\*Recorded by Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The title information indicates that the following persons owned the property:  
Susanna Mills (?-1903); James W. Terrill (1903-1904); Minnie Carter (1904-1920); Harry and  
Robinson (1920-1922); Roy Allen, driver (1922-1928); Maggie and J. Calvin  
Lauderbach, district supervisor for the Chula Union School District (1928-1967); Clara and  
Muriel (1967-1992); Atlas Travel Service (1978-1994); David and Ana Maria Lopez  
(1994-2001); Guillermo Ricardo Castillo (2001-2002); David and Ana Lopez (2002-2003); Joni  
Labbe (2003-2004); 3E Investments (2004); and Marina Serhan and William Herries (2004-  
Present)

A Notice of Completion was filed on November 30, 1946 by Maggie and J. Calvin Lauderbach.  
They had entered into a contract in January 1946 with Lee and Leechorn, general  
contractors, to construct a "one story store building."

The San Diego City Directories were reviewed for occupants of the building. Occupants  
included:  
1952-1957 - McMahan's Furniture  
1958-1960 - Raffee Rug and Carpet

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 \*NRHP Status Code 6Z  
 \*Resource Name or # (Assigned by recorder) 234 Third Avenue

\*Page 3 of 3

B1. Historic Name: McMahan Furniture  
 B2. Common Name: San Diego Injury Center  
 B3. Original Use: Commercial/Medical B4. Present Use: Commercial/Medical

\*B5. Architectural Style: Modern  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed 1946 per notice of completion and chain of title information. Exterior modifications include door and window changes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

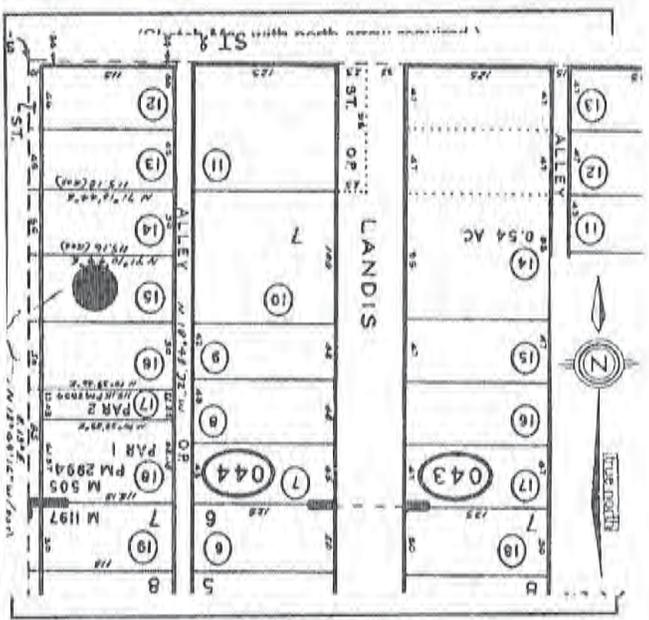
B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City Records; Notice of Completion, 1946

B13. Remarks:  
 \*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 242-244 Third Avenue

\*P1. Other Identifier: Alice Crandall Beauty Shop

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 242-244 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Assessor's Parcel No. 568-044-13; Lot 7 in 1/4 section 137, 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a one-story, asymmetrical, rectangular shaped, Modern style, two unit commercial building. The building has a concrete foundation, stucco walls, a flat roof and a horizontal band motif around the front facade under the roof edge. The building has two units; one with a recessed entry. Doors are single metal and glass doors. Large plate glass windows are present on the front facade and awnings are present over the windows. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 12

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1946 per Notice of Completion

\*P7. Owner and Address: Margaret Bitar  
15580 NE Siskiyou Court  
Portland, Oregon 97230

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 242-244 Third Avenue  
\*Recorder(s) Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The following information indicates that the following persons owned the property:  
Timothy Crandall (?-1944); and Alice and Paul Crandall (1944-1959). Mrs. Crandall owned a building located at 244 Third Avenue. Her husband Paul and Kenneth Crandall are also listed at this address. Additional owners included: Simon and Annie Tamer (1959-1995); Simon Tamer (1995); and Annie T. Tamer Living Trust (1995-2001).

A Notice of Completion was filed on August 20, 1946 by Alice and Paul Crandall. They entered into a contract with contractor J.E. Eddy to construct a concrete block store and doctor's offices in February 1946.

The San Diego City Directories were reviewed for occupants of the building. Occupants include:  
1952-60 - 242 Third - Alvin May, optometrist  
244 Third - Alice's Beautyland (Alice Crandall)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 242-244 Third Avenue

B1. Historic Name: Alice Crandall Beauty Shop

B2. Common Name: None

B3. Original Use: Commercial/Retail B4. Present Use: Commercial/Retail

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed 1946 per Notice of Completion and chain of title information. Exterior modifications include door and window changes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: J. E. Eddy

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

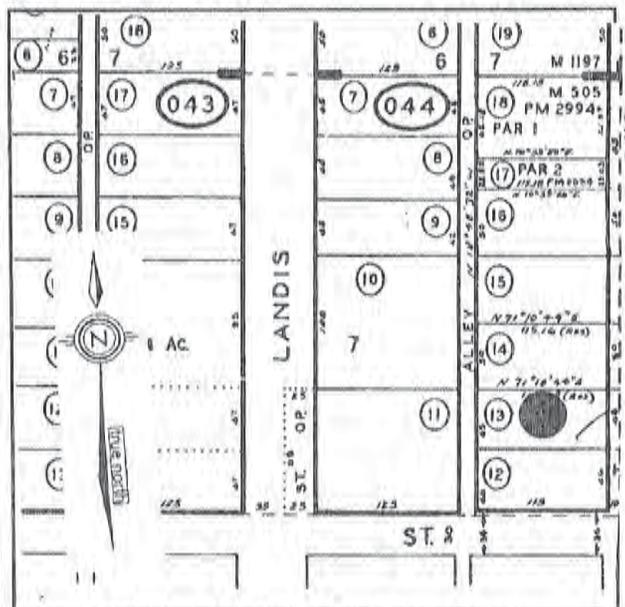
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City Records; Notice of Completion 1946

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 62

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 248 Third Avenue

\*P1. Other Identifier: None  
\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 248 Third Avenue City: Chula Vista Zip: 91910

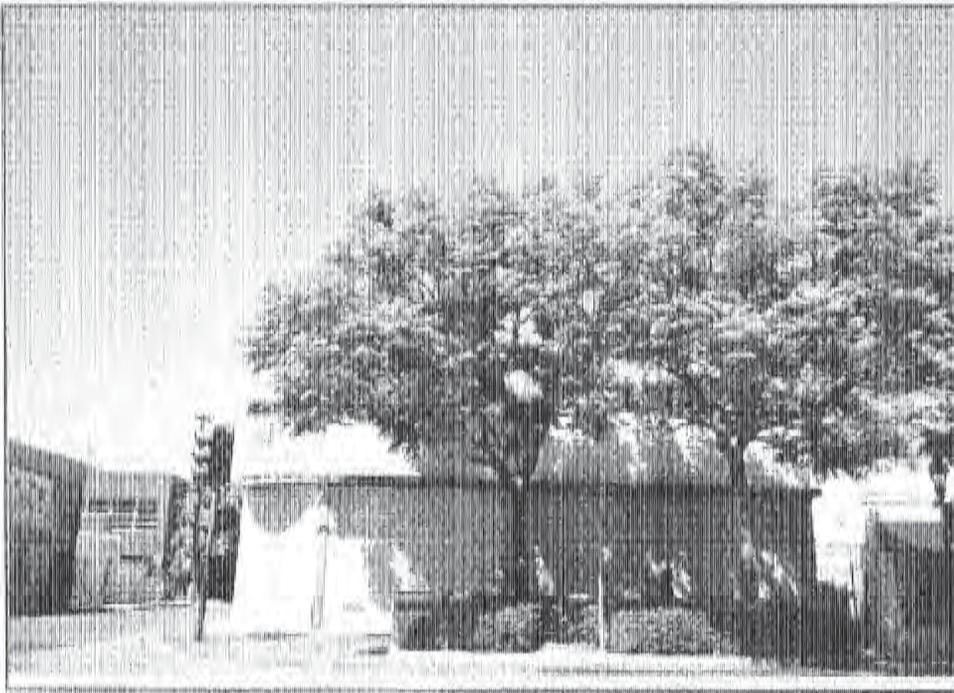
d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ M/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No.: 568-044-12, east 125 feet of s 50 feet/exec st ops/lot 7, 1/4 section 137 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a one-story, asymmetrical, rectangular shaped, Art Deco style, commercial building on a corner lot. The building has a concrete foundation, concrete block and stucco exterior and a flat roof. Window and door detailing could not be observed as the building has been boarded up completely. The entrance appears to have been placed on the corner of the structure. The entrance area includes a semi-circular roof which projects out from the structure. The rear of the building includes a block addition with half-height walls and a shed style roof. The upper portion of the walls is fenced with chain link fencing on top of the block wall. The building is in poor condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 13

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1946 per Notice of Completion

\*P7. Owner and Address: Corydon and Kathleen Dwight 1977 Revocable Trust 1363 Timberpond Drive El Cajon, CA 92019

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 248 Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: Raymond and Clinton Lee (?-1931); Georgia Ward (1931-1942); Charles and Alma Kohr, owners of a florist shop (1942-1946); Harry W. Boles, a salesman at the J.H. Tompkins company (1946); Lawrence C. Kuebler, a building contractor who specialized in general, remodeling, and home building construction (1947); Doris Godwin, a stenographer for Lawrence Kuebler construction company (1947); Lawrence and Mary Kuebler (1947); Iva and Harry Boles (1947-1961); Stuart Ferer (1961-1964); Barrows Company (1964-1965); and Corydon G. Dwight (1965-1988); Graceva Dwight (1988-1994); Joan E. McGroty Living Trust (1996-2001); and Corydon G. Dwight (2001-Present).

A Notice of Completion was filed on October 1, 1946 for the structure. The owner-builder was Harry and Iva C. Boles. A Notice of Completion was filed on June 30, 1965 by the Barrows Company for alterations to the building. The contractor was listed as Roy C. Ek.

The San Diego City Directories were reviewed for occupants of the building. Occupants included: 1952-1960 - Union Furniture

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 248 Third Avenue

B1. Historic Name: Union Furniture

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Non-operational

\*B5. Architectural Style: Art Deco

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed 1946 per Notice of Completion and chain of title information. Exterior modifications include addition of rear section and boarding over of doors and windows.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Harry Boles

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history. The condition of the building precludes it from significance within the urban core.

B11. Additional Resource Attributes: (List attributes and codes) None

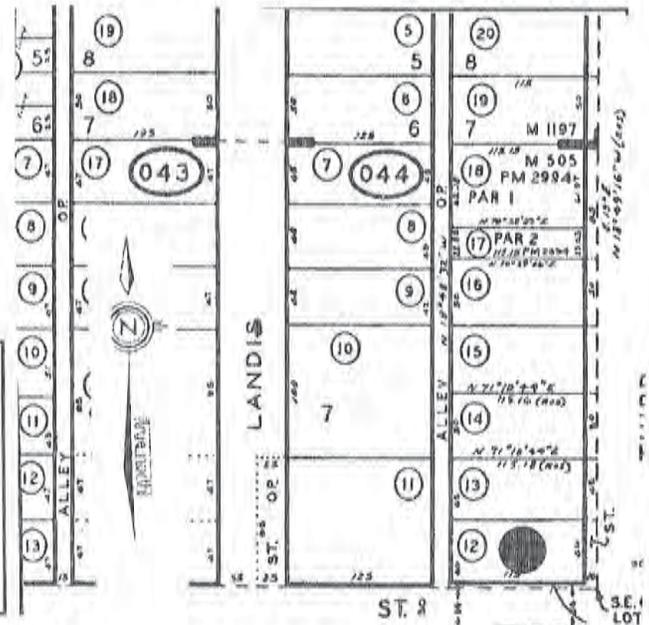
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City Records; Notice of Completion 1946

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 250 Third Avenue

\*P1. Other Identifier: Leader's Department Store

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 250 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Mer/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No.: 568-152-31, Parcel 2, PM 18221

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a one-story, asymmetrical, rectangular shaped, Modern style, two unit commercial building. The building has a concrete foundation, stucco walls, a flat roof and a horizontal band motif around the front facade under the roof edge. The building has two units; one with a recessed entry. Doors are single metal and glass doors. Large plate glass windows are present on the front facade and awnings are present over the windows. The building has a large mural on the north side. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 14

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1949 per Notice of Completion

\*P7. Owner and Address: Dennison Living Trust  
256 Third Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey

report and other sources, or enter "none.") Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 250 Third Avenue  
\*Recorded by Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The following title information indicates that the following persons owned the property: Lucile and Louis Thompson (?-1920); William and Pauline Moeser, ranchers (1920-1939); George and Helen Galligan, fruit growers (1939-1971); Elizabeth Ann Galligan (1971-1980); Third and Davidson Properties (1980-1998); Clarke and Marice Dennison (1998); Richard and Elaine Dennison (1998-2001); and Clarke and Marice Dennison (2001-Present).

A Notice of Completion was filed on March 14, 1949 for construction of a building at this address. The contractor was listed as A. J. Campbell. A Notice of Completion was filed on April 7, 2004 for a new awning, new sign and new mural on the side of building. The name of the contractor was Armando Nunez.

The Leader's Department Store was responsible for the construction of this building and it opened in 1949. According to the Chula Vista Heritage Museum files, "The store had a mezzanine in addition to its main sales floor area. The construction of the store stimulated the building of many other stores in the immediate area. This was all part of the post-World War II building boom...In 1958, Leader's (as it came to be called) moved to a new and larger building at 223 Third Avenue. The building at 250 Third Avenue became "Bishop's" a ware shop and operated at that location until 1963. The building had several other occupants - Borgens Music Store, the Fashion Figure Salon and in 1974, the Bridal Shop." Leader's moved to 223 Third Avenue to a much larger store location and operated until the early 1980s, when unable to compete with the more modern malls, it went out of business. At the current time, the 250 Third Avenue building houses the Junior Theater.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

\*NRHP Status Code 582

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 250 Third Avenue

B1. Historic Name: Leader's Department Store

B2. Common Name: Junior Theater

B3. Original Use: Commercial/Retail B4. Present Use: Commercial/Theater

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed 1949 per Notice of Completion and chain of title information. Exterior modifications include the addition of a painted mural and window and door changes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: A. J. Campbell

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The commercial building is significant under Criterion A because it is a good example of the expansion of the core area during the 1940s phase of Chula Vista commercial development. It served as an important anchor building, Leader's Department Store, in the development of the downtown core area and was a key downtown business.

B11. Additional Resource Attributes: (List attributes and codes) None

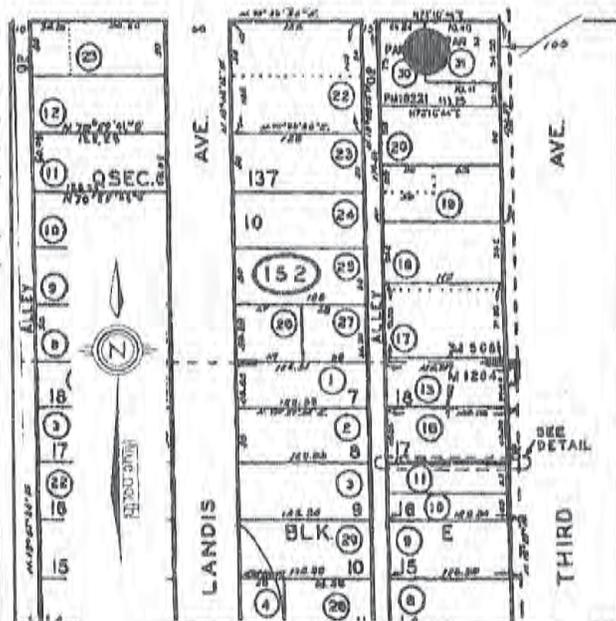
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991, Alfred A. Knopf, New York; San Diego County Recorder; San Diego City and County Directories; Notice of Completion; Chula Vista Heritage Museum files.

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
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PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 582

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 253-257 Third Avenue

\*P1. Other Identifier: Bank of America

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 253-257 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Assessor's Parcel No.: 568-161-26; sly 4.83 ft/lot 20 and all of lot 21, 001871

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
The resource is a two-story, asymmetrical, rectangular shaped, Modern style commercial structure located on a corner. The building has a concrete foundation, concrete walls with a square block motif and faux marble detailing and a flat roof. A narrow roof ledge projects from the main mass of the building over the window units. The three-unit building has large plate glass windows; the end unit includes a bay window projection from the main mass of the structure. Doors are metal and glass, except for the wood and glass door on the end unit (257 Third Avenue). Awnings are present on some windows. The rear of the corner unit (253 Third Avenue) has a side entrance and a rear entrance. The side entrance includes a pair of wood doors with a vertical bar motif over the door area, extending up to the second floor roof area. Vertical bands frame the side entrance. The rear entrance is recessed under the second floor and the corner of the building is supported by a square column. Tile detailing is present. First floor windows are large fixed pane plate glass style windows, some are in three parts. Second floor windows are metal, multilight casement style.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east; 8/31/05; 950: 15

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1949 per Notice of Completion

\*P7. Owner and Address: Royal Highlanders  
259 Third Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05

\*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

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CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 253-257 Third Avenue  
\*Recorder Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The following title information indicates that the following persons owned the property: Mary L. (1925-1925); Theodore Skinner (1925-1926); and William and Ruth Drew (1926-1947). Drew was a member of the United States Army and Mrs. Drew was a clerk at the public school. Additional owners included: Merchants National Corporation (1947-1955); John F. (1955-1956); J. Jessop and Sons (1956-1964); Marion M. Peckham (1964-1971); Title Insurance and Trust Company (1971-1972); and Royal Highlanders (1972-Present).

