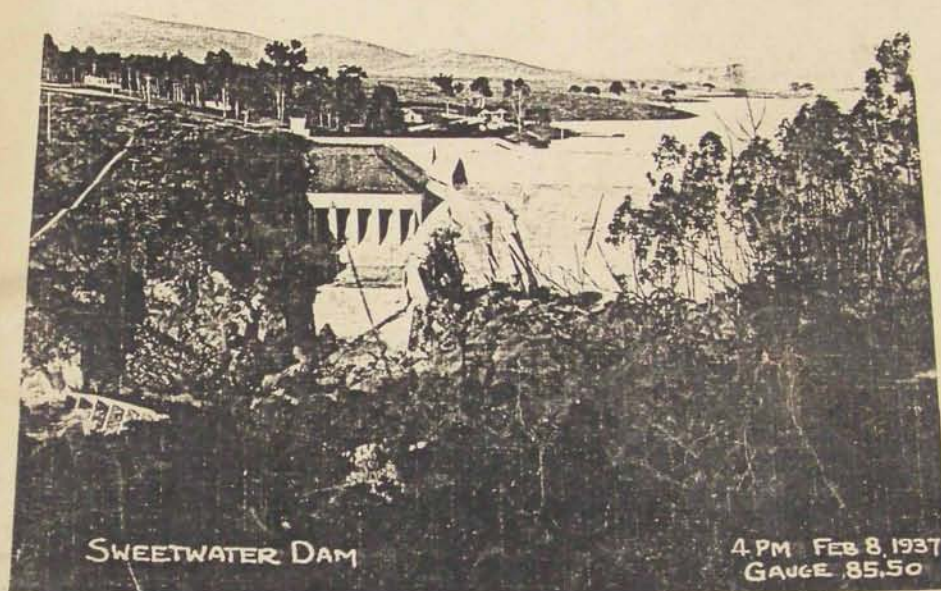


Bonita Historical Museum
4035 Bonita Road
Bonita, CA 91902

HISTORIC RESOURCES INVENTORY
SWEETWATER VALLEY



SWEETWATER DAM

4 PM FEB 8, 1937
GAUGE 85.50

Prepared for:
County of San Diego

Prepared by:
Richard L. Carrico
Susan H. Carrico
Kathleen A. Crawford
S. Kathleen Flanigan
September 1990

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 492830 B 3511650
C _____ D _____

IDENTIFICATION

1. Common name: Hancel Cordrey House
2. Historic name: Alfred Haines House
3. Street or rural address: 210 Davidson Street
City Chula Vista Zip 92010 County San Diego
4. Parcel number: 568-164-02
5. Present Owner: Frederick W & Henrietta Kohl Address: 210 Davidson Street
City Chula Vista Zip 92010 Ownership is: Public _____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Victorian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:
Legal: Central Addn, Blk A, Lot 4, E 9' of Lot 5, Lot 3 /exc E 11'/
The Alfred Haines House has a high hip and steep gable roof with
boxed and bracketed cornices and a square tower stopped by an ornate
weather vane. The tower has a pyramidal roof. Other details of this
charming 2 1/2 story Victorian include wide, horizontal shiplap
siding with cornerboards, an ornate brick chimney, double hung
windows, and stickwork in a street-facing pediment. Typical of
Queen Anne houses, the exterior texture of the house is varied by
the use of fishscale shingles on part of the tower and geometric
stickwork in the gable ends. A dominant features of this house is a
one story open veranda that extends across two sides. Turned post
supports and a stickwork railing grace the porch. A small pediment
decorates the porch roof on the left side. Except for the porch,
which has been altered, the house retains integrity of design and
materials.

Attach Photo(s) Here

8. Construction date:
Estimated 1888 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 86 Depth 120
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1985

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Alterations to porch
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: landscaping, garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

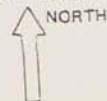
This house has been designated Chula Vista Historic Site No. 3. The home was built in 1888 for Alfred Haines, a noted attorney and judge. He served as vice president of the California State Bar Association and was a recognized authority on legal questions pertaining to water. In 1900, he appeared before the United States Supreme Court to argue for Chula Vista growers in what became known as the Chula Vista Water Rate Case. Judge Haines surrounded this orchard house with citrus trees. Another important owner of this home was Hancil Cordrey, who purchased the property around 1919. Cordrey had worked as a carpenter and later became a chiropractor. When he purchased this house, Hancil Cordrey converted a barn on the property into a manufacturing plant where he created and produced hardware specialties. This house is significant as the home of the important Haines and Cordrey families, and as one of the few remaining Victorian orchard houses. The building retains much of its original materials and design.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
SD Union 10-16-1934
CVHS Bulletin; CV Star 11-14-1931
CV Tax Assessment Rolls
City directories; Pioneer Families

22. Date form prepared 9-4-1985
By (name) K Webster
Organization City of Chula Vista
Address: P.O. Box 1087
City Chula Vista Zip 92012
Phone: 691-5101

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY
SWEETWATER VALLEY

Prepared for: County of San Diego

Prepared by: Richard L. Carrico

Susan H. Carrico

Kathleen A. Crawford

S. Kathleen Flanigan

September 1990

Cover Photograph: Sweetwater Dam, February 8, 1937

Courtesy of Sweetwater Authority Historic
Photograph Collection

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Courtesy of Eugene Coleman, "The Urbanization of the Sweetwater Valley"

Figure 13. Chart of Sweetwater River Valley Subdivision Activity 1946-1968

Courtesy of Eugene Coleman, "The Urbanization of the Sweetwater Valley"

Figure 14. Map of Sweetwater River Valley Land Use 1972

Courtesy of Eugene Coleman, "The Urbanization of the Sweetwater Valley"

Figure 15. Sweetwater River Valley Population Growth: 1870-1990

Information obtained from Eugene Coleman, "The Urbanization of the Sweetwater Valley"

INTRODUCTION

The Historic Resources Inventory of the Sweetwater Valley project area encompassed a region located in the southern portion of San Diego County, immediately adjacent to the cities of Chula Vista and National City. The project area specifically included county land and private and public resources within that region. The survey area included private residences, public lands, and commercial areas. Prominent geographical features in this area are the Sweetwater River and watershed area, the Sweetwater Valley, and San Miguel Mountain.

The Historic Resources Inventory of the Sweetwater Valley area provides a listing of potential historic sites in this region of San Diego County. Determination of historic potential was based on visual observation, a search of San Diego County records, in-depth archival research for both historical and architectural information in local repositories, and numerous interviews with local residents. The Inventory is meant to identify potential historically or architecturally significant local sites and is not considered to be the final determination of historic or architectural importance. To determine eligibility to local, state or national registers, further research specific to each property must be undertaken to fully evaluate the status of a particular property.

PREHISTORIC BACKGROUND
SWEETWATER VALLEY

One of the problems in proposing a culture history for the Sweetwater region and for southern California in general, is that until relatively late in the cultural sequence, circa A.D. 900, or later, archaeologists are forced to deal almost solely with material culture. The excavation, analysis and interpretation of non-perishable goods (artifacts, food remains, architectural features) tends to provide information about technology, and to a lesser degree, about diet, subsistence, religion, and other aspects of non-material culture. It is for this reason that the following culture history is based on, and stated in terms of, tools technologies and inferences about the people who made them. For example, the first category, the San Dieguito Complex, refers not so much to a people (ethnically and linguistically) but to a tool assemblage and a set of dates associated with those tools.

For the next sequence, the Early Millingstone Horizon, which some perceive as representing a different "people" and others see as the same group with a differing subsistence pattern and concomitant tools, we generally know more. This apparent increase in knowledge is a result of excavation of relatively more Millingstone Horizon sites, the recovery and analysis of burials from many of these sites, and the recovery of far greater evidence of diet and nutrition.

For the last sequence, the Late Period or Late Millingstone, archaeologists not only have the material culture record, there is also ethnographic and ethnohistoric data to supplement and complement the rather rich archaeological record. It is really only for this last sequence that archaeologists are on firm ground when they speak of a people in the sense of ethnically and linguistically.

The following culture history outlines and briefly describes the known prehistoric cultural traditions of the region. A primary goal of a culture

history is to provide a diachronic or developmental approach to past lifeways, settlement patterns, and cultural processes.

Early Period

The earliest prehistoric sites of northern San Diego County are identified as of the San Dieguito Complex (Rogers et al. 1969). Initially believed to represent big game hunters, with some association with the Paleo-Indian Tradition, the people of the San Dieguito Complex are, perhaps, better typified as a hunting and gathering society. Groups of these people abandoned drying inland lakes of the present California desert and arrived in present-day San Diego County circa 9000 years before the present (B.P.). Diagnostic traits associated with the phase known as San Dieguito III include scraper planes, choppers, scraping tools, crescentics, elongated bifacial knives, and intricate leaf-shaped points (Warren 1968; Warren et al. 1961). This tool assemblage is also called the Western Fluvial Lakes Tradition (Moratto 1984) and the Western Lithic Co-tradition (Davis et al. 1969).

