

**Historical Resource Analysis Report
Casa de las Flores Property Carriage House / Garage Building
50 F Street, Chula Vista, CA 91910**

Prepared For + Submitted To:

Victor Marmolejo, Property Owner / Project Applicant

+

Tim Meyers / Project Architect

+

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

Prepared By:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

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I. INTRODUCTION

This Historical Resource Analysis Report (HRAR) was prepared by Urbana Preservation & Planning, LLC (Urbana) to analyze the historical resource status of a 1-1/2 story building at 50 F Street in Chula Vista, California that was formerly utilized as the carriage house / garage for the Casa de las Flores property, a 10-property initially constructed as a private residence and later converted to a hotel that operated between 1894 and 1914. After the hotel property was destroyed by fire in 1916 the carriage house was converted to a private residence.

The building at 50 F Street was documented as part of the 1985 *City of Chula Vista Historic Resources Inventory*. In 1987 the building was designated as Chula Vista Historic Site #17 using the information from the 1985 survey effort. As a result the former Carriage House has been assigned a California Register of Historical Resources Status Code of 5S1, which means it is an individual property that is listed or designated locally. Consequently, for the purposes of all previous discretionary project proposals, the property has been regarded as a historical resource under the guidelines of the California Environmental Quality Act (CEQA).

In 2009 Urbana prepared a design review report for a proposed rehabilitation project at the 50 F Street property wherein the property was automatically treated as a historical resource due to its status as Historic Site #17 and the proposed design project was reviewed for conformance with *The Secretary of the Interior's Standards for Rehabilitation*. Urbana's 2009 report did not provide a conclusion on whether the property remained eligible for designation based on the existing features it exhibited at that time. Additionally Urbana's report did not detail the development history of the property as it relates to the historic hotel complex in operation from 1894 through 1914.

This 2016 HRAR provides additional information on the history of the property, its use and features, and subsequent alteration of the original 10-acre Casa de las Flores land area that the 50 F Street property sits within. This HRAR provides a conclusion on the existing historical resource eligibility status of the carriage house / garage building, and was prepared to assist the property owner and the City of Chula Vista on whether the existing carriage house / garage building is a suitable candidate for the designation delisting process pursuant to Chula Vista Municipal Code §21.05.040.

II. PRESERVATION PLANNING FRAMEWORK

Following is an overview of preservation planning regulatory requirements and benefits related to projects proposed at 50 F Street.

California Environmental Quality Act (CEQA) & Historical Resources

The California Environmental Quality Act (CEQA) was enacted in 1970 in order to inform, identify, prevent, and disclose to decision-makers and the general public the effects a project may have on the environment. Historical resources are included in the comprehensive definition of the environment under CEQA. Under CEQA a historical resource is defined as:

- Any resource listed in or determined eligible for listing in the *California Register of Historical Resources* by the State Historical Resources Commission; or
- Any resource included in a local register of historical resources pursuant to §5020.1 (k) of the California Public Resources Code; or
- Any resource identified as significant in a historical resource survey meeting the criteria set forth in §5024.1 (g) of the California Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.¹

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in an historic resource survey if that survey meets specified criteria.

California Register of Historical Resources

The California Register of Historical Resource (CRHR) is an authoritative guide to California's significant historical and archaeological resources to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. Properties eligible for listing in the CRHR include buildings, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following criteria.

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2) It is associated with the lives of persons important to local, California, or national history; or
- 3) It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

City of Chula Vista Historic Preservation Ordinance

The City of Chula Vista Historic Preservation Ordinance includes eligibility criteria closely modeled after the CRHR. Pursuant to Chula Vista Municipal Code §21.04.100, a property that is at least 45 years old and retains integrity may be eligible for inclusion on the City of Chula Vista Register of Historical Resources if it meets one of the following eligibility criteria.

1. It is associated with an event that is important to prehistory or history on a national, state, regional, or local level.
2. It is associated with a person or persons that have made significant contributions to prehistory or history on a national, state or local level.
3. It embodies the distinctive characteristics of a style, type, period, or method of construction, or represents the work of a master or important, creative individual, and/or possesses high artistic values.
4. It is an outstanding example of a publicly owned historical landscape, that represents the work of a master landscape architect, horticulturist, or landscape designer, or a publicly owned historical landscape that has potential to provide important information to the further study of landscape architecture or history.
5. It has yielded or may be likely to yield information important in prehistory or the history of Chula Vista, the state, region, or nation.

Pursuant to Chula Vista Municipal Code §21.05.040, although discouraged, a property may be considered for delisting if the proposed delisting action is substantiated through an expert technical analysis finds that one or more of the following findings of fact exist:

- A. New evidence provided demonstrates that previously identified historical significance of the historical resource has been reduced or no longer exists such that the resource no longer meets the eligibility criteria; or
- B. The resource was designated inaccurately based on incorrect information; or
- C. The integrity of the historical resource or the resource itself has been greatly diminished such that it no longer physically conveys its identified historical significance resultant from extensive unintentional damage, fire, flood, or natural disaster.

Cultural Landscapes

A Cultural Landscape is defined as a geographic area including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.ⁱⁱ There are four general types of cultural landscapes not mutually exclusive:

1. Historic Site – A landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president’s house properties.
2. Historic Designed Landscapes – A landscape that was consciously designed or laid out by a

- landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.
3. Historic Vernacular Landscapes – A landscape that has evolved through use by the people whose activities or occupancy shaped the landscape. Through social or cultural attitudes of an individual, family, or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or collection of properties such as a district of historic farms along the river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.
 4. Ethnographic Landscapes – A landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

Site Analysis: Evaluating Integrity and Significance of Cultural Landscapes

Historic significance is the recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register criteria. An understanding of the landscape as a continuum through history is critical in assessing its cultural and historic value. Integrity is a property's historic identity evidenced by the survival of physical characteristics from the property's historic or prehistoric period. In order for a cultural or historic landscape to have integrity, the character-defining features or qualities that contribute to its significance must be present.ⁱⁱⁱ The seven aspects of integrity are:

- Location: The place where the cultural landscape was constructed or where the historical event occurred.
- Setting: The physical environment of the cultural landscape.
- Feeling: An expression of the aesthetic or historic sense of a time period.
- Association: A direct link between an historic event or person.
- Design: A combination of elements that create form, plan, space, structure, and style.
- Workmanship: Physical evidence of craft of a particular time, culture or people.
- Materials: Physical elements that remain from the period of significance.^{iv}

Characteristics or attributes of cultural landscapes may include:

- Spatial organization / land use patterns,
- Circulation patterns,
- Historic-era or contemporary-period architecture,
- Topography,
- Historic-era or contemporary-period vegetation, plantings, and tree palette,
- Hardscape improvements,
- Natural systems, and
- Views / vistas.^v

Identified characteristics should correspond to the period of significance identified for an intact cultural landscape.

III. SITE NARRATIVE AND DESCRIPTION

The subject site is defined as an approximate .67-acre land area bound by neighboring lots that line the south side of F Street, the west side of Hilltop Drive, the northwest side of Roseview Place, the north side of Center Street, and homes built within an approximate 630' depth east from 1st Avenue between F Street and Center Street.

The site was once part of a larger 10-acre plot comprising Lots 20 and 21 within Section 124 of the San Diego Land & Town Company Chula Vista town site. Due to a series of land subdivisions and re-subdivisions, the parcel is identified as a Flag Lot or Panhandle Lot as referenced in the Chula Vista Municipal Code.

The 50 F Street property is identified as Assessors Parcel Number 569-171-18-00.

Site Development and Uses

The property presently identified as 50 F Street was originally developed as a private residence for Englishman George W. Roberts who arrived in the Chula Vista and National City area in 1879 where he represented real estate holdings and land development projects for the Southern California Railroad Company out of National City. In 1886 Roberts retired from the railroad and went into business for himself selling real estate and insurance. In 1887-1888 Roberts commissioned the design and construction of his residence, which he called *Los Flores* or 'The Flowers'. The identity of the original architect and builder for *Los Flores* is unknown, however, one likely assertion is that architect Charles J. Zeugheer-Herman, an Englishman who maintained an office in National City, may have designed the home as *San Diego City and County Directories* disclose that by 1888 Herman and Roberts maintained their respective architecture and real estate offices at the same building in National City on 7th Avenue between 22nd and 23rd Streets.^{vi} Herman had also by 1888 become a brother-in-law to George Roberts, having married Minnie Roberts, George's sister who immigrated to the United States with her brother in 1879.^{vii}

Roberts time at *Los Flores* was brief. In August 1888 he passed after a short period of illness and exhaustion, leaving the home to his sister Minnie who continued to use the property as a private residence with her husband Charles until 1894 when the dwelling was expanded with 13 additional bedrooms and was renamed *Casa de las Flores*.