A Notice of Completion was filed on November 4, 1949. The Merchants National Corporation, a Delaware Corporation based in Los Angeles, entered into a contract with F.E. Young Construction Company to construct a new building for the Chula Vista Branch of the Bank of America. The contract was signed April 26, 1949.

According to the Chula Vista Heritage Museum files, "In 1948, the Bank of America moved from its original location on the northwest corner of Third Avenue and F Street to the address at 255 Third Avenue. In 1956, the Bank of America moved 295 E Street. This building was then divided into three addresses - 253, 255, and 257 Third Avenue. The center portion (253) was occupied by the House of Fine Spirits, a liquor store from 1955 to the 1980s. The center portion, 255, was occupied by Jessop & Sons Jewelers for four years, and then by a succession of lesser known jewelry stores until 1972. From 1972 to 1996 Coin Mart Jewelry was located here. See's Candy was located at 257 in the late 1950s. Golden Rug oriental carpets occupied the 253 and 255 addresses in the late 1990s."



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HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 256 1/2-260 1/2 Third Avenue

\*P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 256 1/2-260 1/2 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Assessor's Parcel No.: 568-152-20, N 50 feet of south 225 feet of e 115 feet lot 19, 1/4 section 137, 000505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource is a one-story, asymmetrical, rectangular shaped, Modern style, four unit commercial building. The building has a concrete foundation, stucco walls, a flat roof and a marquee style projecting roof supported by metal braces. Tile facing has been added to the structure's front facade. The building has three units with a recessed entry. Doors are single metal and glass doors. Large plate glass windows are present on the front facade. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 Story Commercial Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950: 16

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed ca. 1939 per City records

\*P7. Owner and Address: Selva P. Moeser Trust  
429 E. Second Street  
National City, CA 91950

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none.") Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 256½-260½ Third Avenue  
\*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 8/31/05  Continuation  Update

The chain of title information indicates that the following persons owned the property: Lucile and Louis Thompson (?-1920); William and Pauline Moeser, ranchers (1920-1948); Milton Phillip Moeser (1948-1958); Zelva M. Moeser (1958-1985); Kim Q. Berkshire et.al. (1985-1987); and Zelva P. Moeser Trust (1987-Present).

A Notice of Completion was filed on August 29, 2003 for rehabilitation and improvement of storefronts and signage.

The San Diego City Directories were reviewed for occupants of the building. Occupants included:

- 1952-1956 - 256 ½ - Seely Candy Stick  
258 - Mc Main's Bakery  
260 - Atlas Employment Agency  
260 ½ - Bertram's Café
  
- 1957-1958 256 ½ - Seely Candy Stick  
258 - Mc Main's Bakery  
260 - Atlas Employment Agency  
260 ½ - Miller's Lunch
  
- 1959-1960 256 ½ - Seely Candy Stick  
258 - Gem Jewelry  
260 - Camille Millinery  
260 ½ - Bertram's Café

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HRI# \_\_\_\_\_

\*NRHP Status Code 6Z

\*Page 3 of 3

\*Resource Name or # (Assigned by recorder) 256 1/2 - 260 1/2 Third Avenue

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial/Retail B4. Present Use: Commercial/Retail

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed ca. 1939 per City records and chain of title information. Exterior modifications include door and window changes and addition of tile facing.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: F.E. Young Contractors

\*B10. Significance: Theme: Urban Core development Area: Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is, and has been, composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately one hundred years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the core area. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

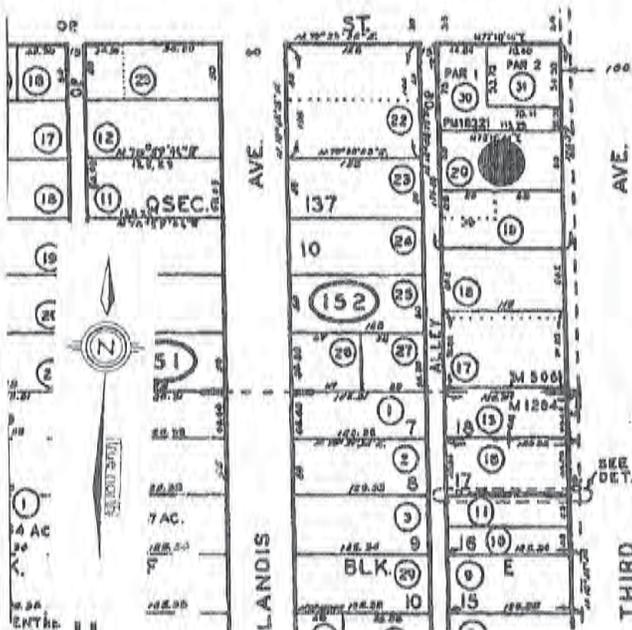
\*B12. References: McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York; San Diego County Recorder, San Diego City and County Directories; City Records

B13. Remarks:

\*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Date of Evaluation: 8/31/05

(This space reserved for official comments.)



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NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 209 Landis Avenue

\*P1. Other Identifier: Kenneth Perry Campbell Residence/Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 209 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-044-03; Legal description: Lot 3, Block D, Thompson's Subdivision

\*P3a. Description(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rehabilitated Craftsman residence currently used as an office. The square shaped building has a symmetrical facade and a concrete foundation with brick veneer foundation skirting. The medium pitched front gabled roof is covered with composition shingles. The eaves are boxed with a narrow overhang. A horizontal louvered vent is located beneath the gable end. The building is shiplap clad with wood belt and edge framing. The fenestration consists of rectangular metal sliders of varying shapes and sizes. The windows have cornice trim and sills. Two shallow bays, one on the north side of the building, the other on the south have fixed panes and one-over-one double hungs. Access to the building is from the sidewalk, through a low wood picket fence, to a concrete walkway, up three tiled steps to the open concrete porch. The fence is set into concrete block piers with brick caps. The entry is covered by a canvas awning; the single wood front door has recessed panels and an arched leaded inset. The landscaping consists of a lawn and mature trees. The landscaping is well maintained and the building is in excellent condition.



OP3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east; 8/31/05; 950:41

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1948 per Notice of Completion

\*P7. Owner and Address: Andres Rios  
1517 Country Vistas Lane  
Bonita, CA 91902

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none.") Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 209 Landis Street  
\* Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Other persons who have included: S.V. and Ida Thompson (1912); Margery Lindemood (1912-1918); George Kennedy (1918-1919); F.E. and Mary Emert (1919); Marie J. Guptil (1919-1921); Joseph Lindemood and his wife Emma (1921-30); machine operator Denny Wright and Florence (1930-1941); Kenneth Perry Campbell, a leadman at the Consolidated Paper Corporation and later the Deputy City Clerk of Chula Vista (1941-1995); Sandra Rios and Andres and Socorro Rios (1997-98); and Andres Rios (1998-2005).  
Other persons included: Owner Kenneth Campbell (1942-60).

\*Resource Name or # (Assigned by recorder) 209 Landis Avenue

B1. Historic Name: Kenneth Perry Campbell Residence/Rental Property

B2. Common Name: Andres Rios Rental Property

B3. Original Use: Multiple-family residential B4. Present Use: Office

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1948 per Notice of Completion. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: J.E. Eddy

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

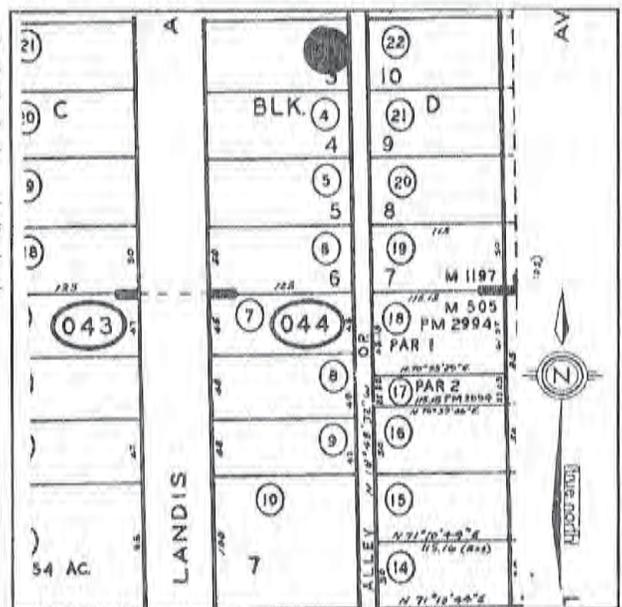
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, March 16, 1948.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



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Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 210 Landis Avenue

\*P1. Other Identifier: James Lindemood Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec: B.M.:SB

c. Address: 210 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-21; Legal description: Lot 10, Block C, Map 1197

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular Craftsman house with an asymmetrical front facade. The building, now used as an office, rests on a concrete foundation. The specialty cladding features tiers of alternating wood shiplap and clapboard siding. The medium pitched front gabled roof is covered with composition shingles. The eave rake is open with exposed rafters and a moderate overhang. Lattice vents are located under the roof and porch gable apexes. The fenestration consists of single and triple wood framed, multi-lite casements and double hungs. A triple 9-lite corner window sits on the south end of the enclosed porch. Access to the building is from the sidewalk, via a concrete walkway, up two wrought iron railed steps, to a concrete landing. The single, wood, recessed paneled entry door has a 6-lite upper and is covered by a screen door. The landscaping consists of a lawn and mature bushes. The building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3  
story commercial building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:42

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1921 per City records

\*P7. Owner and Address: Jaime & Olivia Ramirez  
4118 The Hill Road  
Bonita, CA 91902

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden



Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 210 Landis Street

Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

property have included: Sylvester V. Thompson (1910); Edith Murray (1910-22); Harold Lindemood (1922-41); Harold Lindemood (1941-81); Ira and Rosina Taylor (1981-8); and Olivia Ramirez (1987-2005).

included: Gene Herzog, installer for Pacific Telephone Telegraph Company, and Alice (1953-54); and John E. Cooley, a construction engineer at Brown Field, and Barbara.

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 210 Landis Avenue

- B1. Historic Name: James Lindemoor Rental House  
 B2. Common Name: Jaime and Olivia Ramirez Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Office  
 \*B5. Architectural Style: Craftsman  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1921 per City records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

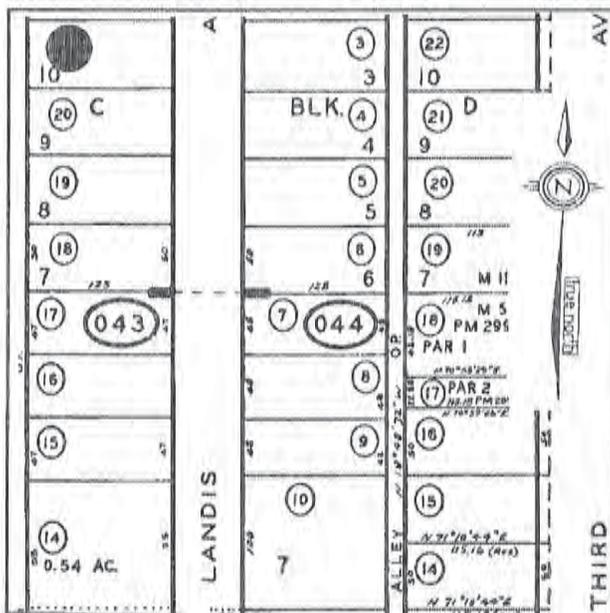
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 213 Landis Avenue

\*P1. Other Identifier: Charles W. and Alma Hobbs Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 213 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-044-04; Legal description: Lot 4, Block D, Map 1197

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, frame and stucco, rectangular, Minimal Traditional style medical office building with a symmetrical front facade. The building, originally a single family residence, has a concrete foundation. The medium pitched end gable roof is covered with composition shingles and has narrow eaves. A pair of gabled roof dormers with broken pediments and one-over-one double hungs are located on the front plane of the roof. The fenestration consists of rectangular, vinyl double hungs of varying shapes and sizes. Access to the building is from the sidewalk, to a central stamped concrete walkway, up two steps to a wide, open, stamped concrete porch with wrought iron rails. The front entry is located beneath a corbel pediment; the 10-lite single wood door is framed with a wood surround. A two-tracked concrete driveway is located on the south side of the lot and leads to a graveled parking area at the rear of the building. The building is in very good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3  
story commercial building

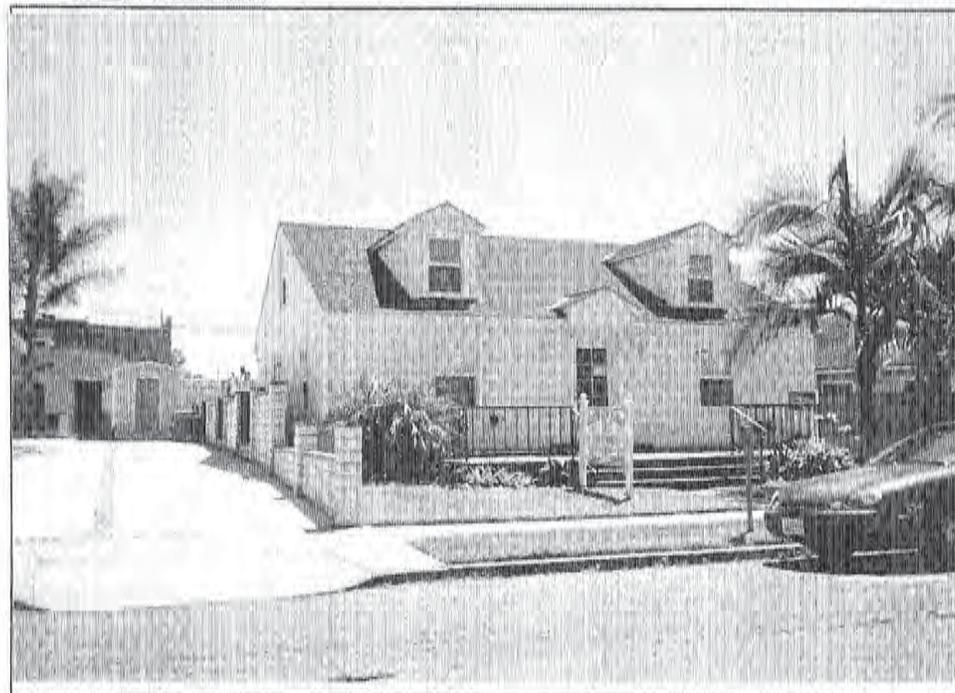
P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east  
8/31/05; 950:44

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both Constructed 1947 per  
City records

\*P7. Owner and Address: Adam McKillican  
213 Landis Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K.  
Crawford, and S. Moomjian,  
Archaeos, 11209 Golden



Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive  
survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core  
Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego,  
CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object

Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 213 Landis Street

\*Recorded by Water, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owner property have included: Willard W. Whitney (1910); Sylvester and Ida Thompson (1911-13); laborer James Lindemood (1913-43); Lewis Ledbetter, an aircraft worker at Cessna Aircraft Corporation, and his wife Frances (1943-44); Charles W. Hobbs, an aircraft worker at Rohr, and his wife Alma (1944-49); G.W. Jones (1949-50); Omer J. Thompson (1950-1953); Marion Roberts, and her husband Milton, an investigator with San Diego Gas & Electric Company (1953-66); Clyde Schauer (1966-67); Warren and Ruth Hubbard (1967-88); and Adam McKillican (1999-2005).

Occurrence included: Owner Marion Roberts and her husband Milton (1953-60).