Debate continues as to whether these people continued to occupy San Diego County or abandoned this region circa 8500 years B.P. (Moriarty 1966; Gallegos 1986). In either scenario, the early occupants made use of coastal and inland resources of plants, animals, shellfish, and fish (Moriarty 1967; Kaldenberg 1982; Gallegos and Carrico 1984). Within the study area, the Mount Miguel region was intensively used by what are variously described as Paleo-Indian and San Dieguito people. The primary activity of these early people near Mount Miguel was quarrying of lithic material and the manufacture of stone tools. Small camps or special use areas associated with San Dieguito are also present throughout the area especially in the Mount Miguel and Proctor Valley area.

From sites dated circa 8000 to 1500 years B.P., grinding implements in the form of manos and metates suggest an increased reliance on seed and vegetable foods. The presence of groundstone artifacts, shell middens, terrestrial mammal, marine mammal, and cobble based tools at coastal sites, and quarry based tools at inland sites, suggest occupation of a range of coastal and inland sites for over 5000 years by one culture group. Throughout coastal

southern California, this milling tool assemblage is associated with several differing complexes and is subsumed under the heading of Millingstone Horizon. Locally, the artifacts and pattern, particularly the coastal sites, are labelled as La Jollan.

Within the all-encompassing, and variously defined, Millingstone Horizon, inland La Jolla occupation sites have been reported in transverse valleys and sheltered canyons. These noncoastal sites are often termed "Pauma Complex." Pauma Complex sites, by definition, have a predominance of grinding implements (manos and metates), lack shellfish remains, have greater tool variety, seem to express a more sedentary occupation, and have an emphasis on both gathering and hunting. More recently, some researchers have suggested that certain inland sites labelled as "Pauma" share several traits with coastal La Jollan sites and that there is little evidence for a relationship between the Pauma and the earlier San Dieguito Complex. As summarized by Moratto (1984: 152) "All things considered, the Pauma Complex may be an inland variant of the La Jolla Complex associated in some way with the Campbell intrusion." Within the study area, Pauma sites are not recorded, or at least not labelled as such. This may indicate that Pauma sites are more of a north County phenomenon and that the pattern for the Sweetwater area is San Dieguito and La Jolla, without evidence of another complex.

Late Period

By 2000 years ago, Yuman-speaking people occupied the Gila/Colorado River drainage (Moriarty 1969). Based on a limited number of radiocarbon samples, Moriarty concluded the prepottery Yumans occupied the San Diego coast circa 2000 years ago and that by 1200 years ago ceramic technology had diffused from the eastern deserts. The Yuman-speakers may have shared cultural traits with the people occupying San Diego County before 2000 years B.P. but their influence is better documented after 1200 years B.P. with the introduction of small points, pottery, Obsidian Butte obsidian, and the practice of cremation of the dead. The interface between the La Jolla Complex and Yuman (Kumeyaay/Diegueño) is poorly known. The La Jollans may have either assimilated with, or were displaced by, Yumans. If stratified sites

representing this assumed transitional period exist in the study area, and they may, they would be especially valuable in providing data to address the cultural transition/continuity question.

For the Late Milling/Contact eras, researchers use the ethnographic, ethnohistoric and historic record as well as the archaeological record (May 1975). According to traditional schools of thought (Kroeber 1925), the Sweetwater drainage, and the study area, is within the territory of the Yuman-speaking Tipai (Southern Diegueño). Several of the Late Period/Contact Period sites in the study area may contain the information and data necessary to address the questions of Yuman-speaking peoples' movement into the region as well as aiding in better defining ethnic boundaries.



SOUTH COASTAL INFORMATION CENTER
SOCIAL SCIENCE RESEARCH LABORATORY
COLLEGE OF ARTS AND LETTERS
SAN DIEGO STATE UNIVERSITY
SAN DIEGO CA 92182-0436

(619) 594-5682

ARCHAEOLOGICAL SITE FILES RECORD SEARCH PROJECT

Source of Request: ERC ENVIRONMENTAL AND ENERGY SERVICES, CO.
Date of Request: AUGUST 22, 1990
Date Request Received: AUGUST 27, 1990
Project Identification: SWEETWATER VALLEY SITE INVENTORY

- () The San Diego State University files show no recorded sites within the project area nor within one mile of the project boundaries.
(XX) The San Diego State University files show recorded site locations within the project area and/or within one mile of the project.

Record check by JAN CULBERT Date SEPTEMBER 5, 1990

The San Diego State University files show that the following archaeological reports have been published on projects within one mile of your proposed project.

SEE ATTACHED LISTING

Archive check by JAN CULBERT Date SEPTEMBER 5, 1990

Susan M. Hector / km
Susan M. Hector, Coordinator
South Coastal Information Center

San Diego Museum of Man

REPORT ON ARCHAEOLOGICAL SITE FILES RECORD SEARCH

Source of Request: ERC Environmental and Energy Services Co. -
Richard Carrico

Name of Project: Sweetwater Valley Site Inventory, Job No.
30228.320

Date of Request: 22 August 1990

Date Request Received: 27 August 1990

The Record Search for the above referenced project has been completed. Archaeological site file information is enclosed for the following sites located within or in the vicinity of the project area:

W-639 [thru]	W-643	W-645 [thru]	W-649	W-651
W-698 [thru]	W-700	W-1003	W-1004	W-1131
W-1132	W-1343	W-1457	W-1583	W-1816
W-1817	W-1819	W-1926 [thru]	W-1931	W-1954C
W-2091	W-2128	W-2202 [thru]	W-2205	W-2218
W-2242	W-2246	W-2530	W-2635	W-2668
W-2723	W-2727H	W-2937	W-2943	W-3164
W-3171	W-3182	W-3185 [thru]	W-3187	W-3431
W-3436 [thru]	W-3440	W-3521	W-3621 [thru]	W-3623
W-3828	W-3893	W-3945 [thru]	W-3949	W-4067 [thru]
W-4071	W-4082	W-4083	W-4207	W-4238
W-4239	W-4241 [thru]	W-4248	W-4349 [thru]	W-4351
W-4380	W-4391	W-4392		

Bibliographic information is enclosed for the following reports on archaeological environmental impact studies conducted within or in the vicinity of the project area:

EIS-12	EIS-60	EIS-69	EIS-138	EIS-250
EIS-262	EIS-296	EIS-335	EIS-342	EIS-344
EIS-352	EIS-392	EIS-489	EIS-519	EIS-666
EIS-687	EIS-711	EIS-777	EIS-810	EIS-851
EIS-863				

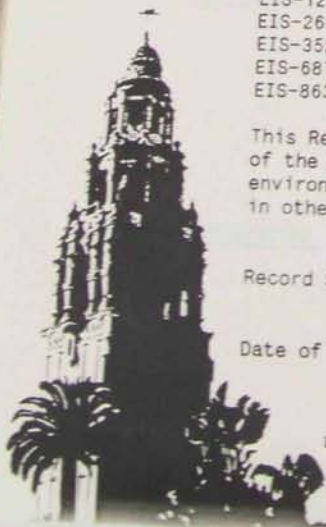
This Record Search is based only on information contained in the files of the San Diego Museum of Man. Archaeological site records and/or environmental impact studies pertaining to the project area may exist in other repositories.

Record Search prepared by:

Grace Johnson
Grace Johnson

Date of Record Search:

30 August 1990



1350 El Prado, Balboa Park, San Diego, California 92101 619/239-2001

An educational, non-profit corporation founded in 1915
collecting for posterity and displaying the life and history of man

HISTORY OF THE SWEETWATER VALLEY

The Sweetwater River and adjacent fertile valley are typical of the type of geography that occurs along the length of the California coastline. The fertile lands and sweet water of the river have furnished food and shelter for man and animals for centuries. The early Native American inhabitants of the valley have left many remnants of their presence and their lifestyle in the soil surrounding the river and on the gently sloping hillsides.

The Spanish missionaries brought religion to the Spanish territory of Alta California in 1769 and in their wake, the families that accompanied the missionizing efforts settled the sheltered valleys and began to slowly change the face of the land that had stood unaltered for centuries. From the earliest days of the Spanish Dons, adobe homes were erected and sprawling ranchos replete with cattle and sheep began to spread across the grass covered hillsides. A lifestyle in harmony with the land and mild climate of the region was continued by the Hispanic inhabitants.

The serene beauty of California and its endless economic possibilities enticed American settlers to the land as early as the 1830s. Early arrivals married into the Spanish Catholic families and shared in the largesse offered by the fertile hillsides, healthy climate and vast resources of southern California. These men were followed by individuals with sound entrepreneurial skills who would dramatically change the face of the land and coax untold wealth from the many river valleys and gently rolling hills.