By 1900 Minnie Roberts converted *Casa de las Flores* to a hotel open for visitors and boarding. Advertised as an attraction for eastern United States residents, the hotel is reputed to have offered many recreational and cultural amenities including a tennis court, bowling alley, and golf course (in some form), as well as piano concerts hosted by Minnie Herman.^{viii} In November 1904 the Herman's hired a married couple, the Barbers, to serve as the caretakers / innkeepers for the hotel.^{ix} In November 1905 Minnie Herman leased the hotel to Mrs. Frederick of London, England and promptly announced her retirement from hotel service.^x Minnie's retirement is assumed to correlate to the unexpected death of her husband, Charles J. Herman in March 1905. Subsequent to Minnie's tenure as the property caretaker, the hotel was rebranded as the Highland Hotel and was purchased by M.L. Webb, who undertook an improvement campaign for the former estate. These improvements, however, do not appear to have resulted in a financially successful enterprise as the former *Casa de las Flores* property was sold through auction in September 1914. Advertisements for the auction describe the property as follows.

On the Auction Block

This magnificent property, situated in the most beautiful part of Chula Vista, known as "Walhalla Ranch," formerly "Casa de Las Flores" of the Herman place. Will be sold by the sheriff Friday, September 18, at 9:30 a.m., in front of Court House. This property is ideal for a

Sanitarium or Hotel

And is equipped for a fancy Dairy and Poultry Farm.

This Property

Consists of 10 acres and improvements and was purchased by Miss M.L. Webb several years ago for \$25,000. Since then she has added improvements which cost her \$15,000 bringing the value to \$40,000.

The main building has 28 rooms, 14 outside doors, 5 modern baths, 1 washroom, 2 Solar heaters, 16-point bell system, motors in laundry, is newly painted and wired, wiring place cost \$750. Call and inspect please.

Other improvements are as follows: Two 5-room one 4-room and one 1-room modern cottages, with baths, Solar heater electricity and gas costing \$3,000, garage and stable remodeled at a cost of \$1500, one greenhouse, two summer houses costing \$1400, corrals and poultry runs costing \$550.

Buy at your own price.^{xi}

The property was purchased at auction by R.J. Clarke of National City (also identified as T.J.), who apparently left the old hotel building and associated dwellings vacant and the surrounding support structures unused.^{xii} In 1916 the hotel and at least some of its outbuildings were destroyed by fire.^{xiii} Newspaper accounts detail the event.

Fire Destroys Highland Hotel at Chula Vista

Loss on 30-room structure estimated \$20,000; nearby buildings threatened.

Fire of undiscovered origin last night destroyed the old Highland Hotel, a thirty-room frame structure at Sixth and F Streets, Chula Vista and for two hours threatened to sweep over the big residence of Hamilton B. Clark and three cottages only a few hundred feet distant. The old hotel building was furnished and owned by Captain R.J. Clarke of National City. Damage is estimated at between \$15,000 and \$20,000.

The building has been closed for more than a year. The fire was discovered in the basement about 10 o'clock. The flames spread quickly over the dry wooden walls and ceilings and in a few minutes the building was in a mass of flames.

The Chula Vista fire department in charge of Harry Boutelle, poured streams of water on the Clark home and the nearby cottages to prevent them from being ignited by the sparks which were carried from the burning hotel by a strong wind. Practically every male resident of Chula Vista and scores from National City, attracted by the glare, hurried to the scene and formed a volunteer fire-fighting corps, confining their efforts to saving the houses that were threatened, all hopes of saving the old hotel having been abandoned.

When the flames had been brought under control, about midnight, all that remained of the hotel were two chimneys. The building was formerly known as the Highland Hotel and later as the Hotel Webb. M.L. Webb of Chula Vista having had charge of it until about a year ago.

Two companies of apparatus from the San Diego fire department started for Chula Vista to assist in fighting the flames but returned to their stations before leaving the city limits on learning that there was no hope of saving the hotel.^{xiv}

Two months after the fire the old hotel property was sold to Harvey Dunton of Colorado Springs, Colorado.^{xv} With the intent to build, Dunton subdivided the original 10-acre property between 1920 and 1921. The home at 48 F Street, located immediately north of the 50 F Street building, was constructed in 1911.^{xvi} Surrounding homes on F Street within the original 10-acre land area were built incrementally between 1920 and 1930. The south side of the property, fronting present-day Tidelands Street, was developed with a single-family home in 1920. This parcel, identified as 360 Hilltop Drive, appears to demarcate the southern end of the original 10-acre land area.

Amidst the land subdivision activity, William and Maggie Boyd acquired the 50 F Street property with the subject building in December 1923. The Boyds retained ownership until 1944 when the property was acquired by Willis and Eloise Nance. By 1953 the former Casa de las Flores property remained essentially undeveloped at its core. The land area where the house-turned-hotel burned was vacant. Structures sited behind the carriage house at that time are presumed to have been poultry runs and other miscellaneous agricultural buildings installed by the Boyds or the Nances. By 1964 the poultry runs and other miscellaneous buildings were removed and replaced by single-family dwellings built as part of a limited unit residential subdivision project. Additional residential development occurred in the 1950s and 1960s at the south end of the former hotel property, which resulted in the nearly all of the original 10-acre plot being redeveloped with single-family construction.

Architectural Characteristics via Available Historic Photographs

The earliest view of Casa de las Flores dates to circa 1888-1890s. Included as Figure 7, this early photograph provides a view of the house with limited views of the surrounding property. The property appears to be relatively undeveloped with outbuildings and ancillary structures. The home was accessible via a graded drive from F Street that transitioned into a circular drive planted initially with grass and palm trees. To the west of the house, the land area was planted with daisies and wild flowers.

The Union Title and Trust Company photographed the residence in 1897, presumably for the purposes of insurance and its new use as a hotel. Taken from the eastern side of the circular driveway, the 1897 view includes what is presumed to be the east elevation (at left) and the north elevation (at right) of the home, and an ancillary structure that appears to be a carriage building / garage. This ancillary structure appears to be setback from the southwest corner of the main building.

In the 1897 photograph, included as Figure 9, the Victorian style dwelling-turned-hotel featured a principal hipped roof articulated by multiple pinnacle-and-spire-topped front gabled dormers at multiple planes, tall and slender corbelled brick chimneys, multiple wraparound porches at the ground floor, and second level balconies featuring spindle work balustrades. Also captured in the 1897 photograph is a modestly scaled ancillary building covered by an equilateral hipped standing seam roof with pinnacle and finial, and featuring paired cornice brackets, three upper-level ox eye windows visible at the front facade, and an open porch at the ground level featuring three visible arched bays. This secondary building is reputed to have served as the carriage house for the hotel and is the existing modified building at the 50 F Street property. In 1910 the hotel building was again photographed from nearly the same vantage point as the 1897 Union Title and Trust. The property landscaping included the same circular drive planted with grass, beds of daisies, and olive trees at the northeast corner of the circular drive. The olive trees demarcated a second graded path that served as a second access / egress route from the front of the home. A new building is slightly

discernible in the 1910 image – the building appears to have been constructed in front of the carriage house with a gable roof and a lower overhang which may have been part of a porch structure. The new building may have been one of the cottages built at the property when it was owned by M.L. Webb and / or in operation as the Highland Hotel. Similarly, although not captured in historic photographs, the house located at 48 F Street, immediately north of the 50 F Street property, was constructed in 1911, during the period that the hotel property was active and operating, and may be one of the cottages or summer homes built on the property.

Character-Defining / Contributing Features Identified Historically at the Site

The features and conditions of the site determined to be character-defining through its use history are identified as follows.

- A rectilinear 10-acre land area bound by present-day F Street to the north, Hilltop Drive to the east, and Tidelands Street to the south.
- Main Hotel Building built as a Victorian style private residence in 1888 and converted to a hotel in 1894.
- Five-room cottage #1
- Five-room cottage #2
- Four-room cottage
- One-room cottage
- Summerhouse #1
- Summerhouse #2
- Carriage House / garage
- Circular driveway
- Access drive #1
- Access drive #2
- Poultry Run(s)
- Corral(s)

Additionally, the property is reported in one local historic publication as having featured a tennis court and golf course on the grounds. These features were not referenced in the materials describing the property in preparation for the 1914 auction, and as such are not formally included in the list of character-defining / contributing features.

Current Appearance, Features, and Configuration

Excepting the 50 F Street parcel, the former hotel property is completely infilled with single-family residential development built between circa 1911 and 1970. Dimensions of the 50 F Street property are roughly 166' x 178' or .67-acre within the historic 10-acre plot that Casa de las Flores was developed on. None of the buildings, structures, or landscape improvements remain from the historic hotel property's 1894-1914 period of use and significance.