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 213 Landis Avenue

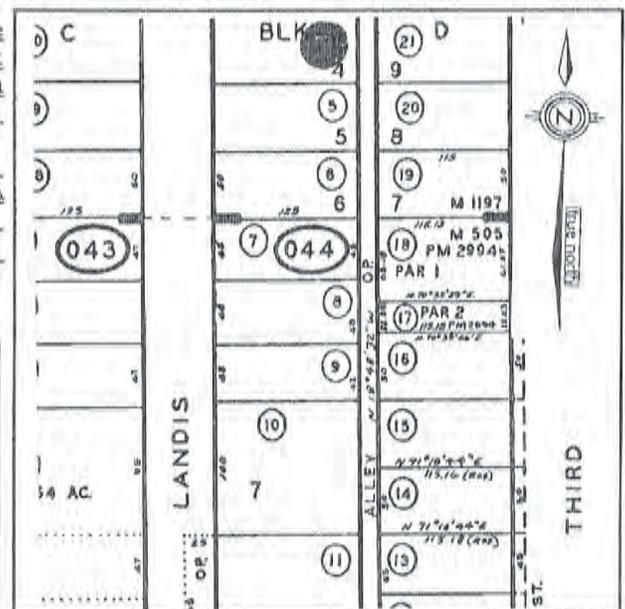
- B1. Historic Name: Charles W. and Alma Hobbs Rental House  
 B2. Common Name: Adam McKillican Rental Property  
 B3. Original Use: Single-family residential B4. Present Use: Medical office  
 \*B5. Architectural Style: Minimal Traditional  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1947 per City records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 214-216 Landis Avenue

\*P1. Other Identifier: Lawrence and Mary Kuebler Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

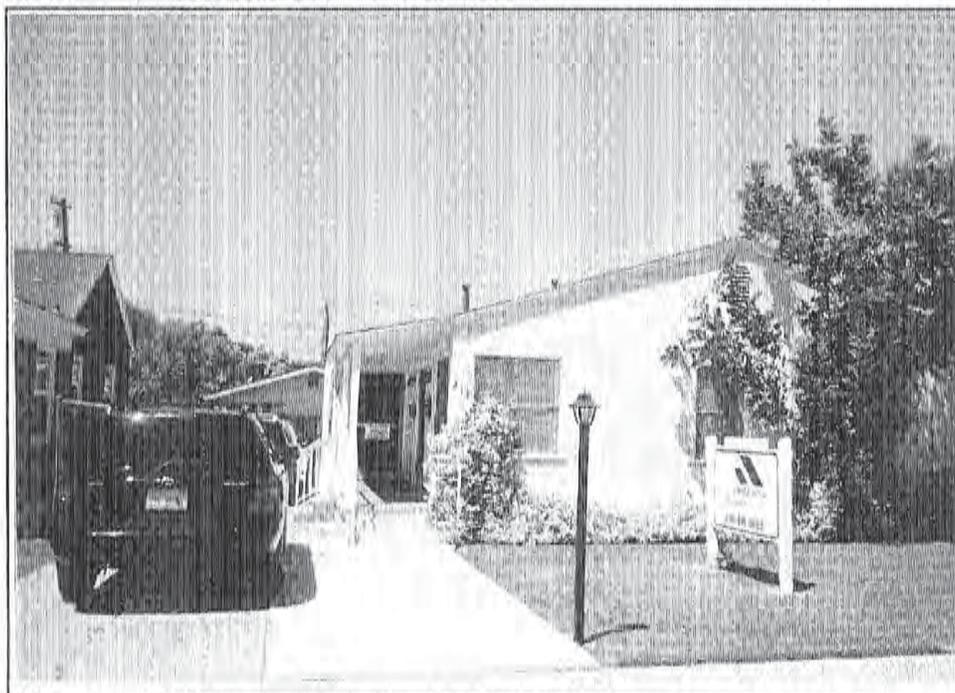
\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 214-216 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-20; Legal description: Lot 9, Block C, Map 1197

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, Minimal Traditional style duplex, with an asymmetrical front facade. The building rests on a concrete foundation. The medium pitched cross gabled roof has clipped eaves and is covered with composition shingles. Arched horizontal louvered vents are located in the gable ends. The exterior walls are stucco clad. The fenestration consists of wood framed two-over-two double hungs. The building is accessed from the sidewalk via a concrete walkway, up two concrete steps to the metal railed concrete porch. The porch is covered by a post and beam shed roof with exposed rafters. Two square posts support the roof. The matching single wood entry doors have recessed panels. A lawn, mature trees, and bushes constitute the landscaping. The building is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP3  
Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west; 8/31/05; 950:45

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1944 per City records

\*P7. Owner and Address: Jaime & Olivia Ramirez  
4118 The Hill Road  
Bonita, CA 91902

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) 214-216 Landis Street

\*Recorded by Water, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of the property have included: Sylvester V. Thompson (1910); Edith Murray (1910-22); Lindemood (1922-41); Harold Lindemood (1941-43); Arthur and Gertrude Stephens (1943-48); building contractor Lawrence C. Kuebler and his wife Mary (1943-48); department manager Robert Young (1948-51); Esther Mizel (1951-53); Mrs. Josephine Bevel, a Rohr Aircraft Company employee (1953-54); realtor Frank Ferrell and his wife Aite (1954-64); Earl and Joanne Maxwell (1964-65); Fred Gathe (1965-75); Ira and Rosina Taylor (1975-87); and Jaime Olivia Ramirez (1987-2005).

Occupants included: William Milan (1952); Mrs. Josephine Bevel, owner (1953); Frank Ferrell and his wife Aite (1954-60).

\*Resource Name or # (Assigned by recorder) 214-216 Landis Avenue

- B1. Historic Name: Lawrence and Mary Kuebler Rental Property  
 B2. Common Name: Jaine and Olivia Ramirez Rental Property  
 B3. Original Use: Multiple-family residential B4. Present Use: Multiple-family residential  
 \*B5. Architectural Style: Minimal Traditional  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1944 per City records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

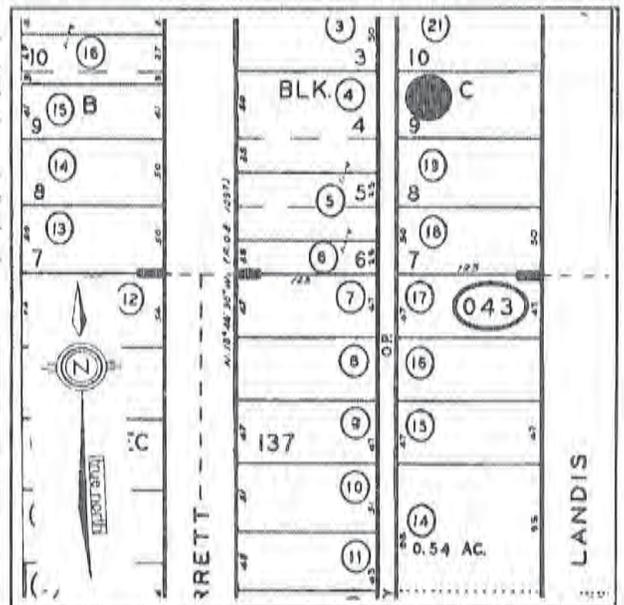
Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 220 Landis Avenue

\*P1. Other Identifier: William G. Smith Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 220 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-19; Legal description: Lot 8, Block C, Thompson Subdivision

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, L-shaped, frame, Minimal Traditional house, resting on a concrete foundation. The shake shingle clad house has an asymmetrical front facade. The medium pitched cross gabled roof is covered with composition shingles. The boxed eaves are clipped. The house has cornice work and exterior molding. A horizontal louvered vent is located beneath the south gable. The fenestration consists of wood framed one-over-one double hungs of varying shapes and sizes. A small octagonal focal window is located on the front facade. The house is accessed from the concrete driveway, to a brick-edged concrete walk, up one step to a concrete porch. The porch is covered by a shed roof with square post supports and wood railing. The porch has wood panel trim. The front entry has a single wood door. The concrete driveway, located on the south side of the lot, leads to a detached double garage with a wood shingled end gabled roof. The garage appears to have been converted into living or office space. It has a metal framed sliding patio door and metal slider windows. The landscaping consists of a lawn, flower beds, and mature trees. The condition of the house is good.



\*P3b. Resource Attributes: (List attributes and codes) HP2 Single-family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:46

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1940 per Notice of Completion

\*P7. Owner and Address: Carol A. Pasimio  
220 Landis Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive

survey \*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego,

CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object

Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page # 3 \*Resource Name or # (Assigned by recorder) 220 Landis Street  
\*F Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners who have included: Sylvester V. Thompson (1913); Miss Abbie Alvie (1913-14); Melvin Walden (1934-36); Harold S. and Lucille H. Young (1936-40); William and Gladys (1940-44); F. Cyril and Bessie Wright (1944-55); Albert and Elizabeth Boyer (1952-54); Mel and Fenilda Fernandez (1968-88); Barry and Leona Saintonge (1988-89); Elizabeth (1989-96); and Carol Pasimo (1996-2005).

Occupants who have included: Cyril and Bessie Wright, owners (1952-54); Fred and Jessie W. (probably relatives of the owners (1955-56); Waldo McCudden, a cabinet maker with Restaurant Shop, and his wife Edna (1957); Mrs. Mary Rockwell, a legal secretary with (1958); and Loren Alsman, a surveyor with B.D. Phelp, and his wife Wilma (1958).

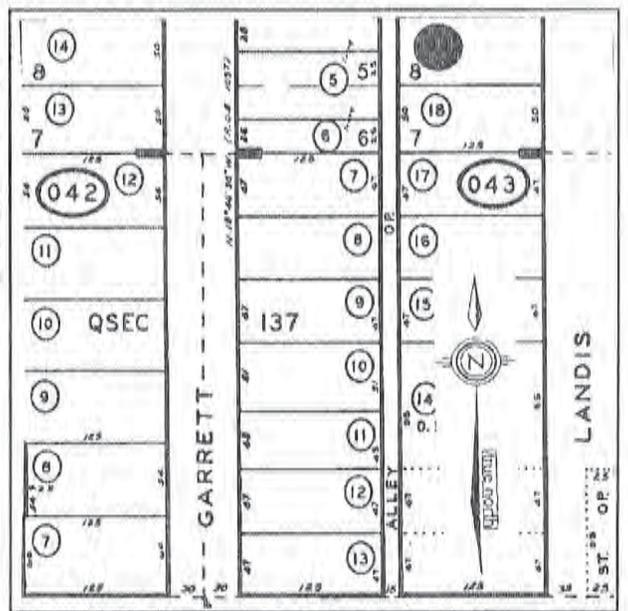
- B1. Historic Name: William G. Smith Rental Property  
 B2. Common Name: Carol A. Pasimio Residence  
 B3. Original Use: Single-family residential B4. Present Use: Single-family residential  
 \*B5. Architectural Style: Minimal Traditional  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1940 per Notice of Completion. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: None  
 B9a. Architect: Unknown b. Builder: A.L. & A.E. Dennstedt Building Company  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, April 10, 1940.  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 224 Landis Avenue

\*P1. Other Identifier: Lucille and Harold Young Residence

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 224 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-18; Legal description: Lot 7, Block C, Thompson Subdivision

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, frame and stucco Spanish Eclectic style house. The house, which has an asymmetrical front facade, sits on a concrete foundation. The roof planes are shed and flat. The shed portion, at the front of the house, is covered with Spanish tile. The narrow rake is open, with exposed rafters. A curved wing wall is attached to the south side of the house. A stucco end chimney is located behind the wall element, and a second stucco end chimney is present on the front (east) facade. The fenestration consists of replaced rectangular vinyl multi-lite sliders of varying shapes and sizes. Lintels are located over the windows. Traditional ceramic downspouts are present. The house is accessed from the sidewalk via a central concrete walkway, up three round concrete steps, to a low walled open concrete porch. The entry sits beneath a recessed stucco arch. The single wood front door has recessed panels and a 6-lite upper. A detached, flat roofed, stucco clad garage is located behind the house. It appears to have been converted into an office and has double French doors. The landscaping consists of a lawn and mature bushes. The house, which has recently been restuccoed, is in very good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single-family property

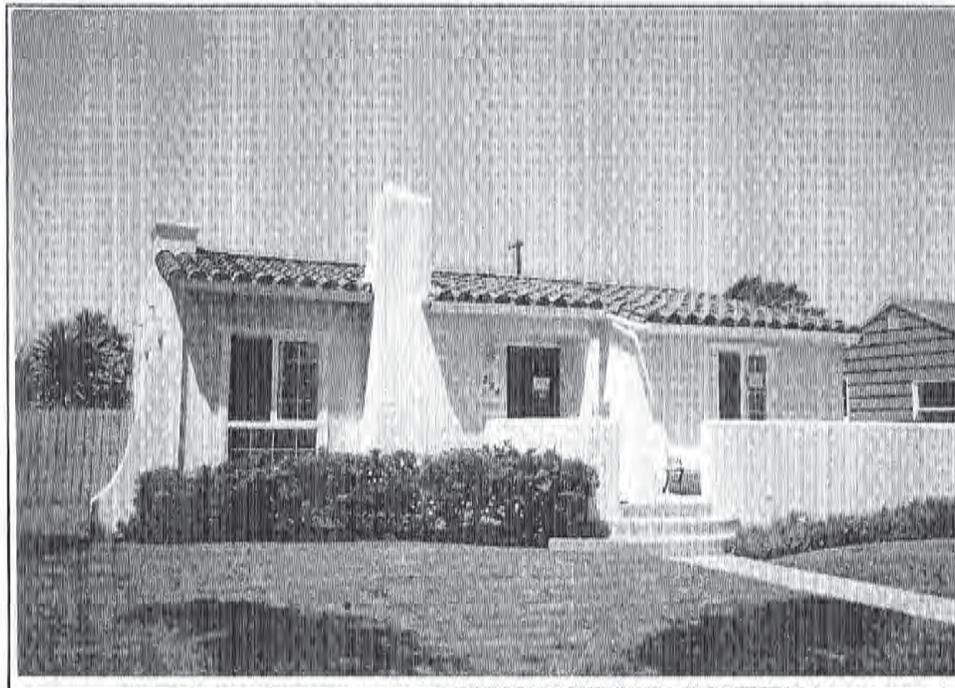
P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:47

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1936 per Notice of Completion

\*P7. Owner and Address: Lichtszejn & Alanis Revocable Family Trust, 1458 Woodcrest Street, Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian,



Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation

Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 224 Landis Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of the property have included: Sylvester V. Thompson (1913); Miss Abbie Alvie (1913-34); Melvin Walden (1934-36); Harold S. Young, a clerk at the Piggly Wiggley Market, and his wife Lucille (1936-44); toolmaker John Kriedler and his wife Mary (1944-45); Cora Wilson (1945-48); Stephen A. Petrovich, USN (1948-92); John A. Harrison (1992-96); Leroy and Julissa Alexander (1996-2002); and Jose Lichtszajn and Elsa Alanis (2002-05).

Occupants have included: Harold and Lucille Young, owners (1937-43); John and Mary Kriedler, owners (1944-45); Cora Wilson, owner, (1947-48); Stephen and Carmella Petrovich, owners (1950-60).

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 224 Landis Avenue

B1. Historic Name: Harold and Lucille Young Residence

B2. Common Name: Jose Lichtszajn and Elsa Alanis Rental Property

B3. Original Use: Single-family residential B4. Present Use: Single-family residential

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1936 per Notice of Completion. Other than replaced windows, no major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: A.L. & A.E. Dennstedt Building Company

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

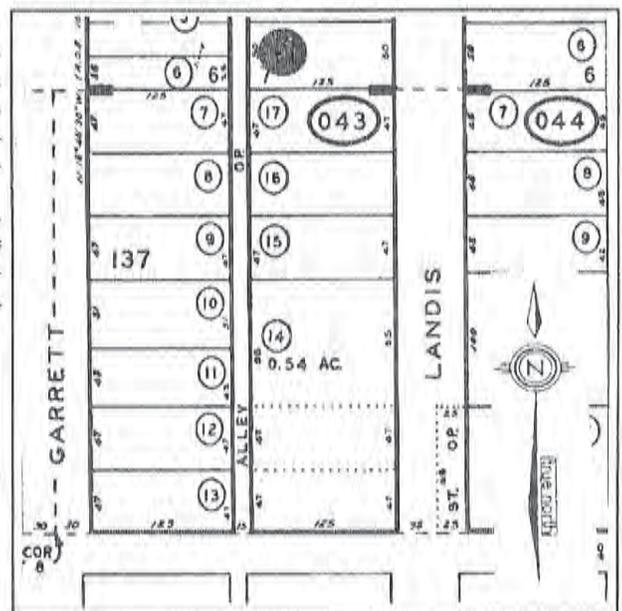
B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, March 31, 1936.

B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 225 Landis Avenue

\*P1. Other Identifier: Cecil and Gladys Brabazon Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 225 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-044-07; Legal description: Portion of Lot 7, 1/4 Section, Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, asymmetrical, simple vernacular style house with wood clapboard siding, sitting on a concrete foundation. The house is turned endwise toward the street on the lot. The medium pitched end gabled roof is covered with composition shingles. The rake is open and the rafter tails are exposed. The eaves are clipped on the gable ends and horizontal louvered vents are located under the apexes. The fenestration consists of wood framed two-over-two double hungs of varying shapes and sizes. The house, which has two entries, is accessed from the driveway, to concrete slabs, up two steps to concrete stoops. The stoops are covered by hipped metal awnings. Both single wood doors have screen doors. A detached wood clapboard clad garage with a single lift up door is located at the rear of the property. The landscaping consists of an unkempt lawn and mature bushes. The house is in fair condition.



\*P3b. Resource Attributes: (List attributes and codes) HP2 Single-family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:43

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1930 per City records

\*P7. Owner and Address: M. Scott-Blair Trust  
2472 Calle Tortuosa  
San Diego, CA 92139

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 225 Landis Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of this property have included: Vernon Hewitt (1926); Fayette Hewitt (1926-29); clerk Cecil G. Brabazon and his wife Gladys (1929-43); Samuel Copeland, Jr., a carpenter (1943-67); William Lovette (1967-68); Carol Tesch (1968-69); Cecil Thornton (1969-72); James A. Scheck (1972); Guy and Rosie Ballard (1972-78); John Stauffer (1978-94); and Margaret Scott-Blair (1994-2005).

Occupants have included: Samuel Copeland, owner, and his mother Agnes (1947-62).

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 225 Landis Avenue

B1 Historic Name: Cecil and Gladys Brabazon Rental Property  
 B2 Common Name: Margaret Scott-Blair Rental Property  
 B3 Original Use: Single-family residential B4 Present Use: Single-family residential

\*B5 Architectural Style: Vernacular

\*B6 Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1930 per City records. No major exterior modifications are evident.