This same pattern of development took place in the Sweetwater Valley but at a slower pace and the area still retains many key elements related to its rural beginnings. The land was originally part of the Rancho De La Nacion and had been used in the typical Spanish, and then later Mexican, fashion as pasture area for cattle, the mainstay of the Hispanic lifestyle. The vast rancho lands, 26, 632 acres, were purchased by Levi, Warren and Frank Kimball for \$30,000 from San Francisco banker Francois L. A. Pioche on June 18, 1868. Frank Kimball, a San Francisco contractor, had been searching for a homestead in a milder climate, as well as property that would afford him and his brothers investment opportunities.

Frank Kimball could be considered a visionary for he saw a peaceful valley with "sweet water" running through the center, large sheltering trees and quietly grazing cattle and then envisioned this gentle land covered with farms, citrus ranches and most of all, families - families who sought a healthful place to raise their children and who were looking for a place to create a life filled with hard work, sound accomplishments and a joyful beauty.

To bring settlers to the area and realize a sound investment return, Kimball knew that two things were necessary to make his dream a reality. A plentiful water supply and a railway connection with the East Coast were critical to the development of the Sweetwater Valley. The Kimball brothers set out to

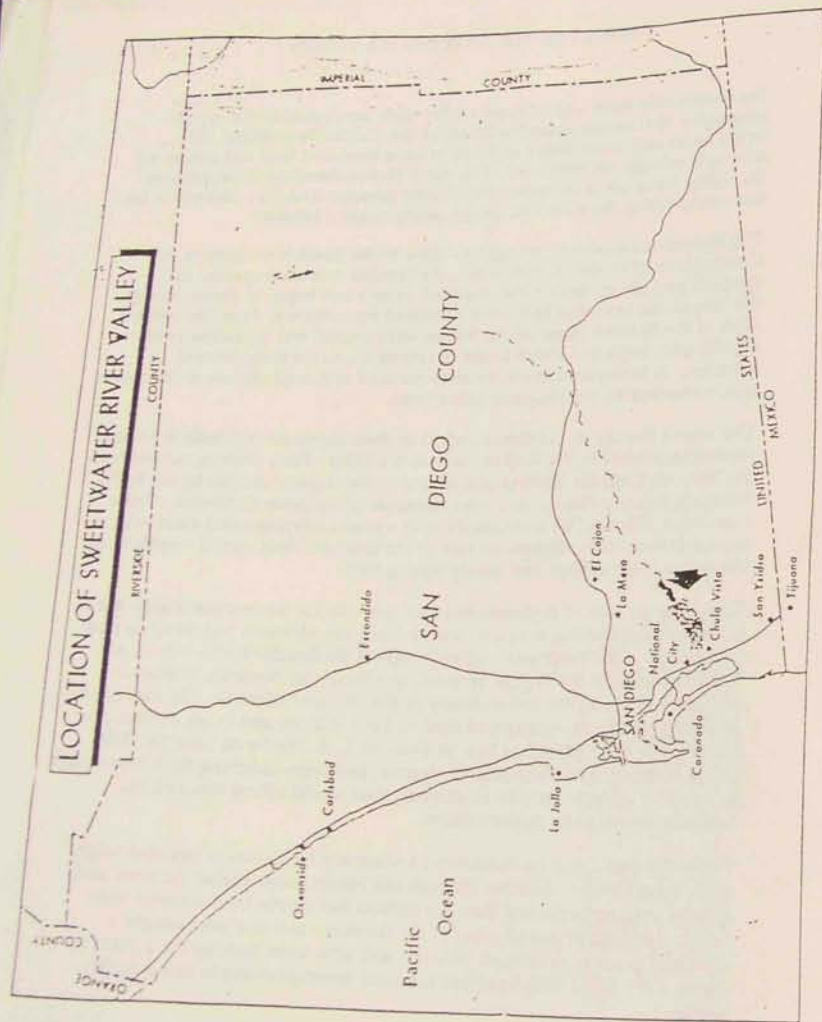


FIGURE 1 - Location of Sweetwater River Valley
 Courtesy of Eugene Coleman, "Urbanization of Sweetwater Valley"

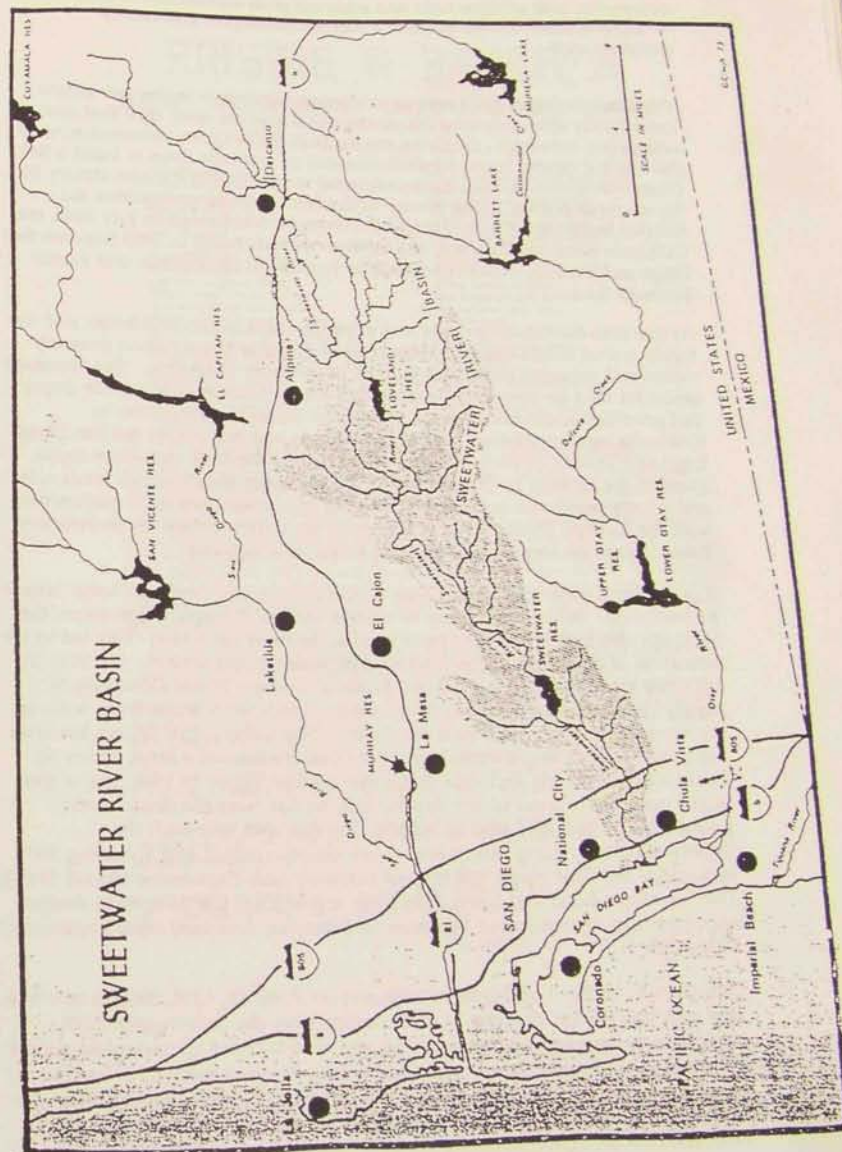


FIGURE 2 - Sweetwater River Basin

accomplish both of these tasks and achieved great success due to their business acumen, combined with a flair for promotion and steely determination.

The Kimbells began their campaign to bring rail service to the area almost immediately after acquiring the rancho but it was not until 1880 that serious negotiation bore fruit. By giving the Santa Fe Railway ten thousand acres of the original rancho lands, Kimball was able to convince them to build a San Diego connection to their transcontinental route, scoring a major victory for the southern portion of the county in the face of strong competition for a railroad terminus. A subsidiary of the Santa Fe was formed in July 1880, the California Southern Railroad, and service opened finally in 1885 between San Diego and the East with a connection at Barstow to the Atlantic and Pacific Railroad lines.

At this time the San Diego area was experiencing a major land boom and the timely arrival of rail transportation created a sizable impact upon property values and provided easier access to all of southern California. The increased desire for land by new arrivals facilitated the realization of Kimball's dream and provided additional impetus to develop the valley area. Due to California legal restrictions regarding railroads and real estate, the San Diego Land and Town Company was formed to handle the land and water rights given to the railroad by the Kimbells. The company sought quick lands sales and a hefty profit and to facilitate this goal, plans were begun in conjunction with the Kimball Brothers Water Company for a dam across the Sweetwater River to provide ample water for real estate development.