Remaining Character-Defining / Contributing Features at the Site

- Carriage House

Today the former carriage house features a rectilinear plan comprised of a 1 ½-story central block covered by an equilateral hipped roof with standing seam metal roofing, and flanked on each side by a single-story hipped roof wing. The extended cupola-with-weathervane pictured in the 1897 view is no longer extant. The entire building is clad in horizontal board siding measuring either 6 ¾" or 9". The central block appears

to be the original carriage house, with original eave brackets extant around the perimeter. The three oxe eye windows observed at the building in the 1897 photograph are not extant and have been replaced by three rectangular windows each featuring louvered glass slats. The original ground floor opening pictured in the 1897 view was enclosed with an exterior wall, and a framed screened-in porch was added to the front facade. The porch features a flat roof covered in composition roll roofing and spans the length of the building's central volume. The east wing has been extended via a shed roof addition with composition roll roofing. A brick chimney has been installed at the northeast corner of the east wing addition. The east wing does not appear to sit on a foundation. Extensive wood rot is visible. The origins of the west wing are inexact although the volume was likely built as part of the original construction campaign. The west wing features a concrete floor with a mechanic's pit. The facade is enclosed by two wooden doors attached with large iron hinges at the outer edge of each door. The entire rear elevation appears to have been altered through the decades through insertion of doors and windows and by a second shed roof addition appended to the south elevation at the southeast corner. Overall the building is in poor exterior and interior condition. It retains minimal integrity with respect to the seven aspects of integrity.

Historic maps and imagery, and contemporary views of the 50 F Street property are included as Figures 1-14 in the following pages. Current photos of the property (Photos 1-33) are included as Appendix A.

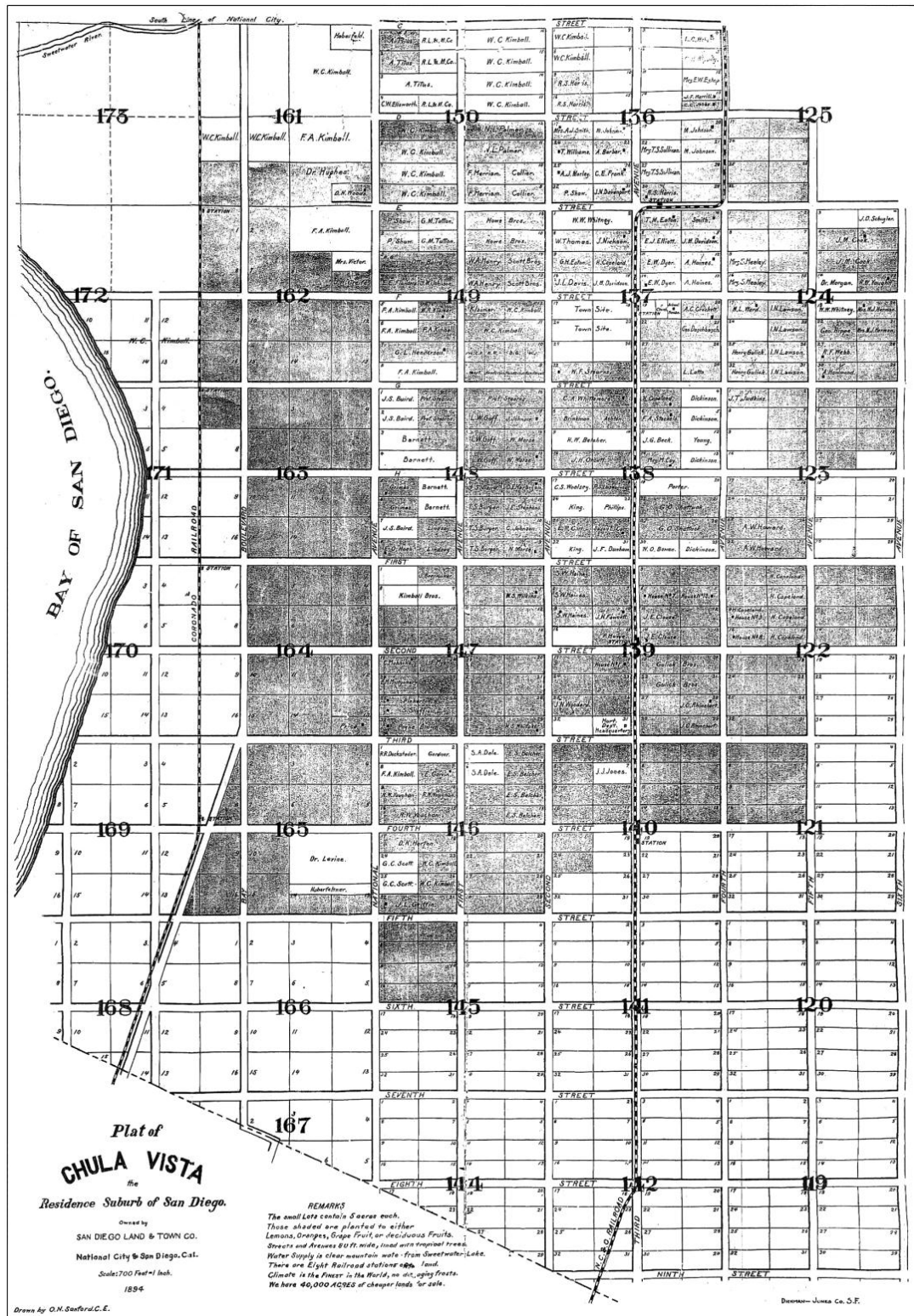


Figure 1: Location of the Casa de las Flores property within the 1894 plat of Chula Vista.

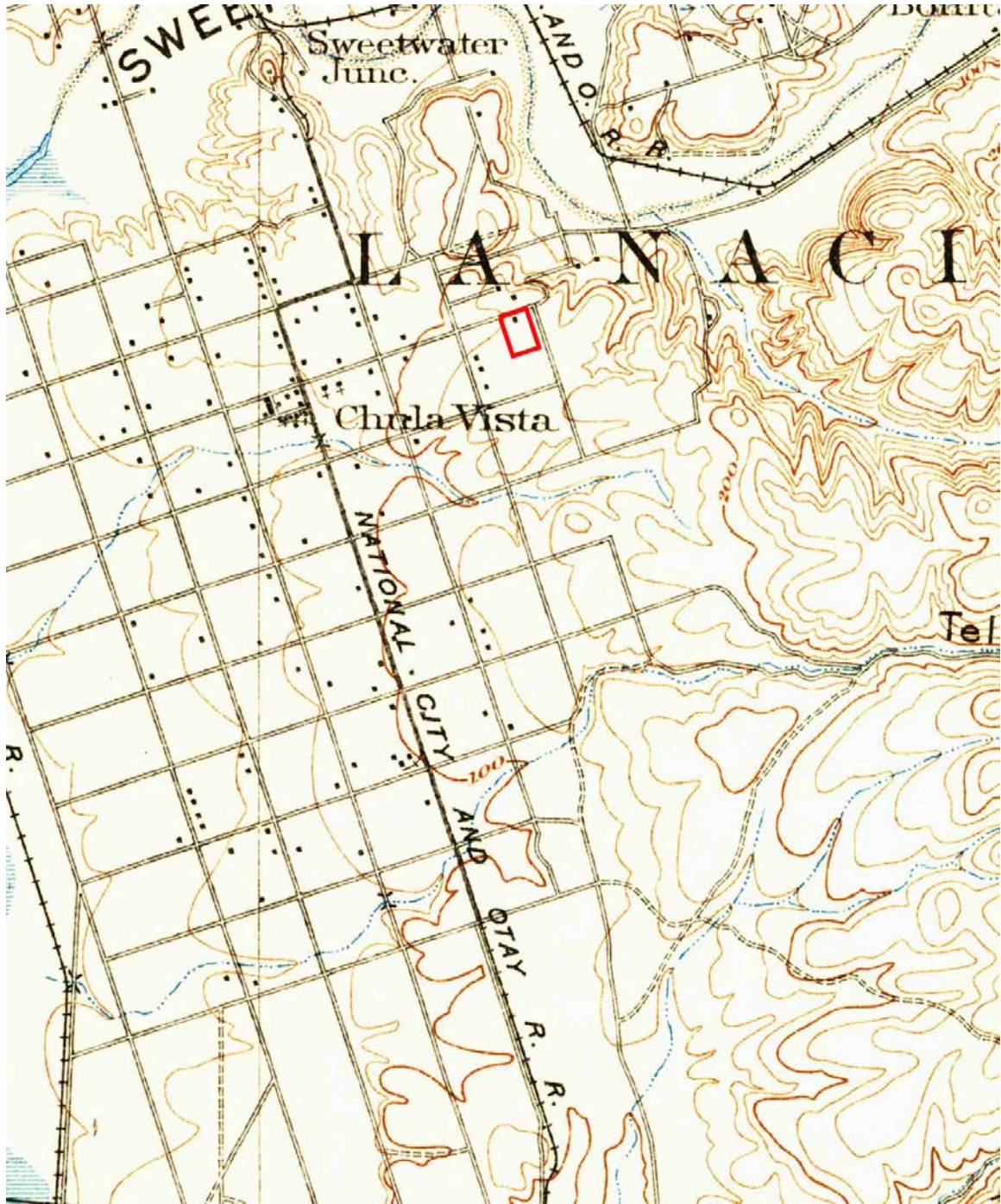


Figure 2: Location of Casa de las Flores within the 1904 USGS San Diego Quadrangle.