\*B7 Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

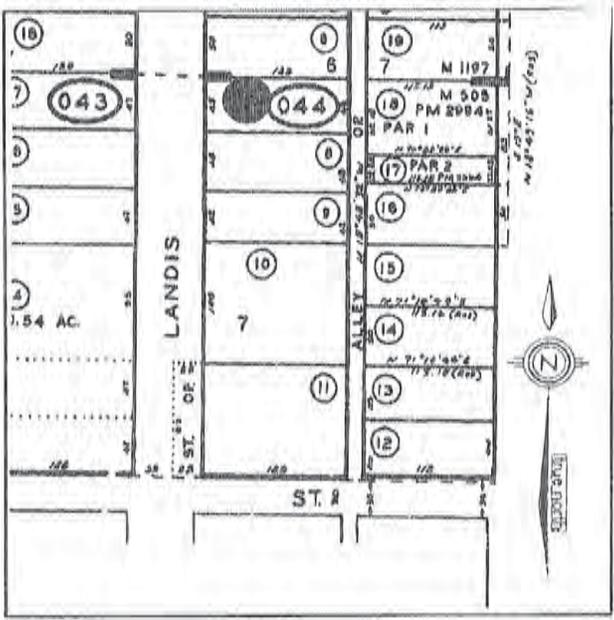
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 62

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 226 Landis Avenue

\*P1. Other Identifier: Marie Gupatil Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 226 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-17; Legal description: Portion of Lot 7, 1/4 Section, Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, frame, Craftsman house with an asymmetrical front facade. The house has a concrete foundation. The front of the house has been stuccoed, with wood clapboard siding remaining on the sides. The low pitched front gabled roof is covered with composition shingles. The rake is open and has exposed rafters and moderate overhang. The fenestration consists of replaced rectangular vinyl sliders of varying shapes and sizes. The house is accessed from the sidewalk via a wide stamped concrete walkway, up one step, to a stamped concrete floored porch. A low pitched pedimented front gabled roof covers the porch. The roof is supported by two full length square columns. The front entry has double 10-lite French doors with 5-lite side lites. The concrete driveway leads to a detached double garage with a front gabled, asphalt shingle covered roof. The landscaping consists of a lawn, mature bushes, and mature trees. The house is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP2 Single-family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:48

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1919 per City records

\*P7. Owner and Address: Manuel & Sandra Contreras  
226 Landis Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian,

Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none.") Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 226 Landis Street

\*By ter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of property have included: Annie S. Broderick, wife of W.S. Broderick, owner of \_\_\_\_\_ and Company (1924); Lee R. Wright, a millman with Chula Vista Lumber, and his \_\_\_\_\_ (1924-26); Marie Guptil, wife of William Guptil, partner in the Guptil & Sons \_\_\_\_\_ estate firm (1926-38); Chester and Roberta Norman (1938-80); Bradford Deane John \_\_\_\_\_ (1986); Joseph Pena (1986-88); Richard Lococo (1988-92); Thomas Lococo (1992-98); \_\_\_\_\_ Contreras (1998-2005).

Occupants have included: Chester and Roberta Norman, owners, (1939-59); and Leonard and Patricia Greaser, owners (1960).

\*Resource Name or # (Assigned by recorder) 226 Landis Avenue

B1. Historic Name: Annie Broderick Rental Property  
 B2. Common Name: Manuel and Sandra Contreras Residence  
 B3. Original Use: Single-family residential B4. Present Use: Single-family residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1919 per City records. Modifications include stucco cladding and window replacements.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

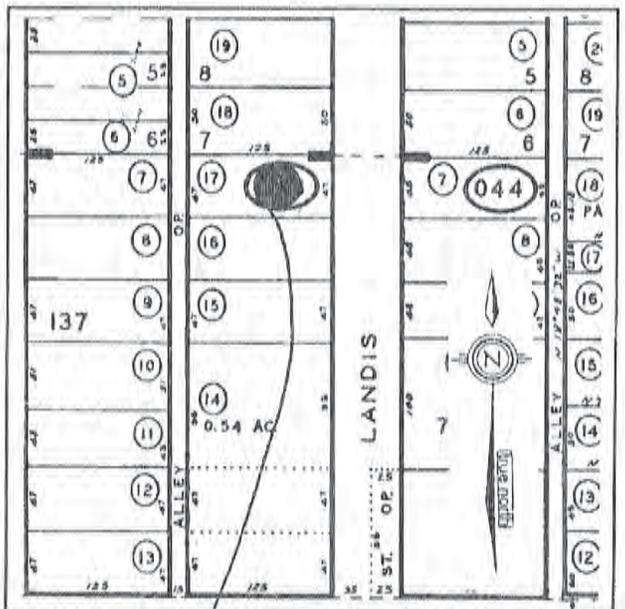
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 230 Landis Avenue

\*P1. Other Identifier: Hugh and Helen Smyth Residence

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 230 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-17; Legal description: Portion of Lot 7, 1/4 Section, Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, frame and stucco, Modern Contemporary building used as a dental office. The front facade is asymmetrical and the building rests on a concrete foundation. The low pitched hipped roof has very narrow eaves. A wide brick roof-height wall rises above the north end of the building, and brick trim is used to define the entry. Brick foundation veneer is also found on the building and is used for planters near the building entrance. The fenestration consists of rectangular metal frame multi-lite casements. A multi-light corner focal window is located on the south end of the building. Access to the building is from the sidewalk via a short concrete walk leading to the single metal and glass front door. The landscaping consists of ivy, flowers, and bushes. The building is in very good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3  
Story Commercial building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:49

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1945 per City records

\*P7. Owner and Address: Giddings Enterprises  
40 El Rancho Vista  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) 230 Landis Street

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of this property have included: Annie S. Broderick, wife of W.S. Broderick, owner of Broderick Land Company (1924); Lee R. Wright, a millman with Chula Vista Lumber, and his wife Claudia (1924-26); Marie Guptil, wife of William Guptil, partner in the Guptil & Sabin real estate firm (1926-38); Chester and Roberta Norman (1938-46); James A. Fuel, an aircraft worker at Rohr, and his wife Bessie (1946-47); Hugh R. and Helen Smyth (1947-59); Ralph and Marie Gidding (1959-62); RKMR Properties (1962-65); Giddings Enterprises, Inc. (1965-2005).

Occupants have included: Hugh and Helen Smyth, owners, (1947-59).



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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 234 Landis Avenue

\*P1. Other Identifier: Bernice and Elsie Rogers Residence

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 234 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-17; Legal description: Portion of Lot 7, 1/4 Section 137, Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, asymmetrical, frame and stucco, very simple Ranch style house. The foundation is concrete. The medium pitched side gabled roof is covered with wood shingles. The rake is open and the rafter tails are exposed. The eaves are clipped on the gable ends. The fenestration consists of wood framed single, paired, and triple one-over-one double hungs. Access to the house is from the sidewalk, via a central concrete walkway leading directly to the front entrance. A front gabled, vertical board roof supported by two angled braced covers the door. The single wood front door is covered by a metal security screen. Landscaping consists of a well-kept lawn and matures bushes. The house is in good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP2 Single-family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:50

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1947 per Notice of Completion

\*P7. Owner and Address: Giddings Enterprises  
40 El Rancho Vista  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA

92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 234 Landis Street

\*Revised by Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Over the years property have included: Annie S. Broderick, wife of W.S. Broderick, owner of the Land Company (1923); A.G. and Jane Williams ((1925-28); Hermine and Edward Zeiler (1930-36); Bernice Rogers (1946-49); Ralph and Marie Gidding (1949-58); Marie Giddings (1958-2005).

Tenants included: R.E. Fisher and Carl Hoffman, dentists (1950-54); Carl Hoffman, dentist (1955-56); and Shibuya Yoshindo, dentist (1958-60).

\*Resource Name or # (Assigned by recorder) 234 Landis Avenue

B1. Historic Name: Bernice and Elsie Rogers Residence  
 B2. Common Name: Giddings Enterprises, Inc. Rental Property  
 B3. Original Use: Single-family residential B4. Present Use: Single-family residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1947 per Notice of Completion. Other than restuccoing, no apparent exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Macey L. McMillan

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

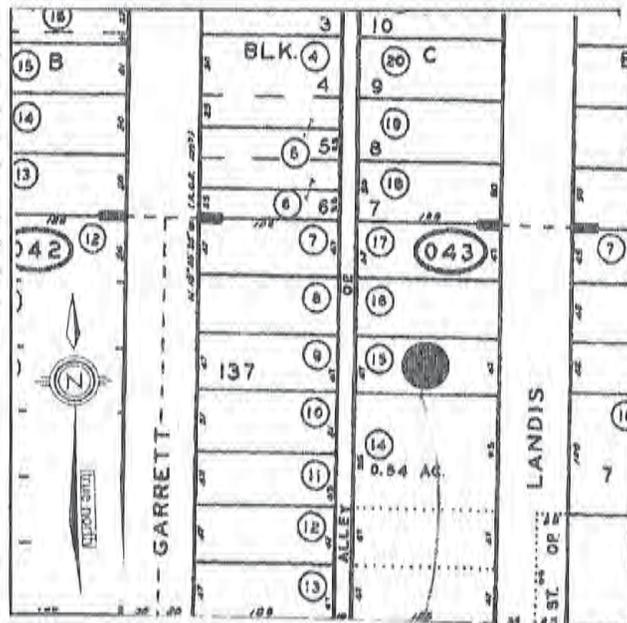
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, November 24, 1947.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 260 Landis Avenue

\*P1. Other Identifier: Lawrence and Mary Kuebler Rental Property

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 260 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-043-12; Legal description: Portion of Lot 7, 1/4 Section 137, Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a much modified, one story, L-shaped, asymmetrical, frame, Ranch style house on a concrete foundation. The building appears to be used presently as an office. The medium pitched cross gabled roof is covered with composition shingles. The roof is in extremely poor condition. The eaves are clipped with exposed rafter tails on the north, west, and south sides of the building. The building is clad with vertical wood siding and grooved stucco. Scalloped horizontal siding is located beneath the dominant gable end; a horizontal louver vent is present under the apex of this gable. The fenestration consists of wood framed, one-over-one double hungs and fixed panes. The building is accessed from the sidewalk via a concrete walkway, up two steps to a concrete floored, shed roofed porch. The porch has two cross hatched design wood panel supports. The single wood entry door is covered by a metal framed security screen. The landscaping consists of a lawn, mature bushes, and mature trees. The building is in fair condition.



\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3  
story commercial building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:51

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1949 per City records

\*P7. Owner and Address: Allan J. Kuebler  
260 Landis Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 260 Landis Street  
\*Re Water, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Other property have included: Heman and C.A. Copeland (1909); fruit growers Luc and her husband Louis (1909-20); lemon growers William and Pauline Moeser (1910-1940); building contractor Lawrence Kuebler and his wife Mary (1940-58); Mary Kuebler (1940-58); and Allan J. Kuebler (1985-2005).

Other included: Frank Rudek, an aircraft worker at Rohr, and his wife Daisy (1952); L. Kime, manager International Harvester Company (1952); Clifford Stump, a foreman at Rohr, and his wife Dorothy (1953-54); Joseph Frorath, USN, and his wife Grace (1955); John C. Thio, owner of Thio's Shoes, and his wife Helen (1956); Daniel Seller, manager of J. Jessop Jewelers, and his wife Montes (1957); and plumber Jack Whitehead and his wife Mary (1958).

\*Resource Name or # (Assigned by recorder) 260 Landis Avenue

B1. Historic Name: Lawrence and Mary Kuebler Rental Property

B2. Common Name: Allan J. Kuebler Property

B3. Original Use: Single-family residential B4. Present Use: Office

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1949 per City Records. An earlier building may once have occupied this location and address. No apparent exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Probably Lawrence Kuebler

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

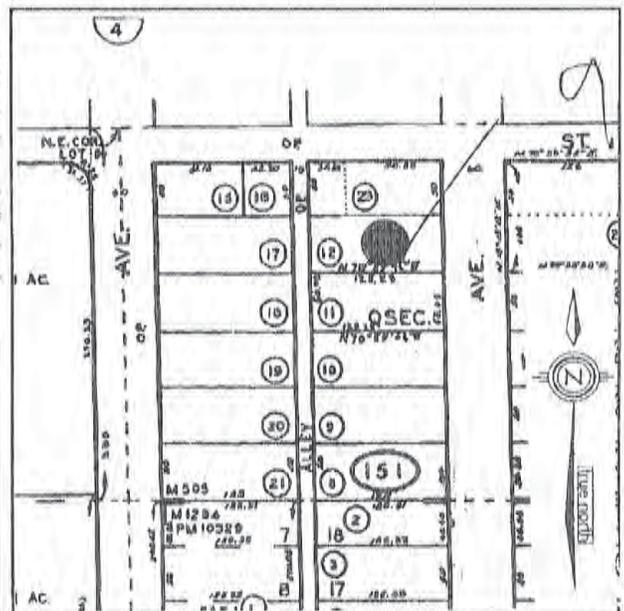
\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories.

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaios, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 272 Landis Avenue

\*P1. Other Identifier: Anton and Zona Schmidt Residence

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

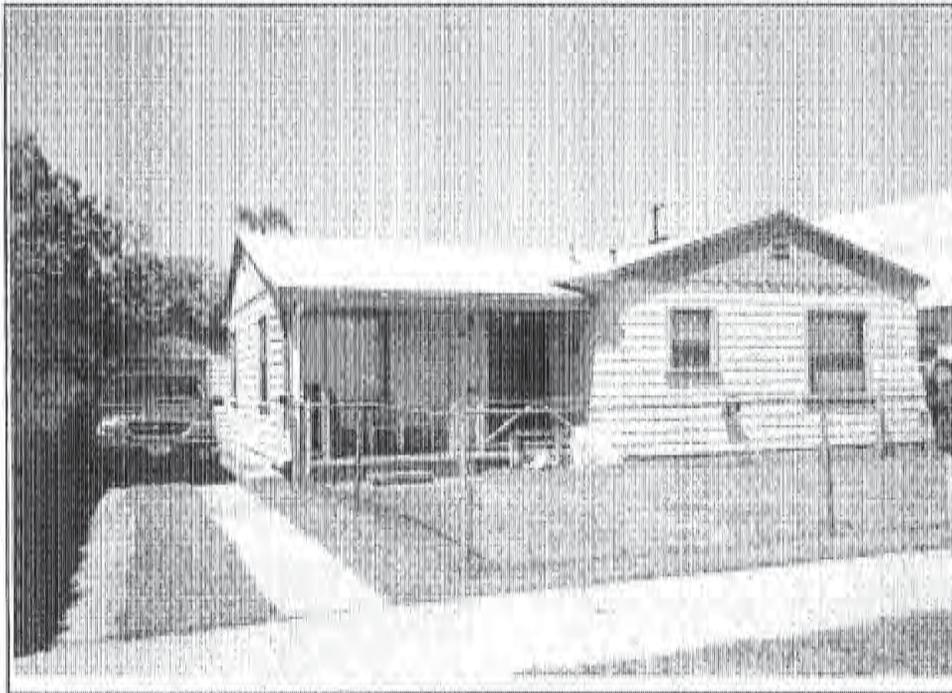
\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 272 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 568-151-09; Legal description: Portion of Lot 10, 1/4 Section 137, Map 505

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular, asymmetrical, frame, Ranch style house on a concrete foundation. The medium pitched cross gabled roof is covered with composition shingles. The eaves are clipped on the gable ends. The body of the house is clad with wood clapboard siding; scalloped edge vertical board siding is present under the dominant gable. A horizontal louvered vent is located beneath the gable apex. The fenestration consists of wood framed one-over-one double hungs and fixed panes of varying shapes and sizes. Access to the house is from the driveway, via a brick walkway, up one step to a half-length concrete floored porch with an integrated system of wood posts and rails. The porch is covered by a shed roof. The single wood front door is covered by a metal security screen. A two track concrete driveway leads to the clapboard clad detached single garage with a lift up door. The front gabled garage features the same scalloped trim as is found on the house. Landscaping consists of a lawn contained within a low chain link fence which encloses the front yard. The house appears to be in fair to good condition.



\*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:52

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed 1940 per Notice of Completion

\*P7. Owner and Address: Christensen Living Trust  
3060 Jamacha View Drive  
El Cajon, CA 92019

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden

Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 8/31/05 \*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 272 Landis Street

\*Recorded by Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Owners of property have included: Heman and C.A. Copeland (1909); fruit growers Lucille and her husband Louis (1909-20); lemon growers William and Pauline Moeser (1920); building contractor Lawrence Kuebler and his wife Mary (1939); Anton Schmidt and his wife Zona (1940-72); Hubert A. Christensen (1972-99); and Raymond Christensen and Richard Christensen (1999-2005).

Occupants included: Anton and Zona Schmidt (1940-50) and Zona Schmidt, a saleswoman at The Yardage Shop (1950-72).

\*Resource Name or # (Assigned by recorder) 272 Landis Avenue

B1. Historic Name: Anton and Zona Schmidt Residence

B2. Common Name: Christensen Living Trust Rental Property

B3. Original Use: Single-family residential B4. Present Use: Single-family residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alternations, and date of alterations) Present building constructed in 1940 per Notice of Completion. An earlier building may once have occupied this location and address. No apparent exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Lawrence Kuebler

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

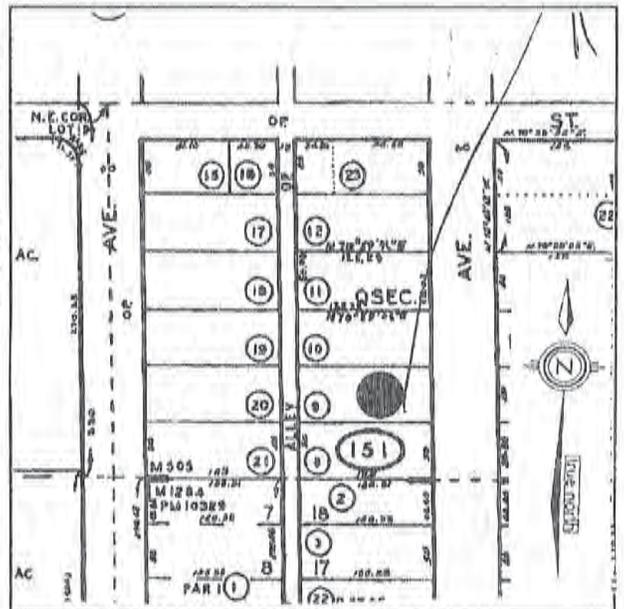
B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of Chula Vista records; Grant deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, November 18, 1940.