In San Diego, water has always been a critical issue and the Sweetwater area is no exception. While attempting to resolve the rail transportation issue, the Kimbells also took the first steps to resolve the need for water. This led to the formation of one of the pioneer water companies in the county. On May 26, 1869, the three brothers formed the Kimball Brothers Water Company to supply the thirty-five residents of the rancho lands with water from wells or the Sweetwater River. The next step was to buy water rights within the river watershed area in preparation toward the construction of a large reservoir. Frank Kimball, on his first visit to the Sweetwater Valley in 1868, saw a spot in the northwest corner of the Rancho that he felt "was the finest water power site" he had ever seen in his life. On this spot was built the Sweetwater Dam, rising ninety feet above the stream bed and spanning 340 feet across the river gorge, the highest masonry arch dam in the United States. The San Diego Land and Town Company constructed the dam, with design and construction supervised by James D. Schuyler, Assistant State Engineer of California.

Construction of the dam began in 1886 and on April 19, 1888, despite one false start and two design changes in mid-construction, the Sweetwater Dam celebrated its opening with ceremonies attended by over six thousand people. Celebrants to the milestone event poured into the area from all over the county, arriving by horse and buggy, but more importantly, the trains of the newly opened Babcock and Storey Belt Motor Road from Coronado and the National City and Otay Railroad brought thousands of visitors to the

FRISBIE & RAYLIN'S NEW ADDITION "SUBURB--Sunnyside!"

[TO OUR EASTERN FRIENDS:]

"Land many hunters:
Sweat and blood for land,
Waited all the night,
And labored all the day,
And what was this achievement?
Dust thou ask?"
A tract of land, which
Being subdivided into lots
Forthwith became a town;
(At least on paper shown)
Which many twice a bargain was
And bought and sold, and
Bought and sold again,
And in the end were sold themselves,
That they might learn more
Wisely to invest their funds,
Wisdom counseled at Sunnyside
Investments to be made,
In order to retrieve
The loss sustained by
Foolish speculation rife.

"Now is the winter of our discontent,
Maligne glorious summer"
By our purchase at Sunnyside,
We have exchanged snowdrifts
For banks of blooming flowers,
Blizzards for mild and gentle breezes,
Cyclones for zephyrs,
Cold and cruel winters
For perpetual spring and
Never ending summer,
And frozen ground, hard as the
Adamantine rock line
Mellow earth,
That never knew the touch of frost,
Solid contentment hence,
Envisioned as we now are
At Sunnyside,
Nor would we roam abroad
In fruitless search
Of what cannot be found,
A better place.

Sunnyside and Its Water Supply.--A Charming Suburb.

Good pure water is an inestimable blessing to man and beast. It is an absolute necessity. Property is of little value where there is not an abundant supply of good water. Better undertake to get on in the world without food than without water. The situation of Sunnyside is extremely felicitous in this regard. Pure, sweet water, not only for household use, but for irrigation, is abundant. In the valley little or no irrigation is needed. But every lot and tract will be supplied with water from the mains of the Land and Town Company, which pass directly through it. This, added to the fact that the soil is exceedingly fertile, makes it a very valuable place for suburban homes. Flowers bloom the year round and fruits of all kinds grow in abundance.

There is not a more lovely spot on this earth for a home than Sunnyside. It needs only to be seen to make this fact apparent. "One falls in love at first sight," which is sometimes better than "second sight."

Whatever you pay for property in this suburb, it is sure to advance rapidly in value, because there are few just such spots on the globe. Their number is limited compared with the number of people who will want to occupy them. The best always commands the highest price.

Hence one does not have to wait long for a purchaser, if he wishes to sell. But the superlative attraction of Sunnyside will be its HOME features. It will be a suburb of homes, so desirable every way as to be held entirely above a money consideration.

The surveys and plotting will soon be completed, when the full particulars concerning location, price, terms, etc., will be given to the public by the gentlemen who own and control this property.

Remember it contains the Cream of the Business. Acre tracts, 2 1/2 acre tracts, 5 acre tracts, 10 acre tracts, 300x100 feet tracts, lots 50x150 feet. Apples, peaches, pears, lemons, olives, oranges and raisin grapes, in full bearing, on a portion of this property. For full particulars address

Frisbie & Raylin,

Box 576, San Diego, Cal.

FIGURE 3 -

THE GOLDEN ERA August 1887
Courtesy: Mary F. Ward, Historian
San Diego County Parks

festivities. Railroad travel was here to stay and the rock masonry dam, a marvel of engineering construction, was poised to supply water to the surrounding countryside. The National City and Otay Railway proved to be so popular that in the first six months of operation, more than 240,000 passengers had ridden on its trains. Twenty-six trains ran daily and a 60-mile round trip over the entire system cost one dollar. The Kimbells had succeeded and the stage was set to transform the Sweetwater Valley into a major citrus production and farming area in San Diego County.

The valley was settled by a number of individuals interested in agricultural experimentation and this trend would bring a thriving citrus industry to the region. The Kimball Brothers were the first to attempt to grow different crops, including barley, oats, wheat, and olive trees obtained from cuttings from the missions at San Luis Rey and San Diego. Sheep were introduced to the valley by the Kimbells but proved to be unprofitable. Other early ranchers and farmers made serious efforts to grow cotton, peanuts, almonds, tobacco, mulberry trees for silk, and English walnuts, with varying levels of success.

Olive cultivation and later, citrus cultivation, dominated the agricultural industry of the valley. Olive cultivation was so successful among the Kimbells and other local ranchers, that Frank Kimball began construction of an olive processing mill in National City, a very profitable venture. Kimball also introduced the other major industry to the area, citrus ranching, in 1869 when he planted the first grove on his estate.

Kimball's initial citrus grove consisted of eight hundred lime trees, seventy-five orange trees, and one hundred twenty-five lemon trees, all grown from seeds Kimball had obtained from Los Angeles, San Francisco and the Hawaiian Islands. Kimball's example was followed by other early pioneer entrepreneurs, such as H. H. Higgins, J. C. Frisbie, W. W. Whitney, R. C. Allen and Henry Cooper. These men laid the foundation for the citrus industry in the valley and this agricultural crop would bring fame and economic prosperity to the local communities from the 1870s until the 1950s.

Higgins, a musician, composer and piano dealer from Chicago, came to the area in 1871 and purchased sixty-seven acres in the present day Bonita Woods subdivision area, naming his ranch "Bonnie Brae" as a tribute to his Scottish heritage. Higgins brought several "firsts" to the valley by the establishment of an irrigation system that included steam pumps and windmills and that used hollowed-out redwood logs for water pipes to bring water to the two thousand trees on the terraced areas. He also concentrated on growing a new variety of premier thin skinned lemon with virtually no seeds that he named "Bonnie Brae." The "Bonnie Brae" lemon became a consistent prize winner for Higgins.

Higgins sold some of his prize stock to Frisbie and Whitney for the establishment of their groves. Frisbie, also from Chicago where he had been involved with the wholesale hardware firm of Hibbard, Spencer, Bartlett and Company, purchased a 246 acre ranch at the eastern end of the valley in 1876. Frisbie named his ranch "Sunnyside" and in 1887 subdivided his land as the Sunnyside tract. Frisbie raised lemons and several varieties of grapes on the fertile valley slopes.

THE GOLDEN ERA

A Word to Eastern People!

IF YOU HAVE COME TO CALIFORNIA TO SECURE A

HOME,

SUNNYSIDE

OFFERS SUPERIOR INDUCEMENTS.

1. It is the most beautiful and charming of any Town-site anywhere near San Diego or National City.
 2. The soil is as rich as the richest, and adapted to the production of all kinds of fruits and vegetables.
 3. The WATER SUPPLY is abundant and pure.
 4. The climate is as fine as can be found on earth.
 5. It is reserved for HOMES, rather than for speculators.
 6. No Saloons allowed at SUNNYSIDE. Those who have boys coming up, make a note of this.
 7. In a sanitary point of view, SUNNYSIDE is most desirable. It is a grand sanitarium, in which nature's climatic agents, like ministering angels, restore the sick to their wonted health. Those afflicted with weak lungs, catarrhal, asthmatic, or bronchial complaints, should, by all means, locate at Sunnyside.
 8. Those who purchase SUNNYSIDE property during THIS MONTH will get in on the GROUND floor, and receive special terms.
- During the next twenty days bargains can be secured lower than will ever be offered again.
- We have lots 50x130, improved tracts 100, and 150x300. Also 5, 10 and 15 acre tracts, exceedingly choice, and very valuable.
- For full particulars, apply to

N. F. RAVLIN,
SOLE PROPRIETOR.

OFFICE AND RESIDENCE, AT SUNNYSIDE.

Trains leave the foot of Sixth Street, San Diego, for SUNNYSIDE, at 8:15 and 10:15 A. M.; at 1:15 and 4:15 P. M.
Returning, they leave SUNNYSIDE at 7:03 and 10:03 A. M.; at 12:03, 3:03 and 6:03 P. M.

FIGURE 4 - THE GOLDEN ERA March 1888
Courtesy: Mary F. Ward, Historian
San Diego County Parks

Whitney, also from Chicago and a music publisher, purchased a ninety acre ranch in the region in 1873. He built a two story Victorian house, complete with tower, shortly after his arrival which served as a landmark in the valley until after World War II. His groves were also sizable and added to the development of the thriving citrus industry.