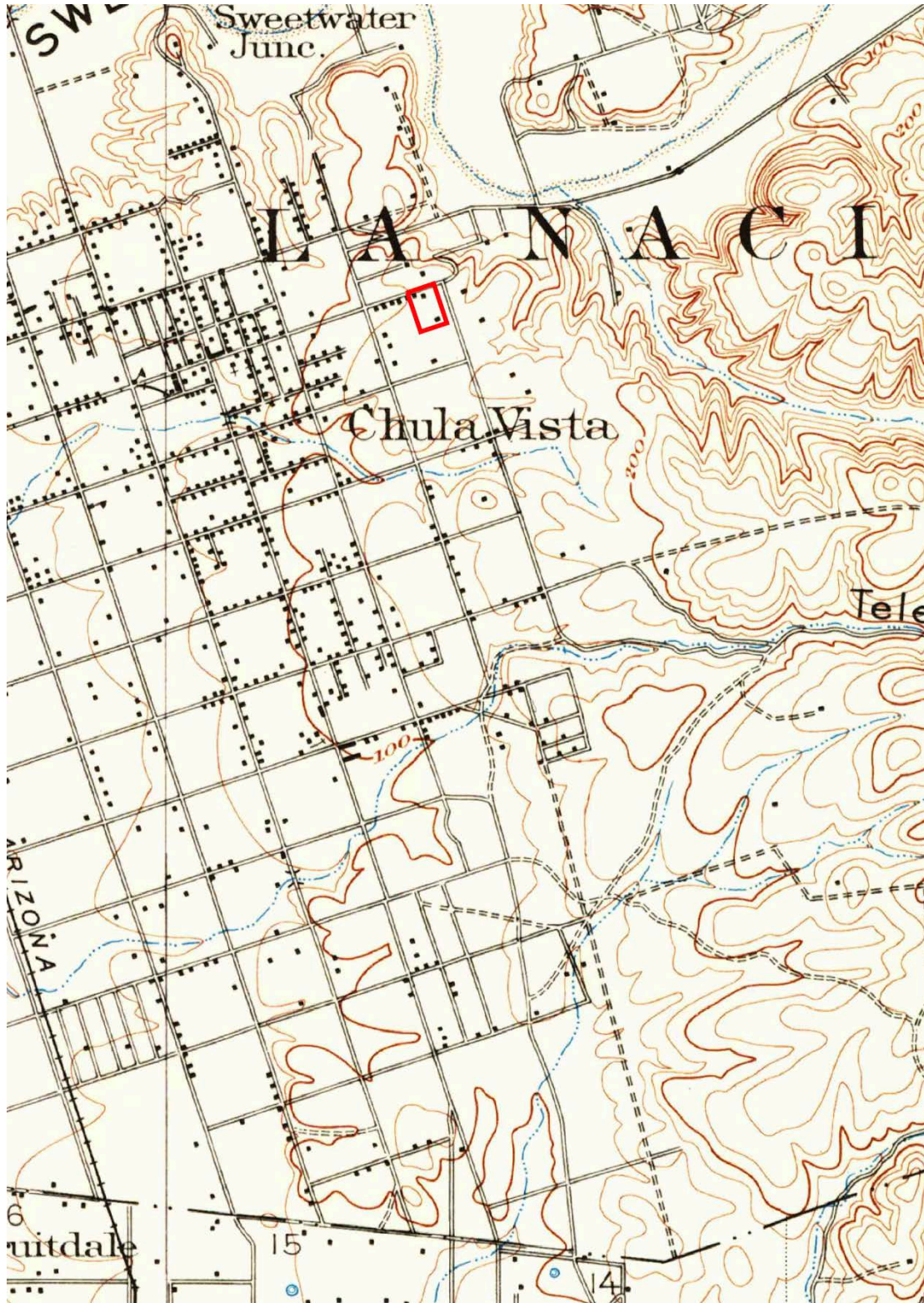


Figure 3: Location of Casa de las Flores within the 1930 USGS San Diego Quadrangle.

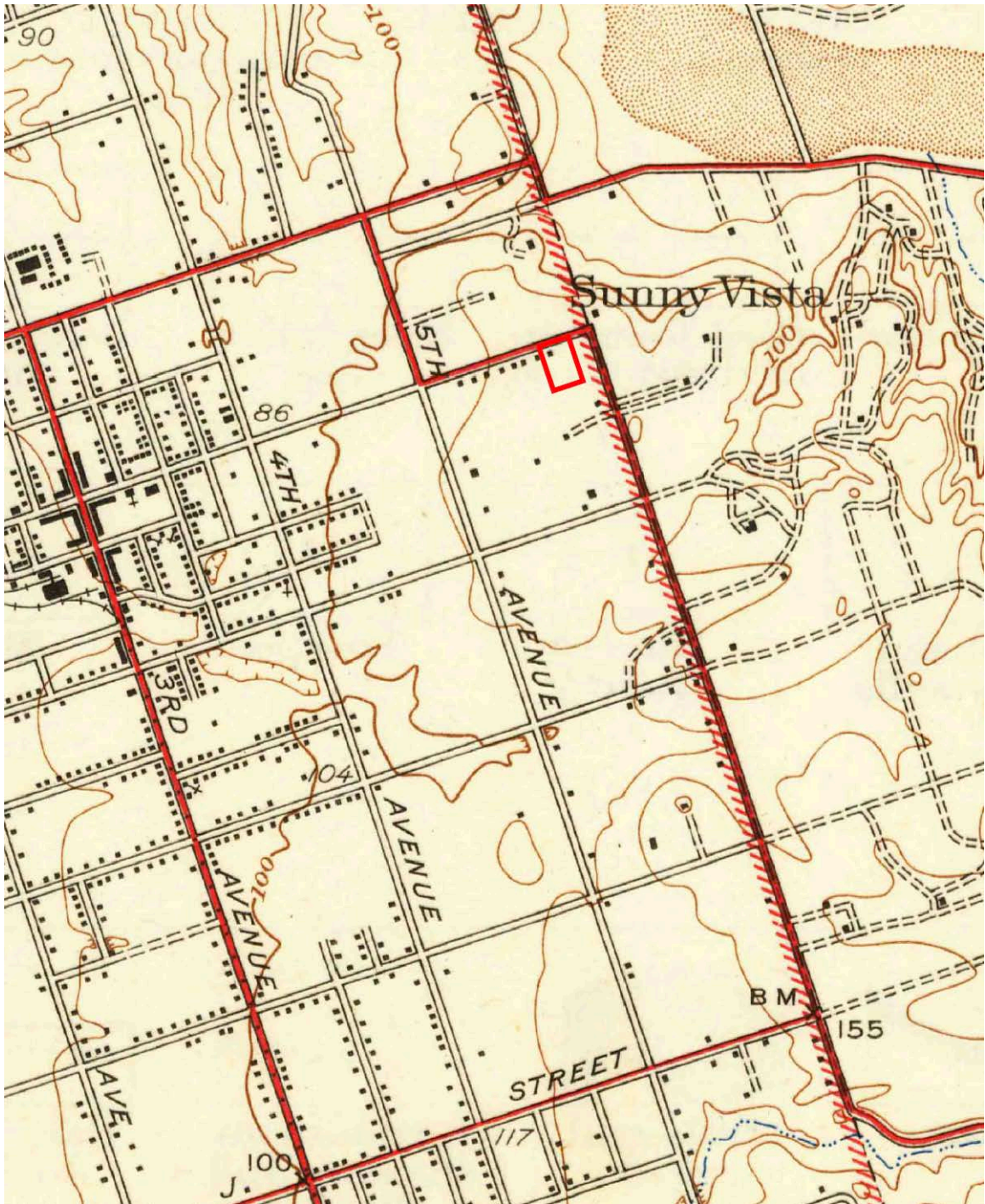


Figure 4: Location of Casa de las Flores within the 1944 USGS San Diego Quadrangle.