B13. Remarks:  
\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 276 Landis Avenue

\*P1. Other Identifier: Pearl and James Cordone House

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 276 Landis Avenue City: Chula Vista Zip: 91910

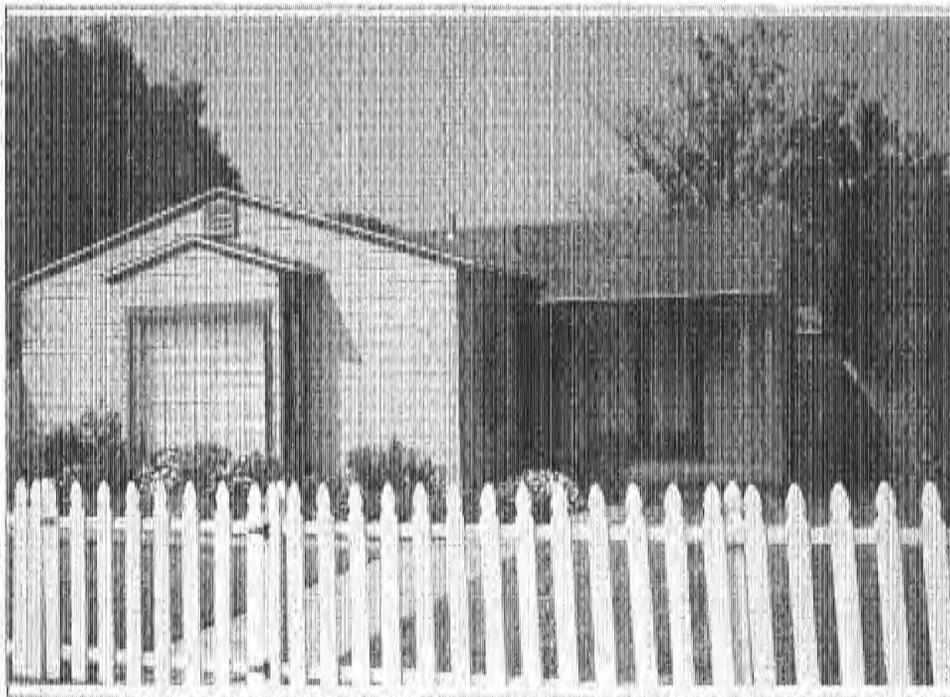
d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Portion of Lot 10, 1/4 Sec 137, Map 505, Chula Vista, Assessor's Parcel Number 568-151-08

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one-story, Modern Minimal Traditional single-family residence. The building is "L"-shaped and features a main, side-gabled roof with no overhang and composition shingles. At the southeast elevation, the building features a front-gabled section with a slight eave overhang with exposed rafters. In front of this element, there is an attached, small bay window which is front-gabled with multi-paned windows. The building features thick horizontal clapboard siding. Along the northeast elevation, the building has a partial porch area formed by thin wood beams and brick porch. Two sets of French doors with wrought iron security grilles provide access to the porch area long this elevation. The front door is composed of wood. Other fenestration consists of double-hung windows. The property features a lawn, mature trees, and flower beds. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family Property



P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:32

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1941 per Notice of Completion

\*P7. Owner and Address:  
John S. Stenberg  
500 Third Avenue  
San Diego, CA 92101

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05 \*P10. Type of Survey :

(Describe) intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  
 Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 276 Landis Avenue

\*Recorded by Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The building was constructed in 1941. According to a Notice of Completion, the building was constructed and completed for owner Pearl Cardone in June, 1941. The contractor responsible for the erection of the "Residence and Garage" was F.W. Stahl. Records indicate that prior to the construction of the residence, the undeveloped property was owned by Heman and C.A. Copeland (-1909); Louis and Lucille Thompson (1909-1920); William and Pauline Moeser (1920-1941). The property was acquired by Pearl Cardone and her husband, James, who worked as a laborer with the gas company, in January, 1941. The Cardones owned the property until it was sold to Robert C. Stanier in April, 1942. Subsequent owners of the residence included Robert Stanier (1942-1969) and Charles N. Bates (1969-2001). The property was acquired by the current owner, John S. Stenberg, in August, 2001.

B1 Historic Name: Pearl and James Cardone House

B2 Common Name: John S. Stenberg House

B3 Original Use: Residential B4 Present Use: Residential

\*B5 Architectural Style: Modern Minimal Traditional

\*B6 Construction History: (Construction date, alternations, and date of alterations) Constructed in 1941 per Notice of Completion. No major exterior modifications are evident.

\*B7 Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8 Related Features:

B9a Architect: Unknown b. Builder: F.W. Stahl

\*B10 Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

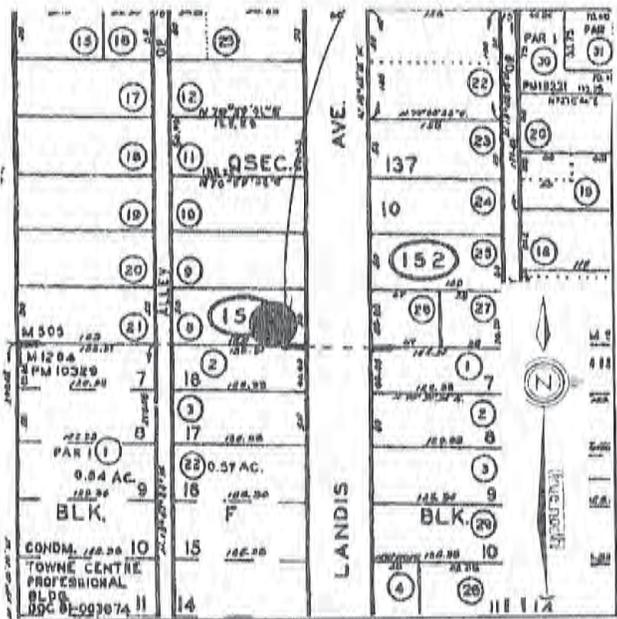
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, June, 1941

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 282 Landis Avenue

\*P1. Other Identifier: Florence Annie Wood House

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 282 Landis Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lot 17, Block F, Map 1284, Mohnikes Subdivision, Assessor's Parcel Number 568-151-08

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one-story, Craftsman single-family residence. The building is rectangular in shape and features a low-pitched, front-gabled roof with eave overhang, exposed roof rafters, and side fascia board. Roofing material consists of composition shingle. The exterior is stucco. Along the main center section of the east elevation, there is a front-gabled partial porch with two sets of awning windows and a wood-paneled front door. Other fenestration along the building consists of double-hung and casement windows. The property features a lawn, mature trees, and flower beds. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family Property



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:33

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1925 per City Records

\*P7. Owner and Address: Aida Brito  
282 Landis Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05 \*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 282 Landis Avenue  
\*Recorded by Walter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1925. According to  
grantee records, the property was owned by the following individuals over the course of its  
existence: Florence Annie Wood (-1958); Donald F. Shoulders (1958-1977); Olga Dolly  
Shoulders (1977); Robert and Olga Bowers (1978); Robert and Linda Burnley (1978-1987);  
D.A. [redacted] (1987-2000); and Sergio E. Fernandez (2000). The property was acquired by the  
current owner, Aida Brito, in March, 2004. During the 1950s through the early 1960s, the  
property appears to have served as a rental.

- B1. Historic Name: Florence Annie Wood House  
 B2. Common Name: Aida Brito House  
 B3. Original Use: Residential B4. Present Use: Residential  
 \*B5. Architectural Style: Craftsman  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1925 per City Records. Front porch enclosure/stucco added (dates unknown).  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

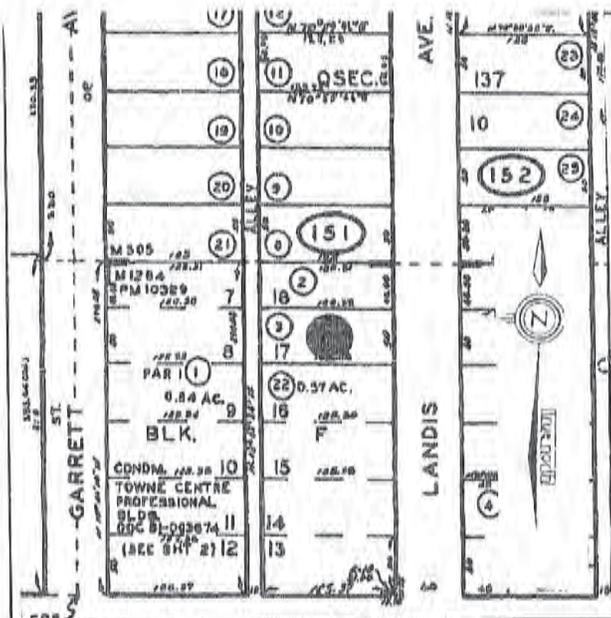
The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 261-263 Third Avenue

\*P1. Other Identifier: Sprouse-Reitz Company Department Store

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.: SB

c. Address: 261-263 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

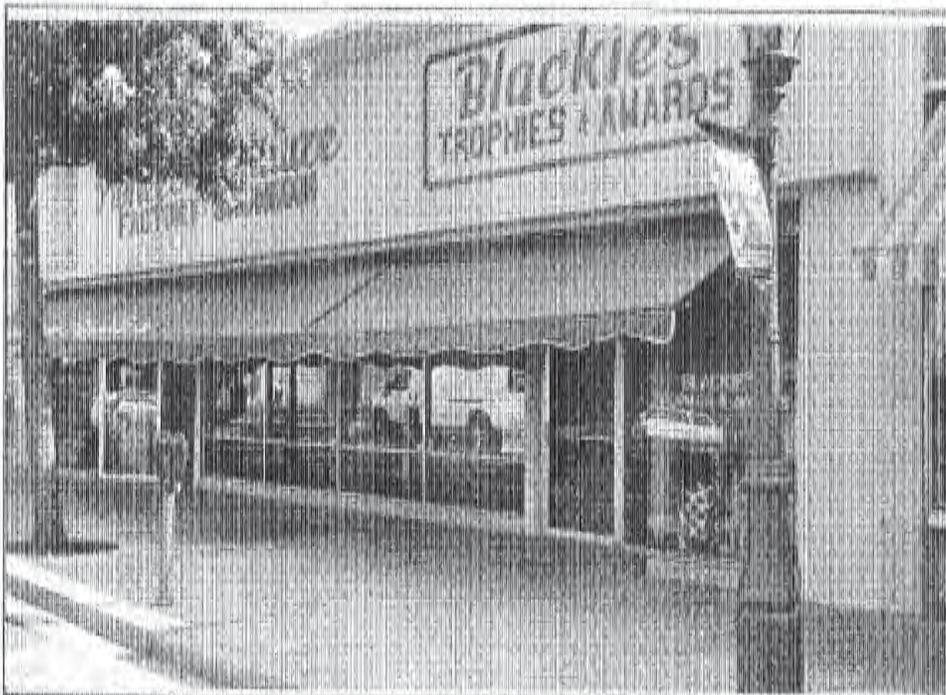
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lots 17 & 16, Map 1871, Dyer Tract, Assessor's Parcel Number 568-161-04

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one-story, Modern commercial building. Two businesses operate in the building at 261 and 263 Third Avenue. Rectangular in shape, the building features a flat roof with a stucco exterior. Along the upper west elevation, the building has a framed, recessed face for signage. A thin band or cornice divides the upper and lower sections of the west elevation above a canvas awning. Along the lower section of the elevation, the building features fixed, large multi-paned metal windows with glass doors. A faux marble base and flooring exists along the building. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:18

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1948 per City Records

\*P7. Owner and Address: Rafael & Raquel Muro Trust  
43787 Barletta Street  
Temecula, CA 92592

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05 \*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none"). Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 261-263 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1948. Prior to this year, the undeveloped property was owned by the following individuals and/or entities: Mary E. Dyer (-1925); Theodore G. Skinner (1925-1926); The Southern Seaboard Corporation (1926-1928); the Bank of Italy (1928-1943); Harry W. Boles (1943-1946); J.H. Tompkins (1944-1945); Vern and Delilah Spice (1944-1945); and James and Lois Zurcher (1946).

In February, 1948, Frank O. Root acquired the property. Root sold the property to the California West States Life Insurance Company in January, 1949. Therefore, based upon Root's ownership of the property from 1948-1949, and the anticipated date of construction, it is further believed that the building was constructed for Root as a commercial, real estate investment. Subsequent owners of the property since 1949 have included the California West States Life Insurance Company (1949-1973); Porfirio B. Danque (1973); and P. Danque & Company (1973-1976). The property was acquired by the current owners, Rafael and Raquel Muro in August, 1976 and transferred in trust in February, 1993. San Diego City Directories indicate that the subject building served as the Sprouse-Reitz Company Department Store from 1952-1960.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 262-264 Third Avenue

\*P1. Other Identifier: Glenn's Market/Moeser Pharmacy Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

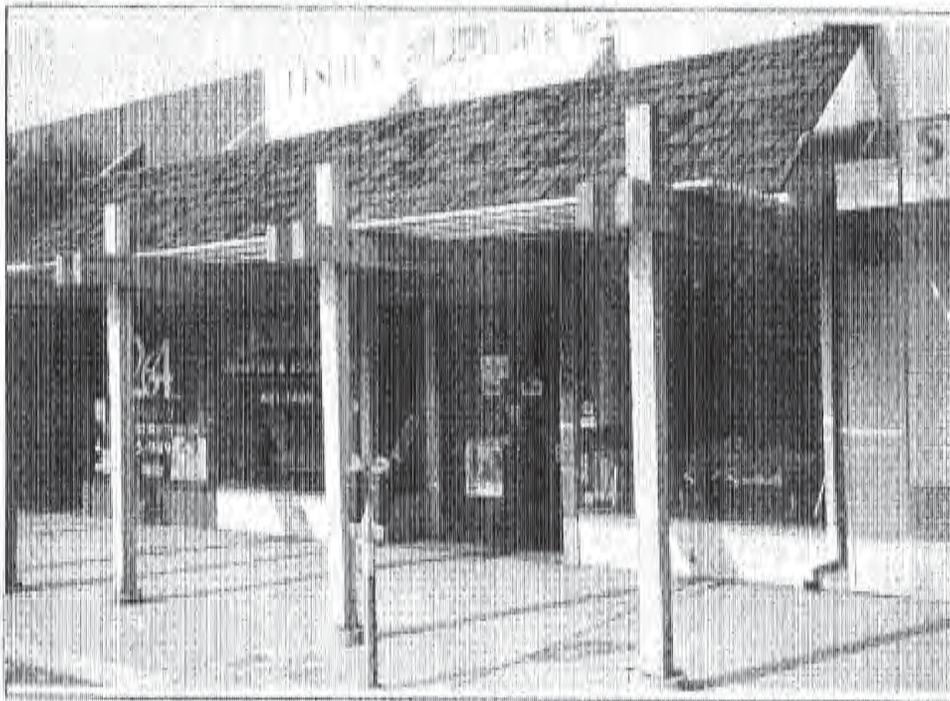
c. Address: 262-264 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Portion of Lot 10 in 1/4 Sec 137, Map 505, Chula Vista, Assessor's Parcel Number 568-152-19

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern commercial building. Two businesses operate in the building at 262 and 264 Third Avenue. Rectangular in shape, the building features a flat roof with parapet and projecting wood beams which form a shed-like awning in the front of the structure. The awning is covered with wood shingle. The awning forms an open, wood trellis with wood posts fixed in concrete. Behind this feature, the building has fixed storefront glass bays and glass doors. Corrugated metal panels are visible above the storefront area. The exterior consists of board and batten. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  
 Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:17

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1941 per Notice of Completion

\*P7. Owner and Address: Don E. Norman Trust (05-06-92), 946 Bremen Way, Alpine, CA 91901

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Project # 3 \*Resource Name or # (Assigned by recorder) 262-264 Third Avenue  
Water, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

Building was constructed in 1941. According to a Notice of Completion, which was obtained, the building was constructed and completed for owner William Moeser in 1941. Moeser is known to have owned and developed several properties in the downtown area of the City. Grant deeds indicate that Moeser acquired the subject property from his wife, Pauline, from Lucille and Louis Thompson in April, 1920. The property remained owned by the Moeser family until it was sold to Harry Sugarman in July, 1958. Subsequent owners of the property since 1958 have included Harry Sugarman (1958-1959); Wesley, Peter, and Lottie Glenn (1959-1991); Dale and Rebecca Ohlau (1991-1995); and Walter and Gunilla Sokoff (1995-1997). In March, 1997, the property was acquired by Donald Norman. It was transferred to the current owner, the Don E. Norman Trust in July, 1997.

San Diego City Directories indicate that tenants and/or occupants associated with the subject building over the years, included, but are not limited to, Glenn's Market/Moeser Pharmacy (1952); The Apothecary Shop, Drugs (1953-1956); and the Camille Shop, Gifts (1957-1960).