Henry Cooper, an early developer of the valley, purchased acreage that included a site named Laguna Bonita. Retaining the Bonita portion of the original name for the land, Cooper created the Bonita townsite in 1887. In 1890 the Sweetwater Fruit Company, created by the Boston firm of Kidder and Peabody, and one of the original owners of the San Diego Land & Town Company, bought the Bonita Ranch. The company proceeded to plant lemon, orange, and grapefruit orchards and then purchased additional valley acreage and hired Richard C. Allen as the manager of the company.

In 1894 the Sweetwater Fruit Company built an adobe packing house and then in 1900 added a large wooden section. Workers quarters were built nearby to facilitate the packing and shipping process. Known affectionately as the "Old Red Barn", the packing house became a community social center, temporary home at times, blacksmith shop, stable, fire station, feed store and display area for local produce and served to unify the valley communities by providing a focal point for the citrus industry. The building, despite damage in the 1916 flood, stood until 1960 when it was removed for the construction of a shopping center.

Citrus was not the only crop grown in the valley to achieve commercial success, although it would prove to dominate the agricultural industry. In addition to citrus crops, the fertile soil and sweet water of the valley proved useful for vegetable farming. Every family had a vegetable patch for table use but Chinese and Japanese farmers concentrated on growing vegetables to sell to the surrounding communities. Many of these farmers were individuals who had come to the valley to help construct the dam and after that work was over, stayed on to raise vegetables in the area. The early census records show a significant number of individuals of Oriental ancestry living and working in various capacities in the Sweetwater valley.

After the turn of the century, new economic pursuits were added to the agricultural activities in the valley. The dairy industry was begun by Sam Williams who established a dairy in the eastern end in the late 1890s. Several more dairies were established and in the next four decades, over twenty operations provided dairy products to the surrounding region. The sloping hillsides provided ample pasture land for the herds which ranged from twenty to over three hundred head. Several of the dairymen kept purebred Holsteins and the dairies in the area prospered. Many of the dairies, such as the Lamb, Kincaid, Becker, Dolan, Burris, Rollin, and Eaton, lasted twenty to thirty years and added to the rural character of the valley. Most of the dairies were relatively small businesses operated in conjunction with the lemon groves. By the end of World War II, the dairy business was on the wane, with only the Rollin and Eaton dairies continuing to operate until the 1970s.



FIGURE 5 - Sweetwater Fruit Company, ca. 1896



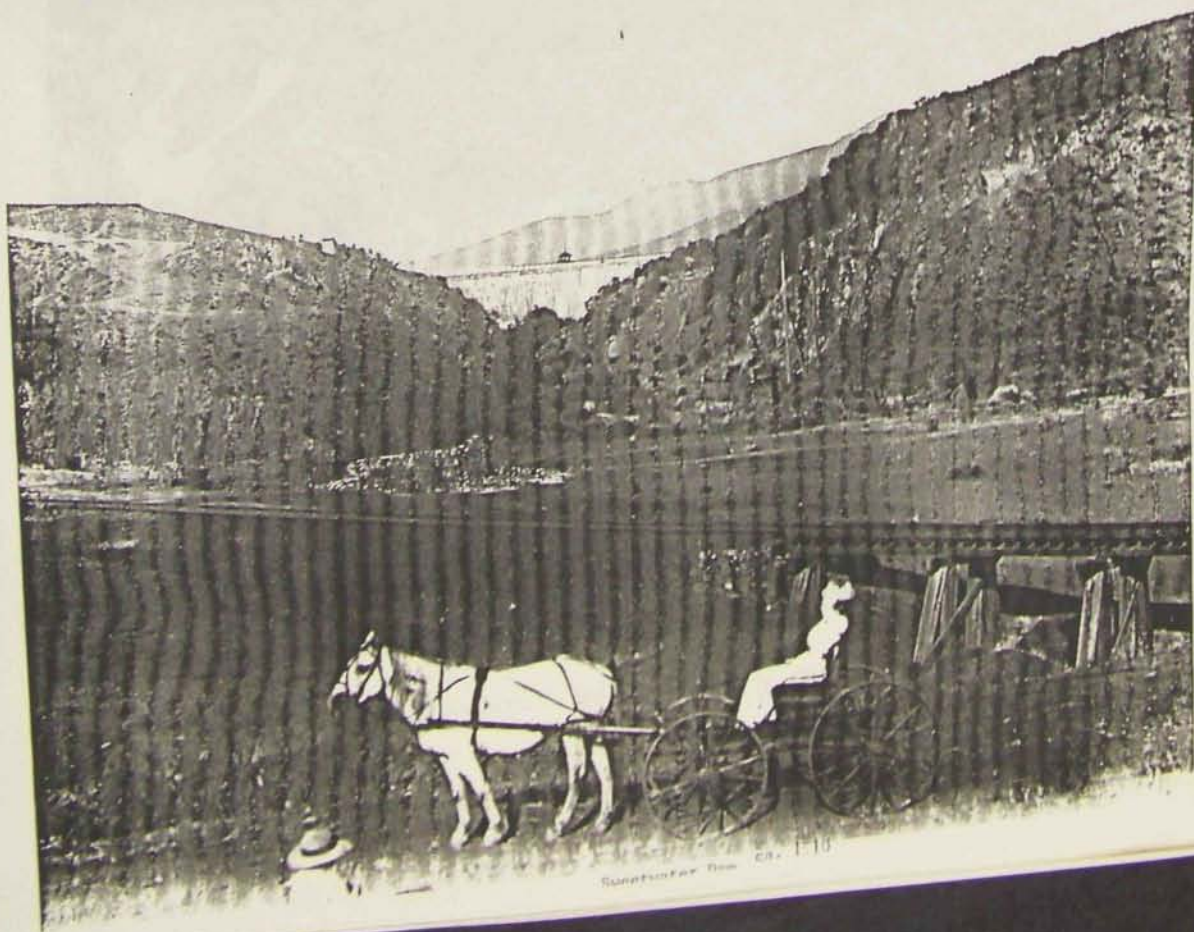
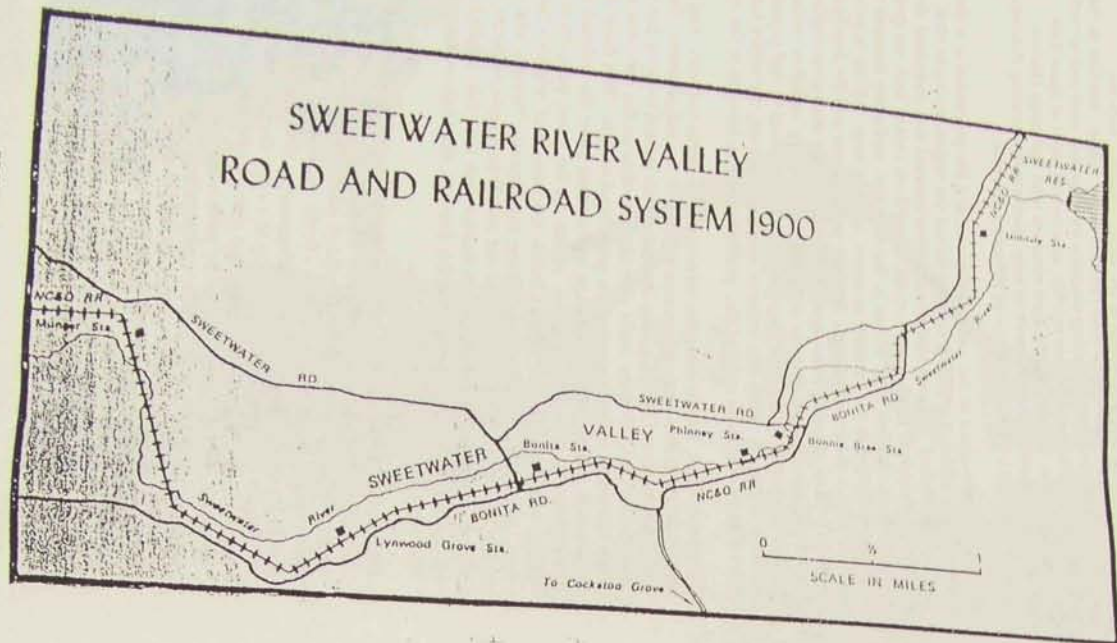
In 1915 the chicken ranch was added to the valley economy with the introduction of chickens to the Winsor/Bonnet ranch. Other families in the area also turned their hand to raising chickens for eggs and meat and several ranches were established with this activity as a central focus of operations. During World War II, many of the local ranchers who had large chicken houses turned them into apartments to help alleviate the housing shortage in San Diego due to the large influx of military personnel.