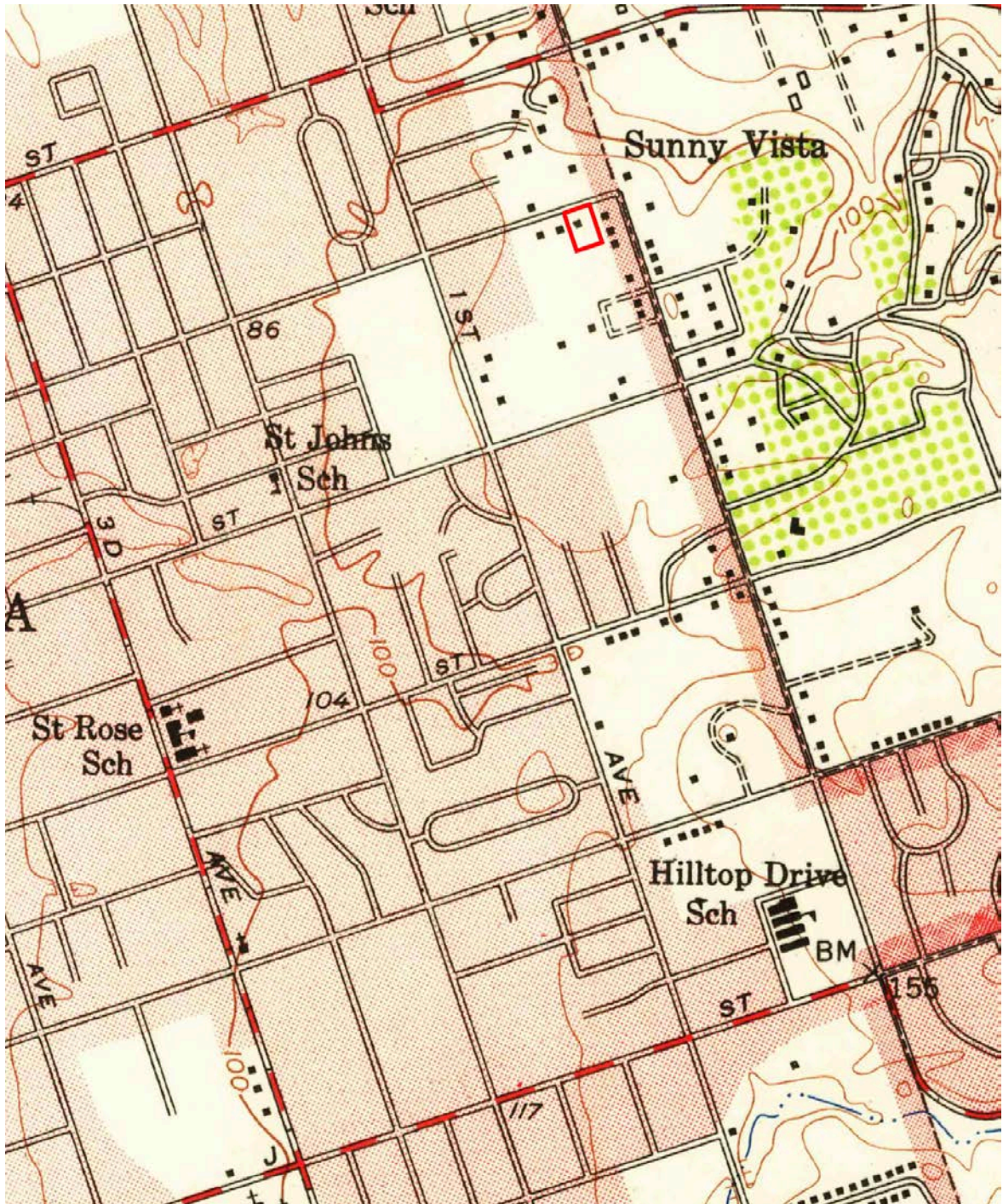


Figure 5: Location of Casa de las Flores within the 1953 USGS San Diego Quadrangle.

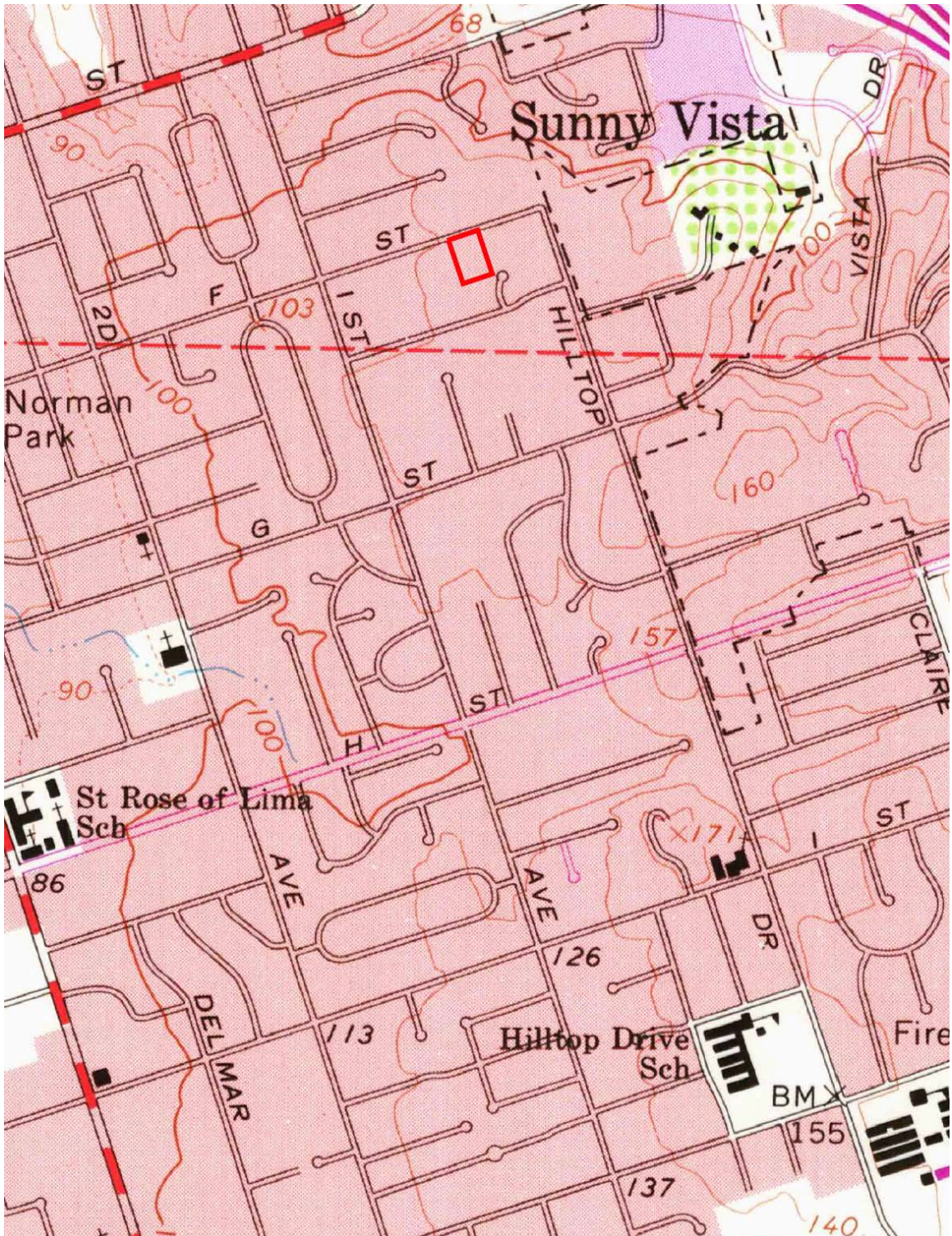


Figure 6: Location of Casa de las Flores within the 1967 USGS San Diego Quadrangle.



Figure 7: View of Casa de las Flores, circa 1888-1890s. The identity of the man included in the view is unknown. This image shows the front elevation of the residence-turned-hotel building and the western portion of the circular drive with one visible access path. Planted flowerbeds and maintained fields are also in view. Source: San Diego History Center Photo Album 209 "Chula Vista Family Photo Album".



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Chula Vista

Figure 8: View from Casa de las Flores, likely view northwesterly.
Source: San Diego History Center Photo No. 694.



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Chula Vista

1897

Figure 9: 1897 Union Title and Trust Company photograph of Casa de las Flores showing the main hotel building (east elevation at left and north elevation at right), the carriage house / garage building (at right in the background), the circular drive, and surrounding landscape features. Source: San Diego History Center Photo No. 693.



Figure 10: Detailed zoom of the 1897 Union Title and Trust Company photograph of Casa de las Flores showing the main hotel building, the carriage house / garage building, and the circular drive.



16179

CHARLES HERMAN HOTEL

1910

Figure 11: Circa 1910 view of Casa de las Flores, which is erroneously identified in the corresponding caption as the Charles Herman Hotel. Charles Herman died in early 1905. Minnie Herman resigned from her innkeeper role in November 1905. The trees in the foreground are olive trees. A new building appears to have been constructed in the background between the hotel and the carriage house. The eastern portion of the circular drive access path is also visible. Source: San Diego History Center Photo No. 16179.