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 262-264 Third Avenue

B1. Historic Name: Glenn's Market/Moeser Pharmacy Building  
 B2. Common Name: 264 Studio/Leslie's Furniture Building  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Modern Commercial

\*B6 Construction History: (Construction date, alternations, and date of alterations) Constructed in 1941 per Notice of Completion. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

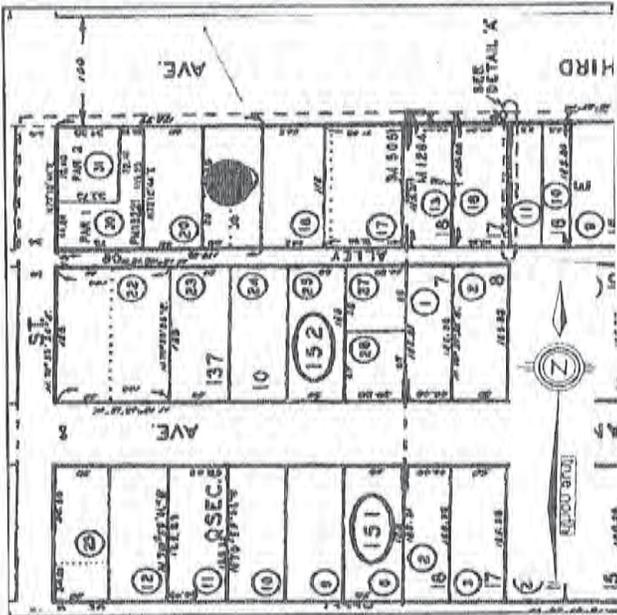
B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, October, 1941

B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 265 Third Avenue

\*P1. Other Identifier: Karl's Shoes Stores

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec: B.M.; SB

c. Address: 265 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
North 20 feet Lot 16, Map 1871, Dyer Tract, Assessor's Parcel Number 568-161-05

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one-story, Modern commercial building. Rectangular in shape, the building features a flat roof. Along the upper west elevation, the building features a scored, recessed, and framed upper stucco facade. The exterior also consists of stucco. Along the lower west elevation, the building features a rounded and recessed entry with decorative tile and faux marble flooring. Storefront windows are deep and rounded with metal frames and bases. The building features a glass and wood door with upper glass transom. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:19

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1948 per City Records

\*P7. Owner and Address: Mejia-Sanchez Family 2003 Trust (07-14-03), 1132 Vista Way, Chula Vista, CA 91911

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded : 8/31/05

(Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet

Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 \*Resource Name or # (Assigned by recorder) 265 Third Avenue

\*Recorded by Sitec, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1948. Prior to this year the undeveloped property was owned by the following individuals and/or entities: Mary Dyer (-1925); Theodore G. Skinner (1925-1926); The Southern Seaboard Corporation (1926-1928); The Union Trust Company of San Diego (1928-1930); Menachem M. Winter (1930-1939); Jesse and Abbie Whitt (1939-1943); Harry W. Boles (1943-1946); J.H. Tompkins (1943-1944); Lima D. Tompkins (1943-1944); and James and Lois Zurcher (1946-1948).

In February, 1948, Frank O. Root acquired the property. One month later, Mary Dyer again acquired an interest and conveyed the property to Pinches Karl. Karl held title to the property until it was sold to the S & S Realty Corporation in July, 1953. Therefore, based upon Root's and/or Dyer's ownership of the property in 1948, and the anticipated date of construction, it is further believed that the building was constructed for either or both of these individuals as a commercial, real estate investment. Subsequent owners of the property since 1953 have included the S & S Realty Corporation (1953-1967); Conrad and Freida Klein (1967-1972); Church & Klein (1972-1975); Mammoth Freight Line, Inc. (1975); Office Supply Company, Inc. (1975); W. Owens Miller and Margaret Mary Miller (1975-1978); William and Annette Williams (1978); Mount Helix Construction Company (1978); Martin and Barbara Altbaum (1978-1985); and Maria Alicia Sanchez Archiga (1985-2003). In October, 2003, Baldomero Mejia acquired an interest in the property. The property is today owned by the Mejia-Sanchez Family 2003 Trust (07-14-03). San Diego City Directories indicate that the subject building served as Karl's Shoe Stores from at least 1952-1960.

- B1. Historic Name: Karl's Shoe Stores  
 B2. Common Name: Cesy's Childrens Boutique  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Modern Commercial  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1948 per City Records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

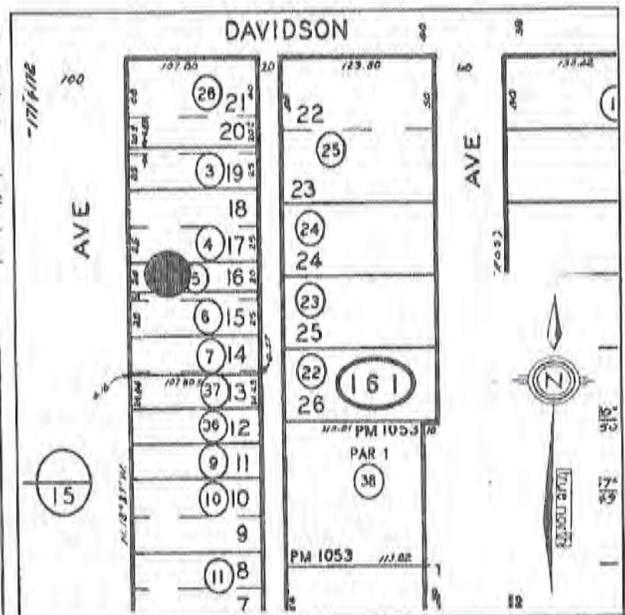
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #Assigned by recorder) 266-268 1/2 Third Avenue

\*P1. Other Identifier: Mode O'Day Ladies Clothing

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 266-268 1/2 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Portion of Lot 10 in 1/4 Sec 137, Map 505, Chula Vista, Assessor's Parcel Number 568-152-18

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern commercial building. Three businesses operate in the building at 266, 268, and 268 1/2 Third Avenue. Rectangular in shape, the building features a flat roof with molded cornice at the roofline. The exterior is generally stucco, except along the upper front of the east elevation which is wood paneled. Side wood paneled is also visible along the lower elevation. The building has scored side plasters near three recessed entries which consist of glass bays and glass doors. The central entrance has metal support poles. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:20

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1947 per City Records

\*P7. Owner and Address: Michael E. Mace  
144 Marigold Place  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05  
\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 266-268 1/2 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1947. Grant deeds indicate that in April, 1920, the undeveloped property was acquired by William and Pauline Moeser. Moeser is known to have owned and developed several properties in the downtown core area of the City. While San Diego City Directories indicate that Moeser, listed as a lemon grower, lived with his wife at 268 Third Avenue, as early as 1926, it is unclear whether this structure was the subject building. In any event, it is known that the Moser family owned the property until it was sold to Mary B. Kempner in July, 1953. In 1950, Moeser filed a Notice of Completion for improvements to the building. As such, the building was most likely remodeled during this period. In addition, another Notice of Completion was also filed in 1955, thereby contributing to changes to the building. Subsequent owners of the property since 1953 have included Mary Kempner (1953-1954); Sam Anderman (1954-1956); Sophie Raya (1956-1972); Fred and Santina Ross (1972-1990); the Santina Ross Family Trust (1990-2000). In December, 2000, the property was acquired by the current owner, Michael E. Mace. San Diego City Directories indicate that the subject building served as Mode O'Day, Ladies Clothing (1952-1956) and Recht's Shoes (1957-1960).

\*NRHP Status Code 6Z  
 \*Resource Name or # (Assigned by recorder) 266-268 1/2 Third Avenue

- B1. Historic Name: Mode O'Day Ladies Clothing  
 B2. Common Name: California Realty Services/M & M Jewelers  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Modern Commercial  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1947 per City Records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

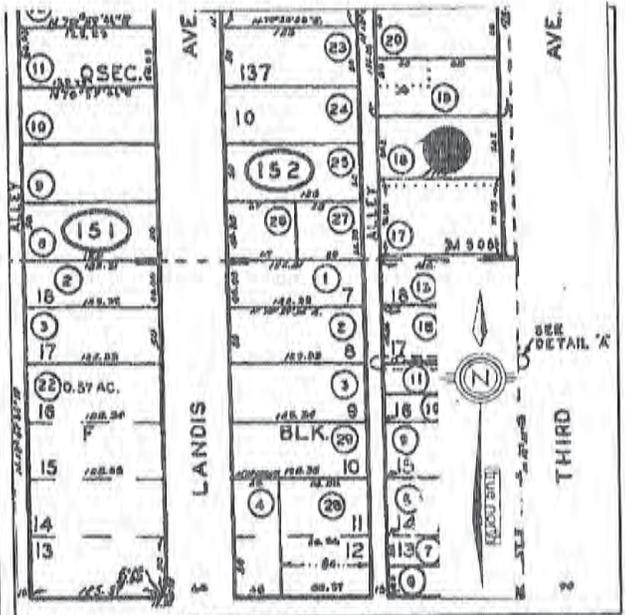
The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 62

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 270-274 Third Avenue

\*P1. Other Identifier: McClendon Jewelers

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 270-274 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Portion of Lot 10 in 1/4 Sec 137, Map 505, Chula Vista, Assessor's Parcel Number 568-152-17

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern Art Deco commercial building. Three businesses operate in the building at 270, 272, and 274 Third Avenue. Rectangular in shape, the building features a flat roof and stucco exterior. Along the main east elevation, the building has stucco coping or molding which projects outward to form roof-like elements at the 270 and 274 Third Avenue entries. An awning exists over the 270 Third Avenue entry. The building features glass storefront windows with glass and wood doors. A brick base runs the length of the lower east elevation. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building

P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west,  
8/31/05;950:21

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1940 per Notice of Completion

\*P7. Owner and Address: Frank & Alajandra Fernandez  
213 Church Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 270-274 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The subject building was constructed in 1940. According to a Notice of Completion, the structure was erected as a "one-story office building" for owner William Moeser in October, 1940. Moeser is known to have owned and developed several properties in the downtown core area of the City. The contractor was identified as A.J. Campbell. Grant deeds indicate that Moeser acquired the subject property with his wife, Pauline, from William and Lucille Thompson in April, 1920. The property remained owned by the Moeser family until it was deeded to Allan Rudick in October, 1969. Subsequent owners of the property since 1969 have included Allan Rudick (1969-1971); Morris and Roberta Naiman (1971-1974); Julius H. Schneider (1974-1989); the Julius H. Schneider Trust (1989-2002); Dwight Gove Agency (2002); and Mark Anthony Luciani (2002). The property was acquired by the current owners, Frank and Alajandra Fernandez in October, 2004. San Diego City Directories indicate that McClendon Jewelers occupied the building from at least 1952-1960.

B1. Historic Name: McClendon Jewelers  
 B2. Common Name: Accu-Time Watch & Jewelry Repair  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Art Deco  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1940 per Notice of Completion. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: A.J. Campbell

\*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, October, 1940

B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 582

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 277-279 Third Avenue

\*P1. Other Identifier: D.E. McKeehan Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 277-279 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lots 9 & 10, Map 1871, Dyer Tract, Assessor's Parcel Number 568-161-10

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, brick commercial building. Two businesses are identified as operating in the building at 277 and 279 Third Avenue. Square in shape, the building features a flat roof with decorative brick parapet at the center of the roofline. Extensive use of multi-color brick is used in the exterior of the building, including red, white, and tan. The building features brick pilasters which frame two fixed glass storefront sections. One entry, composed of a glass door, exists along the southwest elevation, while another, along the northwest elevation appears to be non-functional. Above the storefront glass, there is plywood which may obscure a transom window band underneath. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building

P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:22

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1926 per Notice of Completion

\*P7. Owner and Address: Robert & Karen McMains  
237 Elm Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none.") Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 277-279 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The subject building was constructed in 1926. According to a Notice of Completion, which could not be obtained, the structure was erected for owner D.E. McKeehan in November, 1926. Prior to 1926, the undeveloped property was owned by Mary Dyer (-1925); Theodore G. Skinner (1925-1926); the Southern Seaboard Corporation (1926); and C.H. Bigelow (1926). In January, 1927, McKeehan deeded the property to John C. Sims, who in turn, sold the property to John S. McKay. Subsequent owners of the property over the years have included John S. McKay (1927-1928); Leland E. Skinner (1928); Clarence J. Helm (1928-1934); Karl and Fern Helm (1934-1967); and Mary H. Hansen (1970-1983). The property was acquired by the current owners, Robert and Karen McMains in August, 1983. San Diego City Directories indicate that Logan's Paint & Linoleum occupied the building from at least 1952-1960.

- B1. Historic Name: D.E. McKeehan Building  
 B2. Common Name: Family Furnishings Center  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Brick Commercial  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1926 per Notice of Completion. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically significant within the context of the Chula Vista Urban Core. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. However, the building is architecturally significant as a property which embodies the distinctive characteristics of a type, period, and method of Brick Commercial construction. The building appears to be a rather rare type of architecture within the urban core area. The building does not represent the work of a master architect or craftsman; is not constructed of rare or unique materials; and further research is unlikely to yield important information relevant to local, state or national history. Due to its architectural significance, the building is eligible for individual listing at the local level, but not at the state or federal levels.

B11. Additional Resource Attributes: (List attributes and codes) None

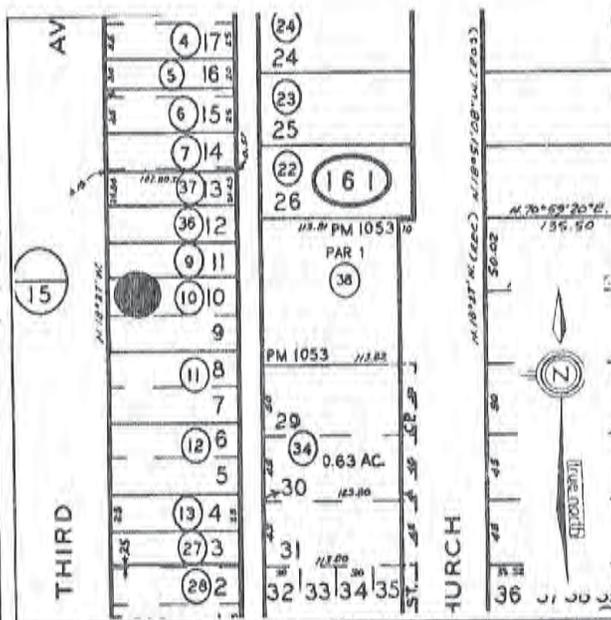
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, November, 1926

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 278-280 Third Avenue

\*P1. Other Identifier: William Moeser/Alethea Campbell Commercial Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 278-280 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Portion of Block E, Map 1284, Mohnikes Subdivision, Assessor's Parcel Number 568-152-13

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one-story, Modern Art Deco commercial building. Two businesses operate in the building at 278 and 280 Third Avenue. Rectangular in shape, the building features a flat roof with rectangular roof vents on the north elevation below the roofline. The exterior of the building consists of stucco. The building features stucco coping or molding which projects above the business entries along the north and east elevations. The 278 Third Avenue business features a fixed, glass storefront with glass doors on the east elevation, and fixed glass windows with some upper recessed transoms on the north elevation. The 280 Third Avenue business features a fixed glass storefront and glass door. A brick base exists on the east elevation of the building. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west,  
8/31/05; 950:23

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1945 per Notice of Completion

\*P7. Owner and Address: Alsip Family Trust  
2928 Saddlewood Drive  
Bonita, CA 91902

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05  
\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 278-280 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The subject building was constructed in 1945. According to a Notice of Completion, the structure was erected and completed for owners William C. Moeser and Alethea F. Campbell in April, 1945. The contractor responsible for the construction of the building was Lawrence C. Kuebler. When originally constructed, the building was to serve as a "cement tile building to be Drug Store, Print Shop [sic.] and one small store (Three rental in one structure." William Moeser is known to have owned and developed several properties in the downtown core area of the City. Prior to acquiring the property in 1943, the undeveloped property was owned by Charles and Ruth Mohnike (-1911); Ethel Ruth Cunningham (-1911); and Ethel C. Leebrick (1943). In April, 1948, the property was acquired by Lelan and Bethel Alsip. Over the years, the property has remained owned by the Alsip family. In December, 1989, the property was transferred to the current owner, the Alsip Family Trust. San Diego City Directories indicate that over the years, the following businesses were associated with the building: Abe Hudson, shoe shiner and Spence & Rose Barber Shop (1952); Sam's Barber Shop (1953-1960).

B1. Historic Name: William Moeser/Alethea Campbell Commercial Building  
 B2. Common Name: Burdick's Sewing & Vacuum  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Art Deco

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1945 per City Records. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Lawrence C. Kuebler

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

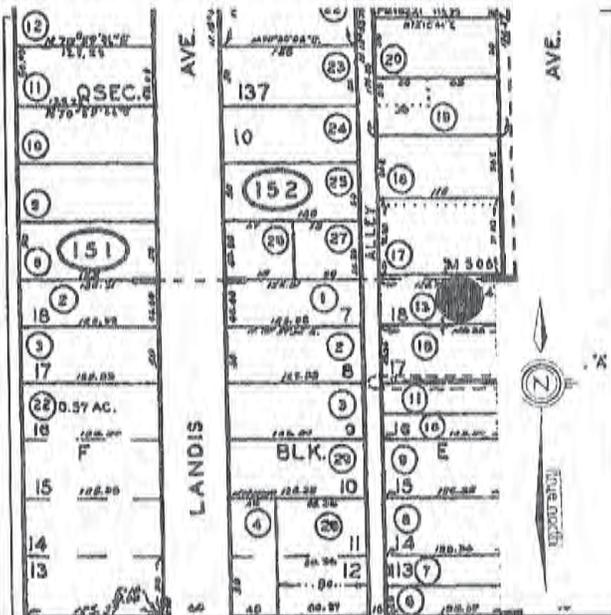
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, April, 1945

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 281-283 Third Avenue

\*P1. Other Identifier: Nancy's Baby Shop

\*P2. Location:  Not for Publication  Unrestricted \*

a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 281-283 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lots 7 & 8, Map 1871, Dyer Tract, Assessor's Parcel Number 568-161-11

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern commercial building. Two businesses operate in the building at 281 and 283 Third Avenue. Rectangular in shape, the building features a flat roof and stucco exterior. Above the 281 Third Avenue business, there is a flat, upper section which has a scored stucco face, inverted downward. The lower section features a glass storefront with recessed entry and louvered transoms. A brick base is also present as well as glass and metal frame doors. The 283 Third Avenue business has a flat, recessed upper elevation with fixed glass storefront and door, as well as brick base beneath an awning. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:25

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Ca. 1940s per Site Inspection

\*P7. Owner and Address: Shamoun Family Trust (10-23-96), 1411 Fuerte Heights Lane, El Cajon, CA 92019

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05 \*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 281-283 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The subject building is believed to have been constructed sometime during the 1940s. Although City Records indicate that the building was constructed in 1927, the Modern design of the building indicates that the structure was erected sometime during the 1940s or substantially remodeled during this period.