The small communities in the valley prospered and life proceeded at a slow pace until the 1940s. Farms and ranches dotted the region, a simple rural lifestyle dominated the area and communities evolved that embraced the traditional American small town virtues. Neighbors shared both the good and bad times, children rode horses in the river bed, and every member of the family contributed to the farming economy in some way. All the farming families kept a variety of animals for their personal use and the family dinner table, as well as growing fruits and vegetables for their own consumption. Local residents speak with pride of their self-sufficiency and they valued the rural lifestyle and all the advantages of a simple, productive and peaceful mode of existence. With this sense of community spirit, the valley families were able to overcome some of the problems nature brought to the region.

At several times, severe droughts threatened the citrus industry and in certain areas, groves were abandoned because of the lack of water. The fledgling mulberry industry was abandoned for several reasons, but water played a key role. Nature could also turn the table on the residents and give them too much water as seen in the great flood of 1916. This flood did millions of dollars worth of damage and washed away the railroad tracks, the Sweetwater Women's Club, many homes on the lower portions of the valley, and the original Friends Church, the social and religious center of the area. In addition, many of the Chinese and Japanese farmers who had settled in the flat area below the dam lost not only their vegetable farms, but their lives, to the raging flood waters. A flood struck the valley again in 1926 but fortunately was not as severe and the damage, although considerable, was lessened.

During the 1920s, two new types of housing elements were slowly added to the valley communities. Several of the early ranchers had been wealthy men and built large homes on their tracts of land, but many of the early settlers were small farmers and ranchers. Some individuals, such as Ulysses S. Grant Jr., owned large homes and businesses in downtown San Diego in the 1890s and purchased ranch property to escape the confines of city life. This trend continued after the turn of the century and a number of large luxurious estate style residences, designed by prominent San Diego architects, began to appear on the hillsides, usually commanding an outstanding view of the valley below. Architects such as Richard Requa, Irving Gill, Robert Snyder and Clifford May designed homes for wealthy clients who purchased country property and had the money and land to construct sprawling homes. Many of these "country gentlemen" style homes remain today, adding a note of elegance and charm to the rural ranching and farming areas of the valley.

FIGURE 7 - Sweetwater River Valley Road and Railroad System, 1900



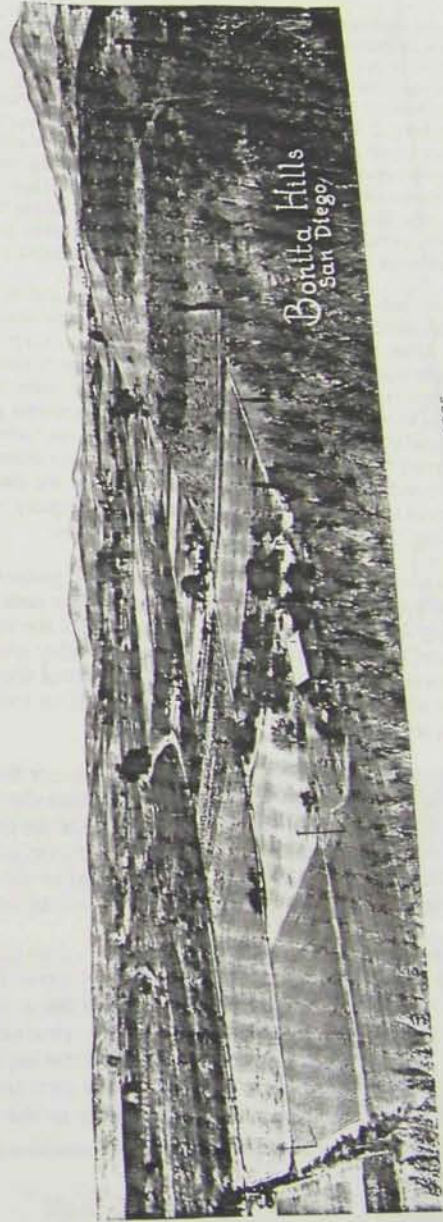
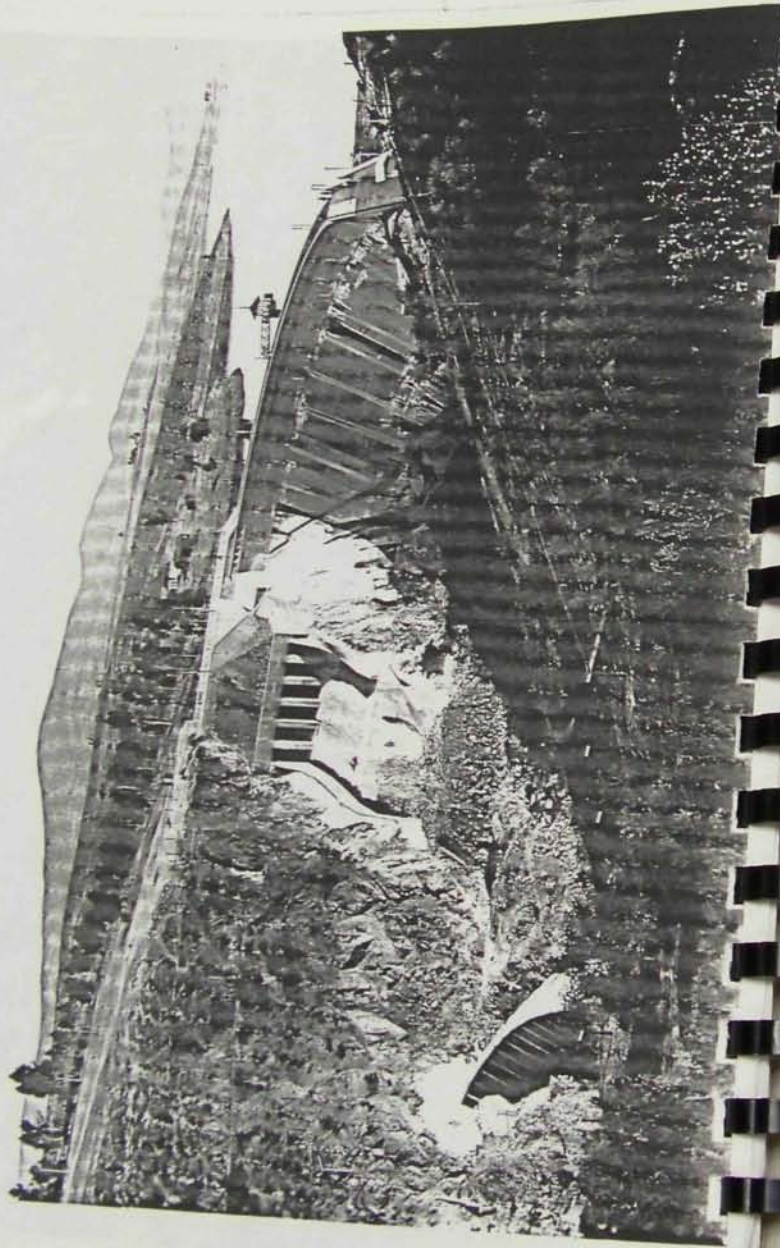


FIGURE 10
Bonita Area - Looking from Bonita Hills to Sweetwater Hills, ca. 1935

An additional change was brought to the valley in the late 1920s with the establishment of the first two subdivisions, Bonita Hills in 1928 and Sweetwater Manor in 1929. These two small subdivisions opened the door to large scale development of the land in the 1940s with the need and desire for suburban housing. These initial projects were the work of two individuals, Albert G. Wheeler and Edward Anderson, who created the tracts with hard work and a good head for business. Bonita Woods was meant to attract the more wealthy individual interested in owning an estate style home and Sweetwater Manor was created for middle class home owners. The homes in Bonita Hills were custom designed while many of the homes in the Manor were purchased in other areas and moved onto the sites by Anderson, a carpenter by trade who also personally financed many of the purchases.

More subdivision maps were filed after World War II and the land continued to be divided as old ranches gave way to new housing tracts. In 1948 Richard M. Allen filed the Bonita Crest Subdivision map which marked the beginning of the breakup of the Bonita Ranch and the original holdings of the Sweetwater Fruit Company. The war also drew many of the men in the area to the front lines and the citrus industry suffered greatly from the lack of knowledgeable caretakers and never really recovered. Many of the men who returned home after the war were no longer interested in farming and, combined with the influx of tract housing, the citrus industry declined in the postwar period. The Sweetwater Fruit Company quit operations in 1957, spelling the end of the industry in the valley.

During the 1950s many of the large orchard properties were divided and, for the first time in the history of the valley, the area saw the arrival of non-farming families and greater urbanization of the region. In the 1960s sewer facilities were expanded throughout the valley and portions of the original Sweetwater Valley lands were lost to National City and Chula Vista through annexation. New housing tracts were built on former ranches and new zoning laws allowed for greater density.

In addition, the five commercial establishments that existed in 1962 jumped to forty-eight in just eight years, a far cry from the two country stores that had existed in the valley at Bonita and Sunnyside for over sixty years. Most of the commercial development occurred in the Bonita area on former Sweetwater Fruit Company land with the establishment of small shopping centers to serve the needs of new residents accustomed to more services.