Figure 12: 1939 aerial view of Chula Vista with the former Casa de las Flores property in the background. By 1939 new residential lots were developed along the south side of F Street within the boundaries of the 10-acre historic hotel complex. The carriage house / garage building is demarcated by the red circle. The cleared land area immediately south of the carriage house appears to be used for poultry runs and other associated structures. Source: San Diego History Center Photo No. 10282.



Figure 13: 1953 aerial view of Chula Vista with the former Casa de las Flores property in the background. The property is notated in orange. The carriage house / garage building is sited in the middle of the former 10-acre land area, at the western edge.



Figure 14: 1953 Aerial view of the Casa de las Flores property. The 10-acre parcel is outlined in red. The existing carriage house / garage building is outlined in green. The southwest corner of the land area appears to contain poultry runs and related structures. New dwellings built between circa 1911 and 1930 front F Street at the northern property boundary.

Source: National Environmental Title Research HistoricAerials.com

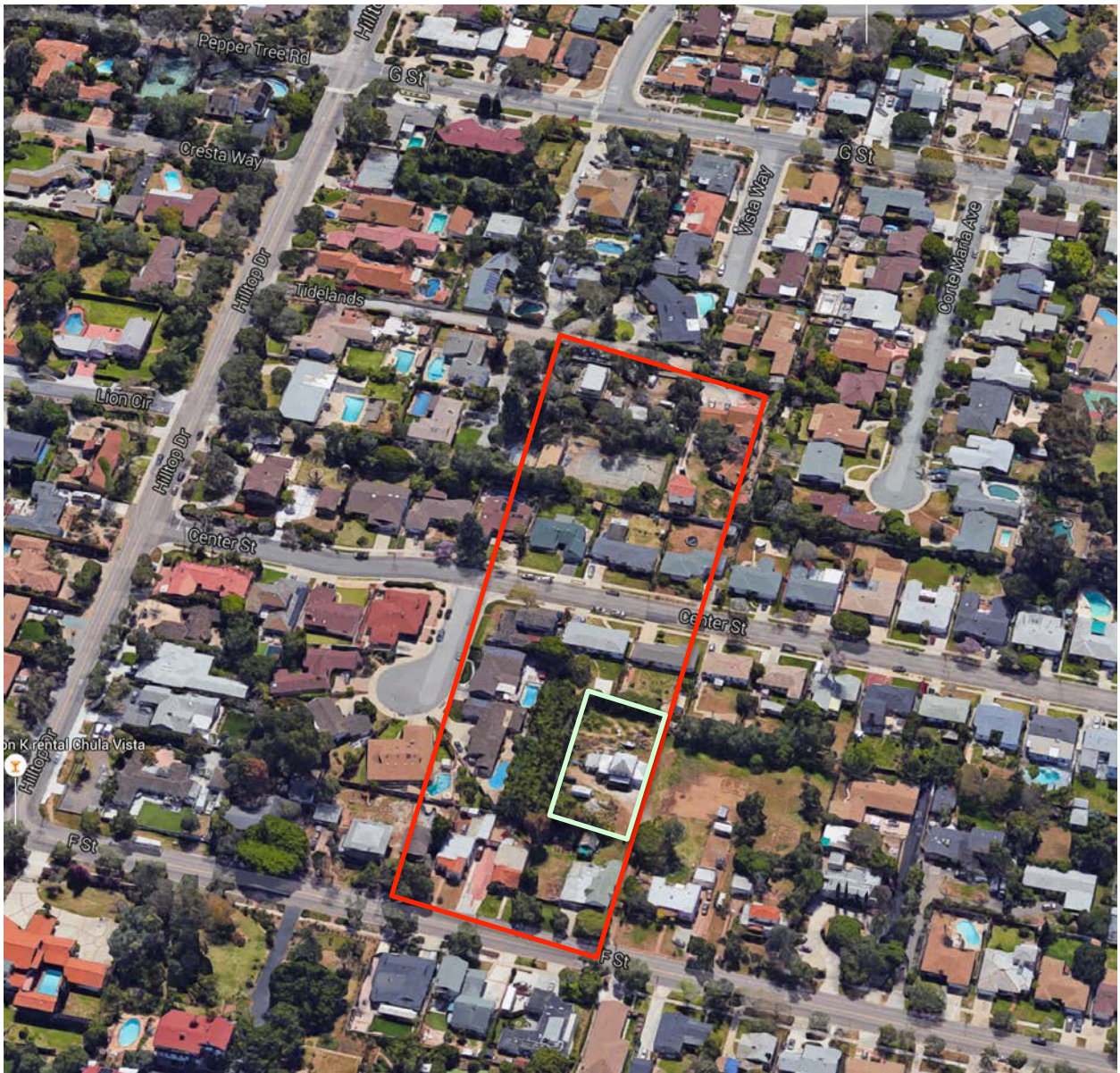


Figure 15: Circa 2016 aerial view of the Casa de las Flores property. The 10-acre parcel is outlined in red. The existing carriage house / garage building is outlined in green. Source: Google Earth.

IV. ELIGIBILITY ANALYSIS

CHRH and Local Criterion 1

It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on an analysis of the land area, its ownership and use history, and integrity comprised of present-day configuration and features, the subject property at 50 F Street does not appear to be eligible for listing on the California Register under Criterion 1 as an intact cultural landscape or historic district associated with or representing Casa de las Flores, the Herman Hotel, or the Highland Hotel during the property's identified 1894-1914 period of use and significance.

At its peak period of activity between circa 1894 and 1914, the Casa de las Flores / Herman Hotel / Highland Hotel property featured the main hotel building, six separate dwellings, a carriage house / garage, poultry runs, animal corrals, and landscape components including a circular driveway with two access roads, a planned landscape featuring fruit and olive trees, and various flowers beds. The existing carriage house was one of eight buildings that comprised the hotel complex. When landscape elements are included, the count of contributing features expands to at least 13. In its current integrity and condition, the 50 F Street property and the single remaining carriage house building does not adequately or accurately convey the history, appearance, development patterns, or associations of the former hotel property during the 1894-1914 period of significance and use. The property's size, shape, plan, and features were destroyed by fire in 1916, and then continually eroded and modified as land subdivision and re-subdivision activities occurred and new homes were constructed incrementally throughout the historic 10-acre land area.

As an individual building, the carriage house does not retain integrity to the 1894-1914 period of significance associated with the historic hotel property. It was one of at least eight buildings constructed at the property including the main hotel building and six separate dwellings, and is one of at least 13 contributing elements when landscape features are also considered. The carriage house, in and of itself, does not convey the historic land development patterns or land uses in the 1894-1914 period, and as a secondary structure or outbuilding that served as the garage for property, the building does not individually convey a direct association with the destroyed and long demolished historic hotel complex. Additionally, the hotel building was completely destroyed by fire in 1916. The proximity of the carriage house to the main hotel building as evidenced in the 1897 view suggests that the carriage house building may have been damaged and extensively repaired or altered if indeed the fire was as severe as described in newspaper accounts. Relative to the 1916 fire, the status of the other dwellings constructed as part of the hotel complex is not known. The buildings may have been (and are presumed to have been) destroyed by fire; however, it is unclear how the existing carriage house in such close proximity to the main hotel building would have been spared without damage that necessitated substantial alterations and repairs.

Due to the property's continual loss of contributing elements, there is no visible cultural landscape or historic district that qualifies for California Register Criterion 1. Similarly, the carriage house does not individually qualify under Criterion 1 as it was a secondary structure or outbuilding for the main hotel building, and no longer resembles its historic appearance from the 1894-1914 period of significance for the property. No specific events are directly associated to the building relative to the historical activities that are reputed to have occurred at the property during the 1894-1914 period. For these reasons Urbana cannot issue a positive statement of eligibility for the 50 F Street property relative to California Register Criterion 1.

CHRH and Local Criterion 2

It is associated with the lives of persons important to local, California, or national history.

No information was identified to assist in the successful determination of eligibility for the 50 F Street property to be considered significant under California Register criterion 2 relative to past owners or occupants associated with the property. The building was an outbuilding for the Casa de las Flores hotel property and later was converted to a private dwelling. Casa de las Flores was initially constructed as Los Flores, the private residence of George W. Roberts, who could be considered as an important person in Chula Vista business and real estate activities during his brief residency in the area from 1879-1888. No features exist at 50 F Street that date to the 1879-1888 period. Therefore, there is no tangible association with George W. Roberts at the property. The property was later owned and occupied by Charles and Minnie Herman. Charles Herman is identified as an Architect who may have designed Los Flores and the subsequent additions to convert the residence to Casa de las Flores, although no specific records were identified to substantiate this assertion, or to document his other design projects. Charles Herman died in 1905. Minnie Herman worked as the innkeeper / caretaker of Casa de las Flores until November 1905 when she retired. Little information was identified for Minnie Herman after her 1905 retirement. The 50 F Street property is not adequately associated with Charles and Minnie Herman as the property only contains the former carriage house building, an ancillary structure for the main hotel building, where presumably as owners with hired staff, the Herman's would not have spent much time or directed activities from.