Over the years, the property was owned by different individuals and/or entities including Mary E. Dyer (-1925); Theodore G. Skinner (1925); the Southern Seaboard Corporation (1926-1928); E. Melville and Lucy Melville (1928); Jane and Kate Shook (1928); Dudley D. Williams (1928-1952); Dudley D. Williams, Jr. (1952-1979); Standlees Cake & Party Shop, Inc. (1986-1996); and Munther and Susan George (1996-2000). The property was acquired by the current owners, Sabri and Mary Shamoun in February, 2000. San Diego City Directories indicate that over the years, the following businesses were associated with the building: Nancy's Baby Shop, Children's Clothing (1952-1954); Irving's (1955-1956); Flora's Maternity Women's Clothing (1957-1958); and Bookfinders (1960).

B1. Historic Name: Nancy's Baby Shop  
 B2. Common Name: Bridal Gown/Ursula's Hair Salon  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Modern Commercial

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed Ca. 1940s. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

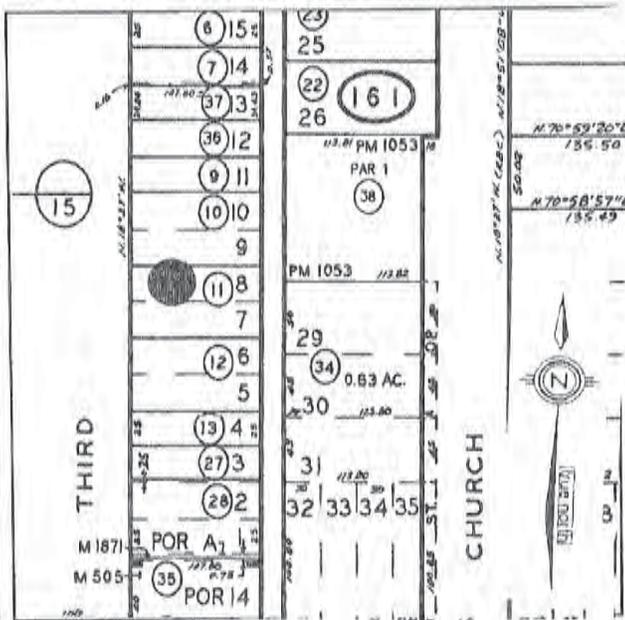
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 282-284 Third Avenue

\*P1. Other Identifier: Singer Sewing Machine Company Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 282-284 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Doc76-340734 in Lots 17 & 18, Map 1284, Mohnikes Subdivision, Assessor's Parcel Number 568-152-16

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a two-story, French Eclectic commercial building. Three businesses operate in the building at 282, 282A, and 284 Third Avenue. Rectangular in shape, the building features a flat roof and concrete block exterior covered with stucco. On the second floor, the building features a small section at the northeast elevation. This section has a decorative (semi-scaled) cornice with metal awning and louvered windows with wood shutters. A wrought iron balustrade exists at the southeast elevation on the second floor. A projecting cornice divides the first and second floors. The first floor features three storefronts, each with projecting bays with metal shed roofs, multi-paned fixed windows, wood and glass doors with decorative transoms, and lower terrazzo tile. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:24

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Ca. 1920s per Site Inspection

\*P7. Owner and Address: Carmel and Georgie Botte Trust, 14929 Brookstone Drive, Poway, CA 92064

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : \_\_\_\_\_

(Describe) intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 282-284 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The subject building is believed to have been constructed sometime during the 1920s. No historical documentation was identified during the course of research which would date the construction of the building, other than the fact that a Notice of Completion was filed on the property in December, 1945 for general tenant improvements. The presence of this document indicates, therefore, that the building was in existence by 1945. A 1920s date of construction is based upon site inspection, coupled with the development of other documented commercial structures within the vicinity.

Over the years, the property was owned by different individuals and/or entities including Charles and Ruth Mohnike (-1911); Louis and Jeanette Berger (1911-1912); Greg and Rose Rogers (1912-1927); Warner and Martha Edmonds (1927-1937); Hiram and Olive Horton (1937-1941); Frances L. Kinney (1941-1976); and Handyman Project (1976-1981). The property was acquired by the current owners, Carmel and Georgie Botte in June, 1981. From at least the mid-1940s through 1960, the building was used by the Singer Sewing Machine Company.

\*Resource Name or # (Assigned by recorder) 282-284 Third Avenue

B1. Historic Name: Singer Sewing Machine Company Building

B2. Common Name: My Cup Of Tea/Little Angel's Building

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: French Eclectic

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed Ca. 1920s per Site Inspection. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

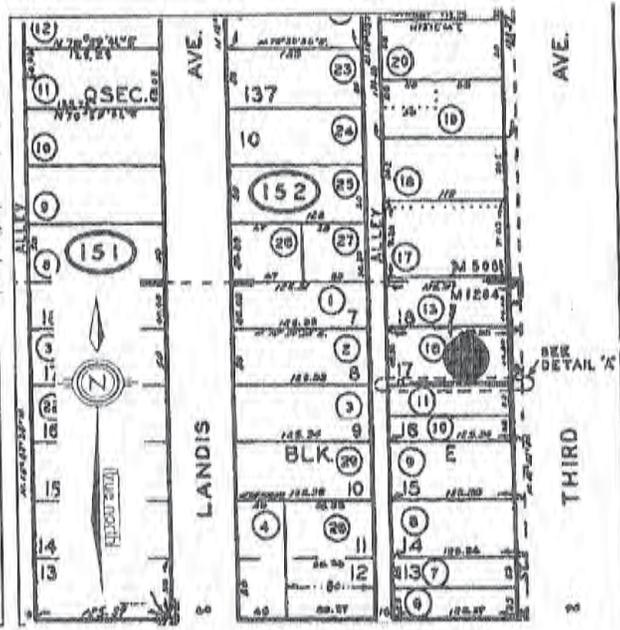
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, December, 1945

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 286-286A Third Avenue

\*P1. Other Identifier: Frazee's Chula Vista Paint Company Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 286-286A Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Portion of Block E, Map 1284, Mohnikes Subdivision, Assessor's Parcel Number 568-152-11

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a two-story, Modified stucco commercial building. Two businesses operate in the building at 286 and 286A Third Avenue. Rectangular in shape, the building features a flat roof with decorative cornice and stucco exterior. At the second floor, the building has three arched windows with wood sills, metal double-hung windows, and upper fan-lights. At the first floor, the building has a recessed entry with fixed glass storefront windows, supporting two entries behind fixed wood beams, creating an arched trellis. A side entrance with wood molding exists at the southeast elevation with a wood and glass door. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building

P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other  
 (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05;950:26

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both 1927 per City Records

\*P7. Owner and Address:  
Gregory A. Montegna  
P.O. Box 12006  
San Diego, CA 92112

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05  
 \*P10. Type of Survey :  
 (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 286-286A Third Avenue  
\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1927. A Notice of Completion, filed in July, 1946 indicates remodeling of the structure. The building was, therefore, in existence prior to 1946. Over the years, the property was owned by Charles and Ruth Mohnike (-1911); Louis and Jeanette Berger (1911-1912); Greg and Rose Rogers (1912-1927); Warner and Martha Edmonds (1927-1937); Hiram and Olive Horton (1937-1941); Frances L. Kinney (1941-1950); Ralph and Helen Hosenpud (1950-1952); Robert and Mary Vaught (1952-1966); Stuart and Ruth Dingwall (1966-1979); Edgar William Cooke and Marlene Cook (1979); Sunbelt Financial Corporation (1979); Weston Brothers Investment Partnership (1979-1982); Two Eighty Six 3<sup>rd</sup> Avenue Chula Vista (1982-1987); Paul J. Hendricks (1987-2003). The property was acquired by the current owner, Gregory Alan Montegna, in April, 2003. San Diego City Directories indicate that the subject building was associated with the following businesses over the years: Frazee's Chula Vista Paint Company (1952-1955); Kay's Photo Shop (1953-1960); and Dr. Vincent Conlan and Dr. Billie King, both optometrists (1957).

\*NRHP Status Code 62

\*Resource Name or # (Assigned by recorder) 286-286A Third Avenue

- B1. Historic Name: Frazee's Chula Vista Paint Company Building  
 B2. Common Name: Tacos A Vapor  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Modified Commercial  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1927 per City Records. No major exterior modifications are evident.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

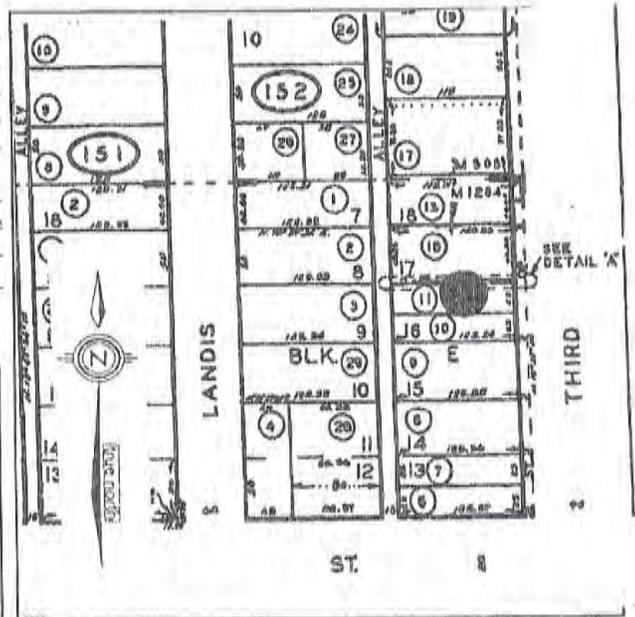
The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, July, 1946  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 288 Third Avenue

\*P1. Other Identifier: Ilse Charlotte Turner Commercial Building  
 \*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 288 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
South 25 feet of Lot 16, Block E, Map 1284, Mohnikes Subdivision, Assessor's Parcel Number 568-152-10

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern Spanish Eclectic building which serves as a private social club. Rectangular in shape, the building features a flat roof with shed section along the main east elevation with red, Mission tile which form an open patio area with thick wood beams and metal railing. The exterior consists of stucco. The main east elevation features two recessed and arched sections, which appear to have at one time served as windows, but are now sealed. Filling the recessed portion are wrought iron grilles. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP13-- Community Center/Social Hall

P4. Resources Present:  Building   
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:27

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  
 Both Ca.1926 per City Directories

\*P7. Owner and Address:  
Fleet Reserve Association  
Chula Vista Branch 61  
288 Third Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 \*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : \_\_\_\_\_



(Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  
 Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 288 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to San Diego City Directories, the subject building was constructed around 1926. This date coincides with the ownership of the property by Mrs. Ilse Charlotte Turner, who acquired the property in May, 1912 from Frank and Mary Smith. San Diego City Directories indicate that Turner, a licensed real estate broker, worked from the building as early as 1926. No other supporting historical documentation was identified which would precisely indicate the date of construction.

Grant deeds indicate that Turner's estate conveyed the property to Mary Gooding in March, 1935. Subsequent owners of the property included Mary Gooding (1935-1943); Nathan and Gertrude Peters (1943-1944); Edward Davis (1944-1965); and Gracilla Olive Lawson (1965-1966). In November, 1966, the property was acquired by the current owner, Fleet Reserve Association Chula Vista Branch 61. The organization filed a Notice of Completion on the property for tenant improvements (extended roof overhang) in November, 2004. San Diego City Directories indicate that the building was used by Cornell's Stationers from at least 1952-1960.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 290-294 Third Avenue

\*P1. Other Identifier: Richard and Marian Wilson Commercial Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 290-294 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lot 13, Block E, Map 1284, Mohnikes Subdivision, Assessor's Parcel Number 568-152-09

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern commercial building. Although the building is identified by three addresses (290, 292 and 294 Third Avenue), it appears as though there are only two businesses operating from the building (290 & 294 Third Avenue). The building features a flat roof and stucco exterior. The 290 Third Avenue business features a recessed entry with fixed storefront windows and metal doors. An entry roof has a wood beamed shed section with wood shingles. The 294 Third Avenue business features fixed glass storefront bays with glass doors and an awning. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking west, 8/31/05; 950:28

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1945 per Notice of Completion

\*P7. Owner and Address: M B W Partners LP & M B W Family Trust (10-15-83), P.O. Box 4, Bonita, CA 91908

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded : 8/31/05

\*P10. Type of Survey: (Describe) Intensive survey \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 290-294 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

The subject building was constructed in 1946. According to a Notice of Completion, which was filed on the property, the building was constructed and completed for owners Richard W. Wilson, and his wife, Marian B. Wilson in December, 1945. The Notice of Completion indicates that contractors Lee and Leachern completed the "single story concrete block building 50' x 80'" during this time. Prior to the construction of the building, the undeveloped property was owned by Bertha Dyer (-1912); Arthur H. Post (1912-1917); Maud E. Post (1917-1937); Sadie E. Miller (1937); and William Thompson Stephens (1937). The Wilsons acquired the property in February, 1944 and owned the property until it was conveyed to the current owner, M B W Partners LP and the M B W Family Trust (10-15-83) in June, 1995. San Diego City Directories indicate that in 1952, the building served as Young Moderns, children's clothing, and as Nancy's Kiddy Shop from 1953-1960.

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 290-294 Third Avenue

B1. Historic Name: Richard and Marian Wilson Commercial Building

B2. Common Name: Downtown Plaza

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Modern Commercial

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1946 per Notice of Completion. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Lee & Leachern

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

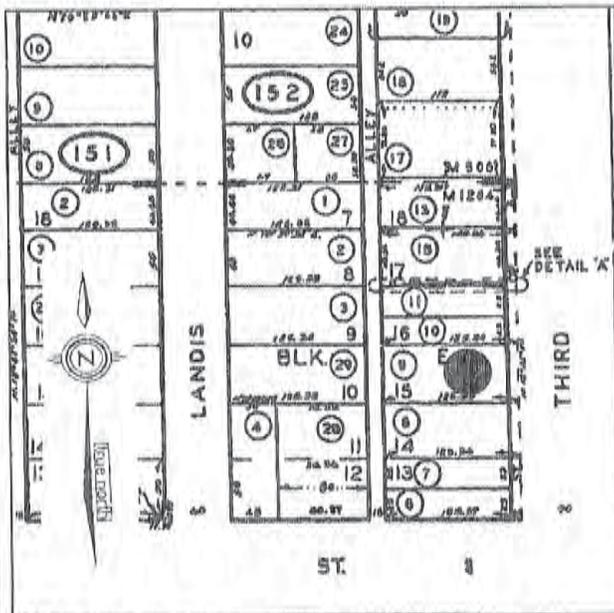
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories; Notice of Completion, February, 1947

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 291 Third Avenue

\*P1. Other Identifier: Withem's Bakery Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec: B.M.:SB

c. Address: 291 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Excluding the southerly 3 feet in Lot 3, Map 1871, Dyer Tract, Assessor's Parcel Number 568-161-27

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one-story, Modified Spanish Eclectic commercial building. Rectangular in shape, the building features a flat roof with side and central parapets and two shed sections with red, Mission tile. The exterior consists of stucco. The building has two storefront bays and a recessed entry. The storefronts are composed of glass and doors to the entrance are also glass. An awning is located above the storefronts. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:29

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1927 per City Records

\*P7. Owner and Address: Dale & Rebecca Ohlau  
140 Whitney Street  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 291 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1927. This property was owned by few individuals over the course of its existence. Such owners included Mary E. Dyer (-1925); Theodore G. Skinner (1925-1926); Leo and Floy Christy (1926-1979); and Roy and Mildred Lane (1979-1984). The property was acquired by current owners, R. Dale Ohlau and Rebecca A. Ohlau in August, 1984. San Diego City Directories indicate that the subject building served as Withem's Bakery from 1952-1954 and Mrs. Bennet's Bakery from 1955-1960.