The question of annexation has arisen time and time again in the valley but a majority of residents are determined to preserve the rural lifestyle. This belief in the value of open space, quality of life and the beauty of the river valley has guided their efforts to keep the remaining elements intact for the future. The community, while enjoying some aspects of modernization, feels strongly about retaining the heritage of the past and will face challenges in the future as various encroachments take place in the Sweetwater Valley.

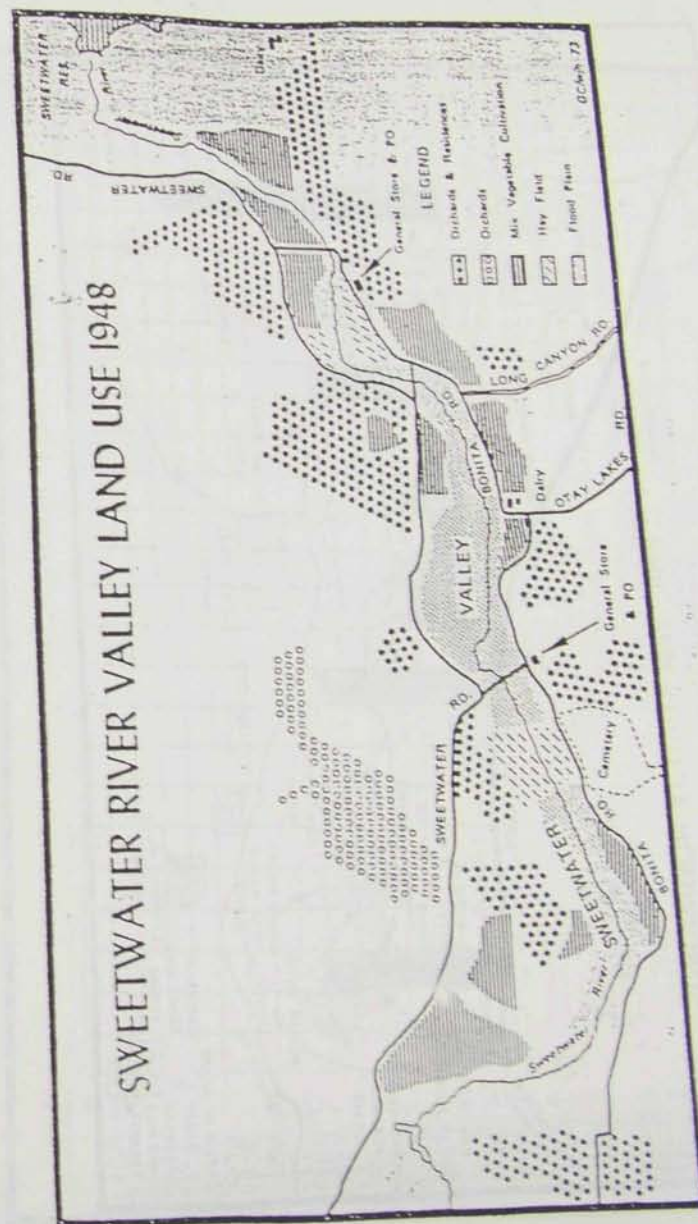


FIGURE 11 - Sweetwater River Valley Land Use, 1948
Courtesy of Eugene Coleman, "Urbanization of Sweetwater Valley"

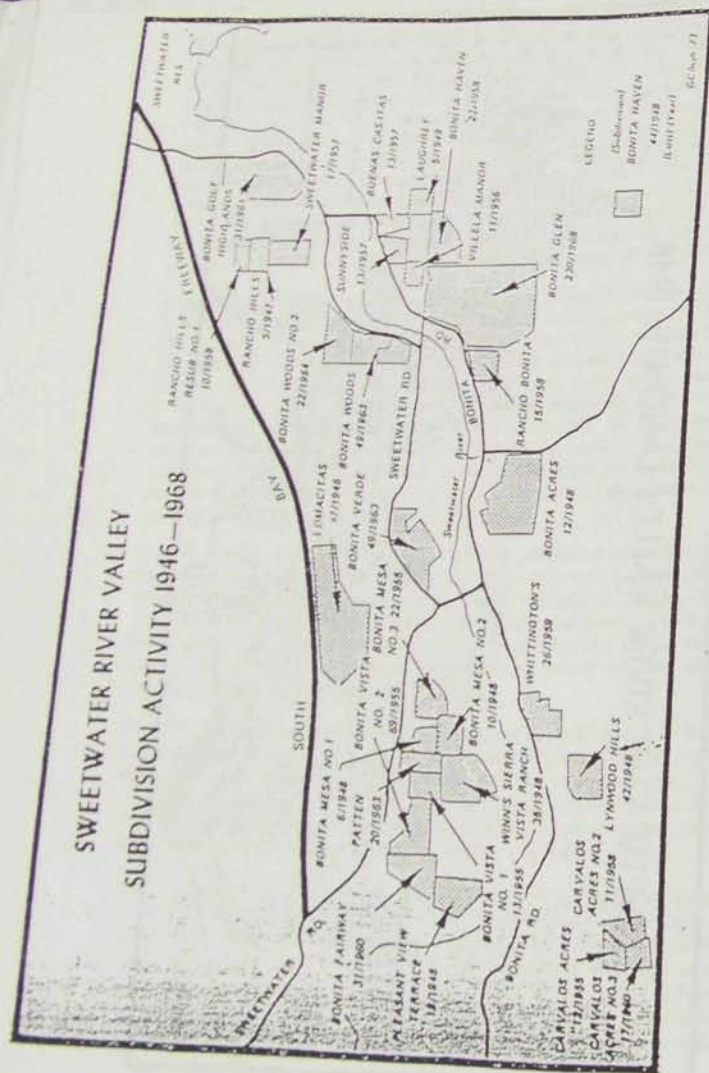


FIGURE 12 - Sweetwater River Valley Subdivision Activity, 1946-1968
Courtesy of Eugene Coleman, "Urbanization of the Sweetwater Valley"

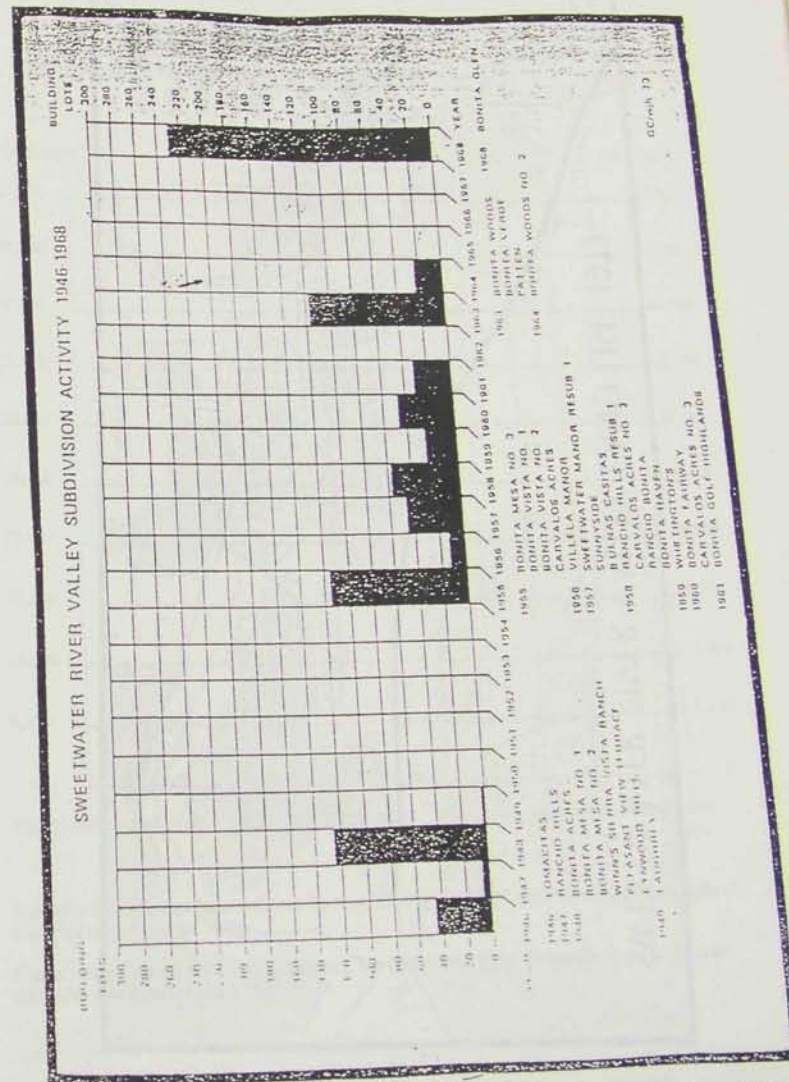


FIGURE 13 - Sweetwater River Valley Subdivision Activity, 1946-1968
Courtesy of Eugene Coleman, "Urbanization of Sweetwater Valley"