As an individual building, the carriage house does not retain integrity to the 1894-1914 period of significance associated with the historic hotel property. It is one of at least eight buildings constructed at the property including the main hotel building and six separate dwellings, and is one of at least 13 contributing elements when landscape features are also considered. No information was identified to directly associate the carriage house to important accomplishments achieved by George W. Roberts or the Minnie and Charles Herman such that the building could be identified as individually eligible.

For these reasons Urbana cannot issue a positive statement of eligibility for the 50 F Street property relative to California Register Criterion 2.

CHRH and Local Criterion 3

It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on an analysis of the land area, its ownership and use history, and integrity comprised of present-day configuration and features, the subject property at 50 F Street does not appear to be eligible for listing on the California Register under Criterion 3 as an intact cultural landscape or historic district associated with or representing Casa de las Flores, the Herman Hotel, or the Highland Hotel during the property's identified 1894-1914 period of use and significance.

The main hotel building was initially constructed in 1888 as a private residence in the Victorian style. It was expanded in 1894 with similar Victorian details. The building was destroyed by fire in 1916 and no longer exists. The carriage house / garage building was constructed with limited Victorian features including a series of spindled posts and brackets at the ground floor garage openings, shiplap siding, a prominent cupola-with-weather vane atop the hipped roof, three oxeye windows, and scrolled brackets. The building was modified via removal of the cupola-and-weather vane, all spindlework and spindled posts, and the three

oxeye windows; and installation of contemporary horizontal board siding in differing dimensions; the addition of a new volume and chimney at the east elevation and a pop-out at the south elevation; new louvered windows at the front elevation; new openings for windows and doors at the south elevation; and installation of a full-length front porch that is framed and screened-in and spans the length of the building's central block. The separate dwellings constructed at the hotel property – four cottages and two summer homes – were likely built in a Victorian or early Arts & Crafts / Craftsman style. These buildings were likely destroyed by fire in 1916 and no longer exist. The landscape features once in place at the property included: a circular drive with two access paths, flowerbeds, olive and fruit trees, poultry runs and animal corrals. Additionally, the hotel property was cited as having a golf course. None of these features exist today and are presumed to have been destroyed by fire in 1916 or gradually eroded and removed as part of subsequent land subdivision and residential development activity throughout the former 10-acre land area.

The 50 F Street property is not eligible under California Register Criterion 3 for embodying the distinctive characteristics of a Victorian-period hotel complex, nor is the carriage house individually eligible as a significant example of Victorian-era construction. The building is modified such that it scarcely resembles its 1894-1914 appearance as represented in a single 1897 photograph.

For these reasons Urbana cannot issue a positive statement of eligibility for the 50 F Street property relative to California Register Criterion 3.

Local Register Criterion 4

It is an outstanding example of a publicly owned historical landscape, that represents the work of a master landscape architect, horticulturist, or landscape designer, or a publicly owned historical landscape that has potential to provide important information to the further study of landscape architecture or history.

The 50 F Street property is a privately owned property and therefore is not eligible for consideration under Local Register Criterion 4. Additionally, the property does not retain integrity to the 1894-1914 period of significance, and when observed today, no longer represents an intact cultural landscape or historic hotel complex replete with buildings, structures, and landscape features.

CHRH Criterion 4 and Local Register Criterion 5

It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

The surrounding lots that once comprised the 10-acre historic hotel property were developed from circa 1911-1970 with individual residences. The land area has been graded and disturbed continually as each of these individual parcels were developed. It is unknown if archaeological artifacts relating to the historic hotel uses were identified during these various construction projects.

In its current condition, appearance, level of integrity and single remaining / eroded character-defining feature (the modified carriage house), the 50 F Street property has not yielded information important to the prehistory or history of Chula Vista, San Diego County, California or the nation, nor does the building appear to have the potential to yield information important to the prehistory or history of Chula Vista, San Diego County, California or the nation. Beyond what is discussed in this report, barring additional information being discovered for the property, the 50 F Street property does not appear likely to yield additional information important to the history or prehistory of the local area, state or the nation.

Existing Historic Site Designation

The former carriage house building at 50 F Street was surveyed in 1985 and designated in 1987 as City of Chula Vista Historic Site #17. A Historic Resources Inventory form completed for the building identified the building as being significant as “one of the last remains of the Herman Hotel” and identified the building as “considerably altered”. Alterations listed on the 1985 survey form are: “windows altered; room additions”. Related features identified on the 1985 survey form are: “stablekeeper’s house and barn foundation nearby”. The barn foundation does not appear to exist. The stable keeper’s house may be the 48 F Street property, if that property is not one of the summer homes constructed as part of hotel improvements. The 48 F Street property has been entirely modified at the front facade such that it no longer resembles its 1911 appearance.

The property’s existing designation as the last remaining building for the hotel property is tenuous. Research has identified that the subject building was a secondary structure having served as the garage for the hotel complex. The historic hotel complex was in use from circa 1894-1914. During that period, the property was improved with separate cottages and summerhouses around the main hotel building, and featured planned landscape elements that offered scenic, recreational, and utilitarian uses. The single remaining building equates to approximately 1/13 of the improvements and features at the property during the 1894-1914 period of significance. The building has been modified from its historic appearance and was acknowledged as modified in the 1985 survey documentation that informed the designation decision.

Delisting Findings of Fact

The 50 F Street property is suitable for delisting from the City of Chula Vista Historical Resources Register based on the following findings of fact.

1. The building was designated for its association with the Herman Hotel, as the last existing building associated with the property. The long-destroyed hotel property and its associated contributing elements were built and in use as a hotel from 1894 through 1914. The carriage house building does not retain adequate integrity to the 1894-1914 period of significance identified for the hotel property and its contributing features, nor did it retain integrity when it was designated.
2. The building’s significance would be derived from its role as a contributing element to the historic hotel complex in place from circa 1894-1914, not as an individual property. The hotel complex is no longer intact. A single modified building that provided a secondary use cannot adequately represent this historic hotel property.
3. As the sole remaining feature within the boundaries of the 10-acre historic hotel complex, the building at 50 F Street does not convey the historical events, development patterns, architectural qualities, or spatial and landscape characteristics once associated with the historic hotel property.
4. At the time of designation, the building at 50 F Street did not adequately convey or represent the 1894-1914 period of significance identified for the hotel property, and as such, the designation should not have occurred.
5. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 1 or Local Register Criterion 1 relating to important events or patterns of events.
6. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 2 or Local Register Criterion 2 relating to important persons.
7. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 3 or Local Register Criterion 3 relating to a type, period, region, or method of construction.

8. The building has not been found eligible, either individually or as part of a landscape or historic district, under Local Register Criterion 4 relating to a publicly owned historic cultural landscape or a privately owned cultural landscape.
9. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 4 or Local Register Criterion 5 relating to further study and the ability to yield additional information in the future.

V. HISTORICAL RESOURCE CONCLUSIONS & RECOMMENDATIONS

The 50 F Street property includes a single remaining building from the 10-acre Casa de las Flores hotel property. This building served as a carriage house / garage during the hotel property's 1894-1914 period of significance. Previous survey efforts (1985 survey) and design review analysis (Urbana 2009) did not disclose the extent of development at the 10-acre complex, nor was the total number of buildings, structures, and landscape features identified as part of the survey and subsequent designation effort.

In light of new evidence identified during the course of historical research for this HRAR, wherein the development history of the Casa de las Flores property was more fully understood to include extensive improvements beyond the main hotel building and a carriage house / garage and wherein said research provided for the establishment of a period of significance for the property, the carriage house / garage building is not eligible for listing on the CRHR or for the Local Register. At its height the property featured the main hotel building, two five-room cottages, one four-room cottage, one one-room cottage, two summerhouses, the subject carriage house / garage building, and landscape features including a circular drive with two access roads, planted fruit and olive trees, flowerbeds, corrals and poultry runs, and reportedly, a golf course, the 50 F Street property comprised of the single remaining modified carriage house / garage building. The remaining modified carriage house / garage building represents 1/13th of the documented hotel complex, and the hotel property itself covered 10-acres of land, whereas today the 50 F Street property includes less than one acre and the surrounding environs have been drastically changed through residential development.

After the hotel property was destroyed by fire, the carriage house was converted for use as a private dwelling and was subsequently modified over time. The building no longer exhibits its historic appearance from the 1894-1914 period of significance as observed in an 1897 photograph. The building does not adequately convey the history or potential significance of the hotel complex, as it existed in the 1894-1914 period. The building has not been found individually eligible relative to its existing architectural characteristics.