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 291 Third Avenue

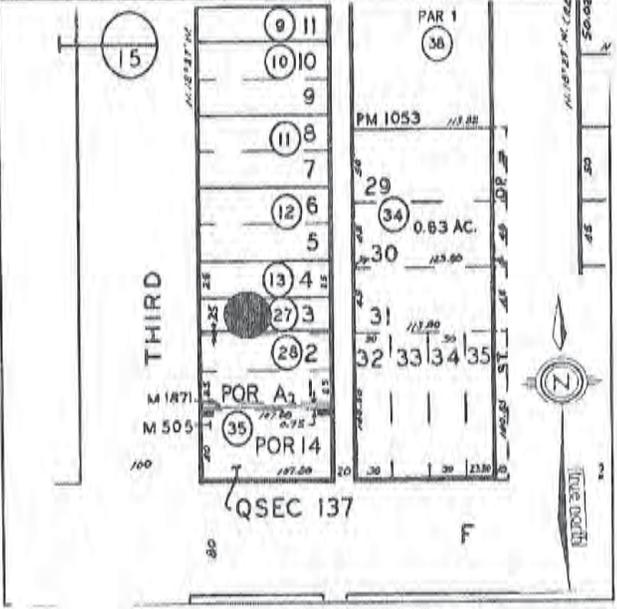
- B1. Historic Name: Withem's Bakery Building  
 B2. Common Name: OnStage Playhouse  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Modified Spanish Eclectic Commercial  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1927 per City Records. Building modernized/modified (date unknown).  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

- B11. Additional Resource Attributes: (List attributes and codes) None  
 \*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories  
 B13. Remarks:  
 \*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131  
 Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 293 Third Avenue

\*P1. Other Identifier: Leo and Floy Christy Commercial Building

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W; ¼ of ¼ of Sec. B.M.: SB

c. Address: 293 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone: \_\_\_\_\_ Me/ \_\_\_\_\_ mN \_\_\_\_\_

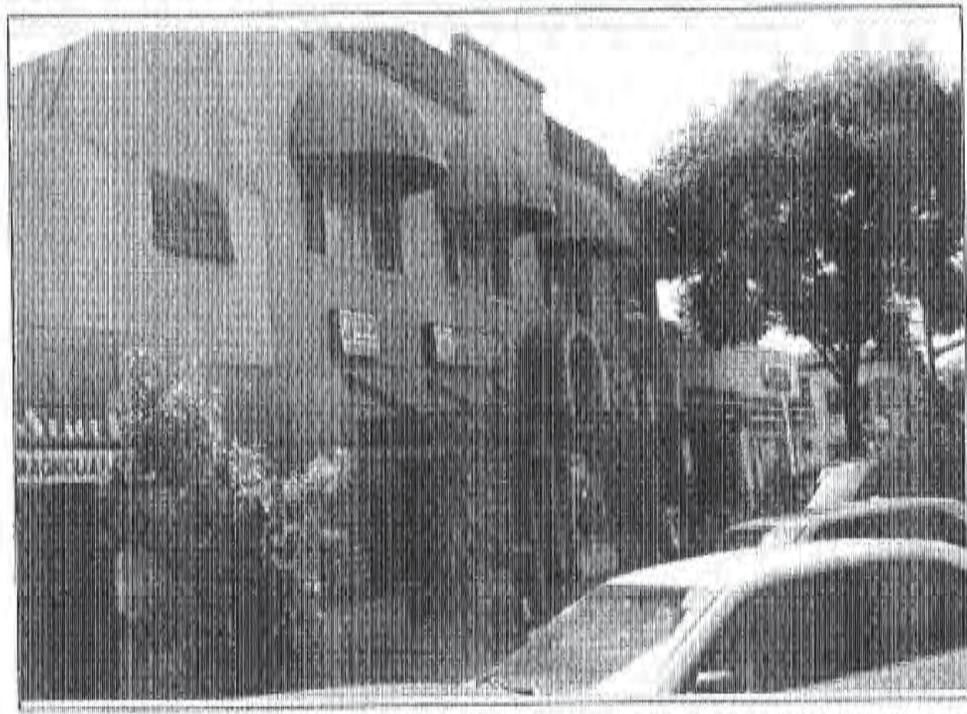
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lots 1 & 2 & southerly 3 feet of Lot 3 & excluding the southerly 7 feet, Lot A, Map 1871, Dyer Tract, Assessor's Parcel Number 568-161-28

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a two-story, Modified Spanish Eclectic commercial building. Rectangular in shape, the building features a flat roof with two parapets and roof vents. Shed roof sections adjacent to the parapets have red, Mission tile. Along the second floor of the main, west elevation, the building has four sets of fixed windows, flanked by metal double-hung windows with awnings. Along the first floor of this elevation, the storefronts feature fixed glass and recessed entries. At the center of this elevation, there is a main entryway with an stucco, arch with tile face. Flanking this element are two suspended wooden trellis. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building



P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:30

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1926 per City Records

\*P7. Owner and Address: Dale & Rebecca Ohlau  
140 Whitney Street  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 293 Third Avenue

\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1926. This property was owned by few individuals over the course of its existence. Such owners included Mary E. Dyer (1926); Theodore G. Skinner (1925-1926); Leo and Floy Christy (1926-1964); Louis J. Melville (1964); and Roy and Mildred Lane (1979-1984). The property was acquired by current owners, R. Dale Ohlau and Rebecca A. Ohlau in August, 1984. San Diego City Directories indicate that the subject building served as professional offices and supported commercial enterprises from 1952-1960.

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 293 Third Avenue

- B1. Historic Name: Leo and Floy Christy Commercial Building  
 B2. Common Name: LaTaquiza/A Fiesta Rental  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Modified Spanish Eclectic Commercial  
 \*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1926 per City Records. Building modernized/modified (date unknown).  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Urban core development Area Chula Vista, California  
 Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

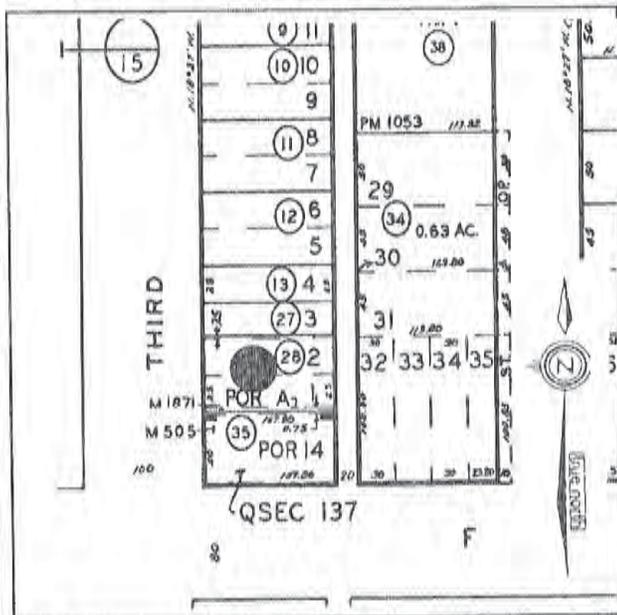
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 307 Third Avenue

\*P1. Other Identifier: Chula Vista Meat Market/Zurcher's Drugs

\*P2. Location:  Not for Publication  Unrestricted \* a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad National City \*Date: 1975 T 17S; R 2W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. B.M.: SB

c. Address: 307 Third Avenue City: Chula Vista Zip: 91910

d. UTM: (Give more than one for large or linear resources) Zone, Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lot 4, Block 3, Map 1206, Chula Vista Villa Tract No. 2, Assessor's Parcel Number 568-333-02

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, Modern commercial building. Rectangular in shape, the building features a flat roof with parapet and stucco exterior. The main, west elevation features a front storefront area with wood/beam frame with a wood shingle upper face and projecting wood beams across a recessed entry. The storefront itself is fixed glass with glass windows framed in thick wood with upper transoms and tile. The building has a horizontal wood clapboard base. Overall, the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking east, 8/31/05; 950:31

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1929 per City Records

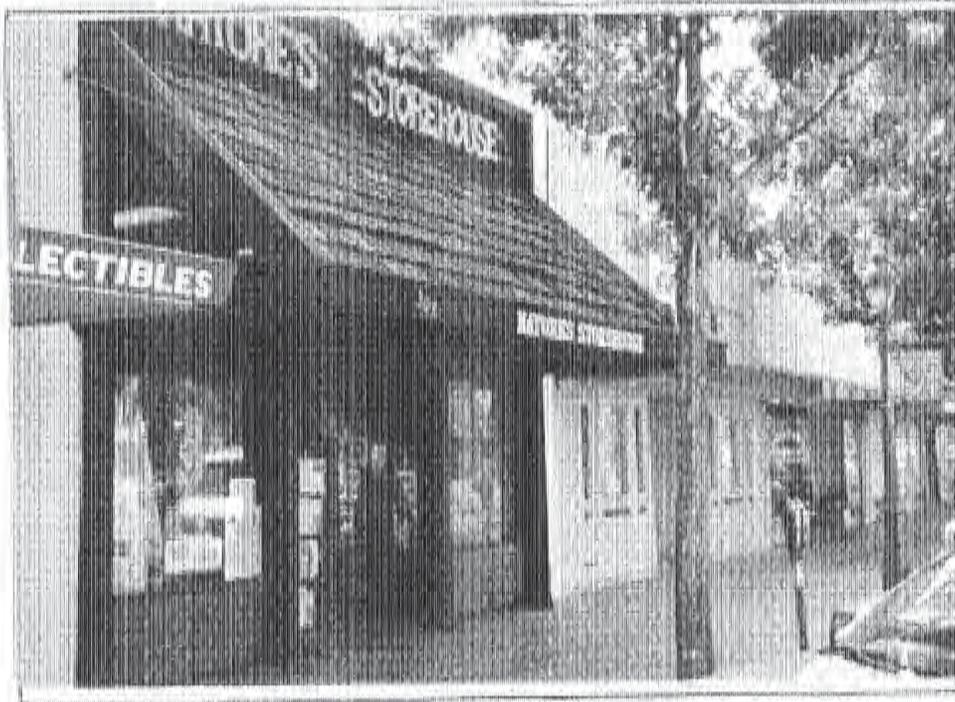
\*P7. Owner and Address: Natures Storehouse  
307 Third Avenue  
Chula Vista, CA 91910

\*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

\*P9. Date Recorded : 8/31/05

\*P10. Type of Survey : (Describe) Intensive survey

\*P11. Report Citation (Cite survey report and other sources, or enter "none".) Chula Vista Urban Core Historical Resources Survey, August 31, 2005, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131



\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 307 Third Avenue  
\*Recorded by R. Alter, K. Crawford, and S. Moomjian Date 8/31/05  Continuation  Update

According to City Records, the subject building was constructed in 1929. Over the course of its existence, the property was owned by the San Diego Land Company (-1910); Catherine Lenore Daschbach (1910-1923); Mary J. Morse (1923); H.D. Forest Smith (1923-1937); James and Lois Zurcher (1937-1969); the Title Insurance & Trust Company (1969-1976); R. Dale Ohlau (1976-1998); and Munther and Susan George (1998-2001). In June, 2001, the property was acquired by the current owner, Natures Warehouse. San Diego City Directories indicate that the subject building included the following businesses: the Chula Vista Meat Market from at least 1952-1955, Rexall/Zurcher Drug Stores from at least 1952-1960, and the Chula Vista Delicatessen from at least 1956-1957.

B1. Historic Name: Chula Vista Meat Market/Zurcher's Drugs

B2. Common Name: Natures Storehouse

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Modern Commercial

\*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1929 per City Records. Building modernized/modified (date unknown).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Urban core development Area Chula Vista, California

Period of Significance 1888 to 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Chula Vista Urban Core Area is and has been composed primarily of commercial enterprises, religious structures, and civic/community facilities for approximately the past 100 years. A few residences built or occupied by prominent Chula Vista citizens are also located in the Urban Core, as were early schools, now relocated outside the Core area, and one elementary school. From the late 1880s up to the present time, the downtown urban core has provided a solid foundation for the economic activities of each period. The evolution of the core area vividly reflects the changing patterns of life in the city of Chula Vista. In the 1920s, the core area included large numbers of citrus packing houses which shipped the produce to national markets; in the 1930s, the core expanded with department stores, retail establishments, restaurants and civic services. By the 1940s, the downtown area supported the development of the city in the form of new stores, shops, restaurants, nightclubs, and other entertainment venues. By the 1950s, the city had grown and a new civic center was required to meet the needs of the citizens. The economic downturn of the 1960s resulted in the loss of many retail establishments.

The subject building is not historically or architecturally significant within the context of the Chula Vista Urban Core. Moreover, it is not eligible for individual listing in the National Register level of Historic Places or the California Register of Historical Resources. The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and further research is unlikely to yield important information relevant to local, state or national history.

B11. Additional Resource Attributes: (List attributes and codes) None

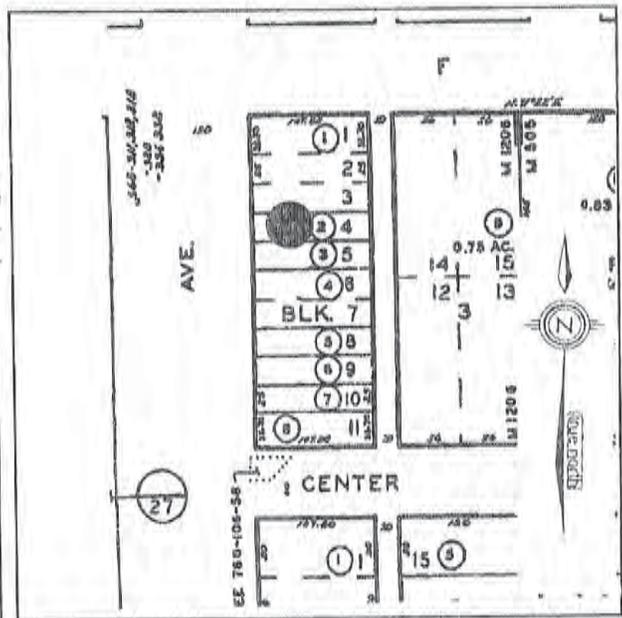
\*B12. References: City of Chula Vista Records; Grant Deeds; San Diego City and County Directories; San Diego Suburban Directories

B13. Remarks:

\*B14. Evaluator: R. Alter, K. Crawford, S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/31/05

(This space reserved for official comments.)



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- San Diego Union*, "Sleepy Town Becomes 2<sup>nd</sup> Largest in County," August 18, 1963.
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- San Diego Union*, "Picture Story," April 25, 1991.
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*Star-News*, "Early City Was Elite Orchard Community," November 22, 1979.

*Star-News*, "Clips Recall Chula Vista's Past," April 6, 1980.

*Star-News*, February 8, 1981.

*Star-News*, "CV Bids Farewell to Fuson's," May 3, 1987

## **IX. RESUME OF RUTH C. ALTER**

### **EDUCATION**

San Diego State University, M.A., Anthropology, 1980

San Diego State University, B.A., Anthropology, 1972

### **CERTIFICATION**

Register of Professional Archaeologists

### **PROFESSIONAL HISTORY**

Archaeos. Principal. 1996 to present.

Affinis. Director, Historical Studies. 2000 to 2002.

Affinis. Senior Interpreter/Senior Archaeologist/Senior Analyst. 1991 to 2000.

Evergreen Community College. Instructor, Anthropology (Part-time). 1983 to 1984.

San Jose City College. Instructor, Anthropology (Part-time). 1982 to 1983.

Manpower, Incorporated. Division Manager. 1981 to 1991.

San Diego Museum of Man. Education Coordinator. 1975 to 1981.

San Diego State University. Graduate Assistant. 1975.

San Diego Museum of Man. Curatorial Assistant. 1974 to 1975.

San Diego State University Foundation. Contract Archaeologist (Part-time). 1973 to 1975.

San Diego State University Foundation. Coordinator, Public Archaeology Program. 1973 to 1974.

### **EXPERIENCE**

Ms. Alter has conducted assessment studies involving well over a thousand historical resources for public as well as private clients. Her experience has been performed under both CEQA and NEPA and includes constraints studies, inventories, historical building evaluations, designation presentations, and Environmental Impact Reports. She conducted the Eastside Neighborhood CLG Intensive Survey for the City of Oceanside, the Historic Resources Survey of South Santa Fe Avenue for the County of San Diego Department of Public Works, the Historic Resources Inventory of the Downtown Lakeside Redevelopment Plan Area for the County of San Diego, the Murrieta Historical Resources Inventory update, and the multi-phased on-going Quieter Home Program Historic Resources Survey for the Federal Aviation Administration. Ms. Alter has presented numerous resources for designation to the City of San Diego Historical Resources Board and helped to create a similar board for the City of Murrieta; she is currently assisting Murrieta in attaining Certified Local Government status with the California Office of Historic Preservation, as extension of staff for cultural resource issues. She prepared the Cultural Resources Preservation Element for the City of Colton and is the author of the Historic Ordinance for the City of Murrieta. In addition, Ms. Alter is listed in the Register of Professional Archeologists (RPA) and has worked in all phases of archaeology/anthropology including field studies, project management and report preparation. She conducts background research, project supervision, field survey, excavations, monitoring, and report preparation. She has worked on prehistoric and historic archaeological projects throughout San Diego County and Southern California for numerous jurisdictions and agencies, including the City of San Diego and the County of San Diego.

**KATHLEEN A. CRAWFORD**

**EDUCATION:**

Master of Arts, History, 1987  
University of San Diego

Bachelor of Arts, History, 1984  
University of San Diego, California and Latin American emphasis

Bachelor of Arts, Anthropology, 1984  
University of San Diego, California and Latin American emphasis

**WORK EXPERIENCE:**

Crawford Historic Services, Historical Consulting  
1985-Present

Ogden Environmental and Energy Services, Inc.  
1990-1997, Senior Historian  
1997-2001, Historical Consultant

History, Anthropology and Political Science Lecturer  
1987-Present  
San Diego State University  
University of San Diego  
United States International University  
Grossmont College  
Cuyamaca College

San Diego Museum of Man  
1984-1985; 1997-2000, Assistant Education Coordinator

San Diego Historical Society  
1985-1988, Assistant Curator of Collections

## SCOTT A. MOOMJIAN

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### **Education:**

\*Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)

\*Master of Arts, History; 1993; University Of San Diego

\*Juris Doctor, 1997; California Western School Of Law, ABA/AALS

\*Best Appellate Brief Award, Spring 1996

\*American Jurisprudence Award, Environmental Law Seminar, Spring 1997

### **Professional Background:**

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian became affiliated with the firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied. Today, in addition to his own practice, Mr. Moomjian continues to associate with Ms. Lia in the field of land use law, with a particular emphasis upon cultural resources and historic properties.

For the past nine years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing cultural resources and historic properties. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining environmental permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San Diego Planning Commission, San Diego City Council, San Diego County Planning Commission and San Diego County Board of Supervisors.

Mr. Moomjian's extensive experience in the field of cultural and historic properties has also included the surveying of historic resources. In this capacity, he has undertaken all aspects of field work, planning, background research, organization and presentation of survey data, and the completion of historic resource inventory forms. Mr. Moomjian has worked as a principal consultant on historic resource surveys focusing on the downtown San Diego Ballpark, North Embarcadero, and Mid-City areas, as well as those in the Barrio Logan community. Most recently, he has completed Historic Resource Inventory Updates of the East Village Area for the Centre City Development Corporation (CCDC). Mr. Moomjian has worked in association with Archaeos in the completion of phase studies for the San Diego International Airport-Lindbergh Field, Quieter Home Program (Loma Portal and Uptown Neighborhoods), as well as an Historic Resource Inventory Update for the City of Murrieta.