



Development Services Department

Advance Planning Division

September 11, 2012

Dear Property Owner,

Your property has been determined through a Survey to be a Historical Resource and therefore, qualifies for Designation on the City's Register of Historical Resources, if you so choose to apply. Enclosed is the detailed historic information on your property and a Frequently Asked Questions (FAQ) handout that we hope will answer your questions. The Survey report, in its entirety, will be available for public comment from September 19, 2012 – October 3, 2012. Please feel free to attend the Historic Preservation Commission meeting at 4pm on September 19, 2012 in the City Council Chambers (276 Fourth Avenue, Chula Vista, CA 91910) to learn more about the Survey project. You may also obtain a CD of the survey project after that meeting. Please do not hesitate to contact the project manager, Lynnette Tessitore-Lopez, directly at 619-409-5465 or ltessitore-lopez@chulavistaca.gov if you have any questions.

Respectfully,

Marilyn R.F. Pongeggi
Principal Planner



HISTORICAL RESOURCES FAQ's

What is a Historical Resource Survey?

A Historical Resources Survey (Survey) is an inventory of properties that are at least 45 years old, which appear to meet objective historical significance criteria. Those properties that appear to meet the criteria are then evaluated by a Qualified Expert professional to determine whether or not they are a Historical Resource. The Chula Vista City Council retained ASM Affiliates, Inc. (ASM)* to conduct a Survey of resources that had not been previously surveyed and to update the City's existing Surveys that were conducted in 1985 and 2005.

What is a Historical Resource?

To determine that your property is a Historical Resource, ASM researched property-specific historic data, conducted an architectural significance evaluation and applied objective local, state, and national historical significance criteria. Those properties that were found to be architecturally significant or associated with significant historical person(s), event(s), architect(s), builder(s), or patterns of events in local history were determined to be Historical Resources. (See enclosed Survey worksheet on your property).

What does it mean to be a Historical Resource?

If you choose to, you may apply for your property to be Designated. Designated properties qualify to participate in the Mills Act Program, a locally administered program in which the property owner(s) agrees to preserve, restore or rehabilitate the historical property in exchange for a reduction of their property taxes. Once a property owner enters into a Mills Act Agreement with the City of Chula Vista their property taxes are recalculated by the County Assessor using a formula in the Mills Act and Revenue and Taxation Code. In many instances the annual property tax savings can be substantial. Both Designation and participation in the Mills Act are voluntary and are not required if your property is a Historical Resource.

If you would like your property to be Designated through this Survey project, there will be a one-time waiver of Designation fees. This waiver of fees will be available to you through the end of the 2012.

Do Historical Resources, require a special permit if I want to remodel, alter, or demolish?

If what is proposed requires a building permit, City staff will make sure that the proposed activity does not diminish the historic significance of a property. This review is called a Certificate Of Appropriateness or COA process. The COA process will occur at the same time as the building permit and in most cases can be approved at the same time. For more major projects, the permit may be reviewed by the Historic Preservation Commission. The following are some examples of actions that would not require a COA:

- Any work that does not require a building permit
- Plumbing improvements or repairs.
- Electrical improvement or repairs.
- Mechanical improvements or repairs.
- Interior improvements unless said interior features of the home are contributing elements of the historical significance of a historical property.

* ASM Affiliates, Inc (ASM) is a firm that that meets both the City of Chula Vista and the State Historic Preservation Office requirements of a historic preservation Qualified Expert. ASM has more than 35 years experience in providing historic preservation services to both government and private entities.

For additional information, please visit:

http://www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/Planning/Historic_Pres.asp