For these reasons, the 50 F Street property is eligible for delisting consideration under the City of Chula Vista Municipal Code §21.05.040 and no longer qualifies as a historical resource pursuant to Public Resources Code §5024.1 and §15064.5 of the associated CEQA Guidelines. A City of Chula Vista Request for Delisting form is included as Appendix B.

VI. WORKS CITED / ENDNOTES

- ⁱ C.C.R. Title 14, Chapter 3, Article 5, §15064.5 (a)(1-3).
- ⁱⁱ Preservation Brief 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.
- ⁱⁱⁱ *Ibid*, 10.
- ^{iv} National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- ^v May, Vonn Marie. *Cultural Landscapes Workshop*. Presented to the City of Chula Vista Historic Preservation Commission, November 20, 2013.
- ^{vi} *San Diego City and County Directories*, Chula Vista/National City, 1887-1890.
- ^{vii} *Chula Vista Heritage, 1911-1986*, 13.
- ^{viii} *Chula Vista Heritage, 1911-1986*, 14.
- ^{ix} "Chula Vista Notes – Mrs. Herman..." *The San Diego Weekly Union*
- ^x "Casa De Las Flores Hotel" *San Diego Union* Sunday, November 19, 1905 (5:3).
- ^{xi} "On the Auction Block" *San Diego Union*, Wednesday, September 16, 1914 (7: 6-8).
- ^{xii} "Chula Vista Notes" *San Diego Union*, Sunday, September 20, 1914 (11: 3).
- ^{xiii} "Highland Hotel is Destroyed" *Evening Tribune*, Saturday, January 15, 1916.
- ^{xiv} "Fire Destroys Highland Hotel at Chula Vista" *San Diego Union*, Saturday, January 15, 1916.
- ^{xv} "Two Big Sales are Reported" *Evening Tribune*, Saturday, March 4, 1916.
- ^{xvi} Visual observation of the 48 F Street property reveals that the home has been modified from its 1911 appearance via a Ranch style facade appended to the front of the home. Although not intensively researched as part of this reporting effort, the 48 F Street property was built during the period that the hotel property was active and operating, and may be one of the cottages or summer homes built on the property.



Photo 1: View southwest of the front elevation.



Photo 2: View southwest of the east wing with shed roof addition and brick chimney.



Photo 3: View southwest.



Photo 4: View west of the east wing, east facade.



Photo 5: View west of the east wing, east facade.



Photo 6: View northwesterly of the east wing, southeast corner, with the shed roof addition in the foreground.



Photo 7: View westerly of the south (at left) and east (at center) elevation and the east wing.



Photo 8: View north of the south elevation.



Photo 9: View north of the south elevation.



Photo 10: View of west facade at the upper level central block where it connects to the west wing.



Photo 11: View northeast of the south elevation.



Photo 12: View northeast of the south elevation (at right) and the rear façade of the west wing (at right).



Photo 13: Opening / window detail at the south elevation.



Photo 14: South elevation central block.



Photo 15: View of the southwest corner at the west wing.



Photo 16: View south of the north elevation with the west wing in the foreground.



Photo 17: View south of the west wing.



Photo 18: West wing garage doors.



Photo 19: Detail of a typical hinge at the garage door.



Photo 20: Concrete drive in front of the west wing garage.



Photo 21: View southeast of the north elevation.



Photo 22: View south of the north elevation, central block.



Photo 23: View southwest of the north elevation where the central block and the west wing connect with the framed porch appended to the facade.



Photo 24: Foundation detail.



Photo 25: Foundation detail.



Photo 26: Foundation detail.



Photo 27: Foundation detail.



Photo 28: Foundation detail.



Photo 29: Foundation detail:



Photo 30: Foundation detail.



Photo 31: Foundation detail.



Photo 32: Foundation detail.



Photo 33: Foundation detail.



Request for Delisting

I. Applicant Information

- 1. Applicant Name: Victor Marmalejo
- 2. Owner of Record: Yes No
- 3. Owner(s) Name & Signature _____

- 4. Date: June 16, 2016
- 5. Applicant Mailing Address (if different from than the resource)
3791 Vista Pointe, Bonita, CA 91902
- 6. Phone Number(s) (619) 991-0031
- 7. e-mail (Optional) _____

II. Resource Information

- 1. Physical Address 50 F Street
- 2. Assessor's Parcel Number: 569-171-18-00
- 3. Historic Site#: 17 (Herman Hotel Carriage House)
- 4. Historic Name: Casa de las Flores Hotel Property Carriage House / Garage Building
- 5. Present Use: Vacant - former single family dwelling now utilized for miscellaneous storage
- 6. Original Use: Accessory Structure - carriage house / garage for hotel
Commercial _____ Residential Industrial _____
- 7. List any and all alterations to the resource:
(including materials alterations)
Date of alteration See Wulbf aXfWSf a` e[dW eWa @az#(
- Permits Received _____



HISTORIC PRESERVATION PROGRAM

15. Condition of the resource:

Good _____ Fair _____ Irreparably Deteriorated X (poor condition)

16. Please list how the historical significance of the designated resource has been diminished and provide supporting evidence that supports this information.. An Expert Technical Analysis is also required. For more information on Expert Technical Analysis see HPP Section 4.3.

The 50 F Street property includes a single remaining building from the 10-acre Casa de las Flores hotel property. This building served as a carriage house / garage during the hotel property's 1894-1914 period of significance. Previous survey efforts did not disclose the extent of development at the 10-acre complex, nor was the total number of buildings, structures, and landscape features identified as part of the survey and subsequent designation effort. In light of new evidence identified during the course of historical research for this HRAR, wherein the development history of the Casa de las Flores property was more fully understood to include extensive improvements beyond the main hotel building and a carriage house / garage and wherein said research provided for the establishment of a period of significance for the property, the carriage house / garage building is not eligible for listing on the CRHR or for the Local Register. At its height the property featured the main hotel building, two five-room cottages, one four-room cottage, one one-room cottage, two summerhouses, the subject carriage house / garage building, and landscape features including a circular drive with two access roads, planted fruit and olive trees, flowerbeds, corrals and poultry runs, and reportedly, a golf course, the 50 F Street property comprised of the single remaining modified carriage house / garage building. The remaining modified carriage house / garage building represents 1/13th of the documented hotel complex, and the hotel property itself covered 10-acres of land, whereas today the 50 F Street property includes less than one acre and the surrounding environs have been drastically changed through residential development.

After the hotel property was destroyed by fire, the carriage house was converted for use as a private dwelling and was subsequently modified over time. The building no longer exhibits its historic appearance from the 1894-1914 period of significance as observed in an 1897 photograph. The building does not adequately convey the history or potential significance of the hotel complex, as it existed in the 1894-1914 period. The building has not been found individually eligible relative to its existing architectural characteristics. For these reasons, the 50 F Street property is eligible for delisting consideration under the City of Chula Vista Municipal Code §21.05.040 and no longer qualifies as a historical resource pursuant to Public Resources Code §5024.1 and §15064.5 of the associated CEQA Guidelines.

The 50 F Street property is suitable for delisting from the City of Chula Vista Historical Resources Register based on the following findings of fact.

1. The building was designated for its association with the Herman Hotel, as the last existing building associated with the property. The long-destroyed hotel property and its associated contributing elements were built and in use as a hotel from 1894 through 1914. The carriage house building does not retain adequate integrity to the 1894-1914 period of significance identified for the hotel property and its contributing features, nor did it retain integrity when it was designated.
2. The building's significance would be derived from its role as a contributing element to the historic hotel complex in place from circa 1894-1914, not as an individual property. The hotel complex is no longer intact. A single modified building that provided a secondary use cannot adequately represent this historic hotel property.
3. As the sole remaining feature within the boundaries of the 10-acre historic hotel complex, the building at 50 F Street does not convey the historical events, development patterns, architectural qualities, or spatial and landscape characteristics once associated with the historic hotel property.
4. At the time of designation, the building at 50 F Street did not adequately convey or represent the 1894-1914 period of significance identified for the hotel property, and as such, the designation should not have occurred.
5. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 1 or Local Register Criterion 1 relating to important events or patterns of events.
6. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 2 or Local Register Criterion 2 relating to important persons.
7. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 3 or Local Register Criterion 3 relating to a type, period, region, or method of construction.
8. The building has not been found eligible, either individually or as part of a landscape or historic district, under Local Register Criterion 4 relating to a publicly owned historic cultural landscape or a privately owned cultural landscape.
9. The building has not been found eligible, either individually or as part of a landscape or historic district, under California Register Criterion 4 or Local Register Criterion 5 relating to further study and the ability to yield additional information in the future.