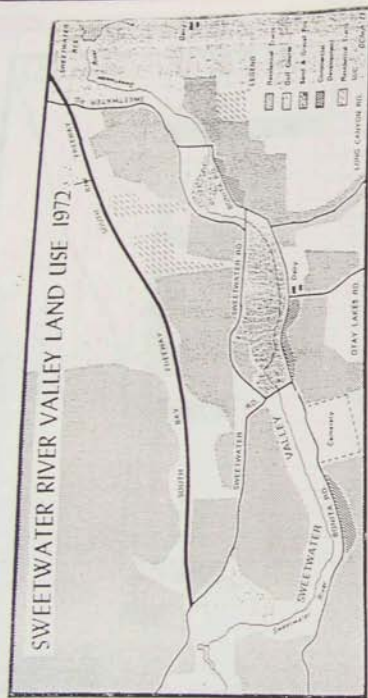
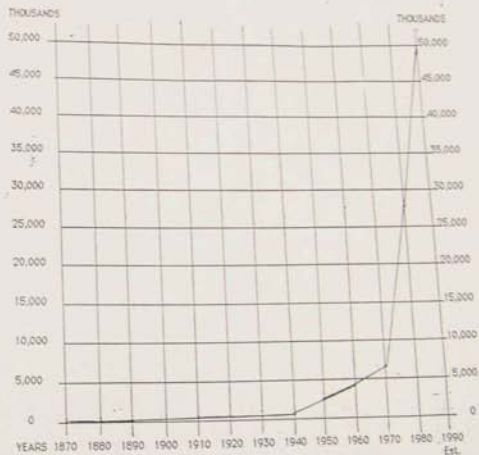


FIGURE 14 - Sweetwater River Valley Land Use, 1972
Courtesy of Eugene Coleman, "Urbanization of Sweetwater Valley"

SWEETWATER RIVER VALLEY POPULATION GROWTH: 1870-1990



Population Data based on Federal Census Records, San Diego City and County Directories, and County of San Diego projections for 1990.

Eugene Victor Coleman in his master's thesis, "The Urbanization of the Sweetwater Valley," provided population data from the years 1901-1970.

FIGURE 15

SWEETWATER VALLEY TIMELINE

- 1769 Fr. Junipero Serra, with overland party from Baja, camps at Sweetwater River as part of military and religious expedition sent to settle California
- 1795 Carlos III, King of Spain, set aside 42 mile tract in South Bay as grazing lands for military, area was named Rancho del Rey
- 1822 Mexico gains independence from Spain, California becomes Mexican colony
- 1845 Rancho de la Nacion (originally named Rancho del Rey) granted to Don Juan Forster by Gov. Pico, Forster sold the land to Romano Bayerque and Francois L. A. Pioche, San Francisco investors
- 1848 Treaty of Guadalupe Hidalgo ends Mexican War; California becomes U. S. territory
- 1868 Frank, Warren and Levi Kimball purchase 26,632 acres of the National Rancho for \$30,000
- Kimballs bring well boring equipment to area to solve water problems
- 1869 Formation of Kimball Brothers Water Company on May 26
- Kimball Brothers plant barley, oats, wheat and begin successful olive cultivation with plantings from the missions
- Frank Kimball starts citrus industry with plantings of citrus trees on personal estate in National City
- Josephus M. Asher, first professional nurseryman, establishes Fruitvale Nursery in Paradise Valley and furnishes most of fruit trees for ranches in National City, Sweetwater, El Cajon and La Mesa
- 1871 Kimballs introduce sheep to valley to generate income
- 1871-73 Development of Bonnie Brae ranch by H. M. Higgins, one of finest lemon orchards in state

- 1873 W. W. Whitney, Chicago music publisher, purchases 90 acre ranch in Sweetwater Valley
- 1876 J. C. Frisbie laid out 246 acre tract of Sunnyside, noted for its successful fruit and grape culture
- 1879 Ten thousand acres of ranch given to Boston railroad for development of line to San Diego
- 1880 California Southern Railroad organized as subsidiary of Santa Fe Railroad
- 1881 San Diego Land and Town Company organized January 19 by group of Boston capitalists
- 1882 Frank Burgess begins printing National City Record
- 1884 Henry Cooper, developer, buys Laguna Bonita ranch
- 1885 Railroad line completed from the East
- 1886 Kimball Brothers build olive processing mill
- National City and Otay Railway Company founded December 27
- 1886-88 "Boom" years in San Diego County
- 1886-88 Construction of Sweetwater Dam, completion date April 7
- Introduction of Chinese workers into valley to work on dam, workers will remain after dam completion and become vegetable farmers
- 1887 National City incorporated
- Lots sold in new town of San Miguel
- Cooper creates Bonita townsite
- San Diego Stone Company quarry opened and stone used for construction of dam and production of riprap for jetty construction
- California Southern Railroad announces \$1 fare from east spurring land boom
- J. C. Frisbie subdivided his ranch and created the district of Sunnyside and started selling the land in August

- 1888 April 19 - opening ceremonies for Sweetwater Dam
- 1889 News of gold strike in Ensenada causes great excitement
- 1890 A. H. Isham and H. L. Story build burro train and guide service to the top of San Miguel Mountain. No trip to San Diego was complete without a visit to the "Vesuvius without a volcano".
- First Liberty Pole erected on San Miguel Mountain, July 4 by Isham & Story, made by the Silver Gate Manufacturing Company
- Sweetwater Fruit Company acquires Cooper's ranch and plants orchards on the property
- 1892 Sunnyside School built on one acre on northwest corner of San Miguel Road and Conduit Road
- J. H. Clough starts "Avondale" lemon ranch one half mile south of Sweetwater Dam
- 1894 Sweetwater Fruit Company packing barn erected by R. C. Allen
- U. S. Grant Jr. purchases seven acres at upper end of valley and builds a Dutch Colonial cottage opposite Sweetwater Dam
- 1895 Major storm and flood tests strength of dam
- 1895 San Diego Land and Town Company forced into receivership due to collapse of real estate boom
- 1897-1904 Major drought brings installation of 17 pumping plants to bring water from over 200 wells to ease the shortage
- 1898 First Bonita Post Office opened November 19, Ilda L. Walters was first postmistress
- 1898 Walter Bellinger plants mulberry trees in an attempt to practice sericulture
- 1900 Elementary school built in Sunnyside on present site of Little League field
- 1902 San Diego Land and Town Company splits into three companies - Sweetwater Water Company, San Diego Land Company and San Diego Fruit Company

- 1905 Sam Williams dairy begins in valley, signalling new era
- 1908 R. C. Allen home built in Bonita, designed by Irving Gill and Frank Mead
- 1910-30 William Dolan dairy operates on north side of river
- 1911 Sweetwater Women's Club organized
- Robert Winsor home designed by Richard Requa and Frank Mead
- Chula Vista incorporated
- 1912-1931 Levi Kincaid dairy operated in valley
- 1913 Major freeze reduces lemon crop of Lisbon and Villafranche varieties, causes replacement of damaged trees with Eureka lemons which produces heavy crop in summer
- 1914 Friends Church started in valley
- 1915 Poultry farming introduced to valley on Winsor Ranch
- F. M. Brown Dairy begins with pure bred Holstein cattle and continues until 1944
- 1916 On January 27 the biggest flood in San Diego's history swept through the valley, bringing a total runoff of 46 billion gallons of water and causing tremendous damage
- Flood washed away N. C. & O. railroad tracks which were never rebuilt
- 1921 Sunnyside School District unified with Chula Vista school district
- 1922 Burris Dairy begins operations until 1945 on two tracts totalling more than 500 acres
- Bonita Road is paved from First Avenue in Chula Vista to Bonita
- 1924 Glen Abbey Memorial Association formed by advisory board which R. C. Allen and John E. Boal
- 1925 Attempts to build first subdivision at Sweetwater Lake tract, free Ryan airplane rides offered to visitors to site

- W. S. Proctor drills for artesian well at Glen Abbey
- 1926 Major flood hits the Sweetwater Valley, ends packing operations in valley, from then until 1957 all fruit hauled to National City for packing
- 1928 Bonita Hills Subdivision Map No. 2139 filed dividing 43 acres in Long Canyon (Acacia Drive) into 86 lots
- 1929 Sweetwater Manor Map No. 2159 filed May 9 by Edward Anderson, divided 35 acres on a north-central terrace
- 1930 Calligator Pear Company started by Mrs. Allen G. Olson
- Sweetwater Road is paved
- 1934 Sweetwater Women's Club is designed by Cliff May
- 1940 New bridge replaces wooden bridge at Willow Street crossing
- 1941-45 World War II takes many men from valley, citrus industry suffers greatly
- 1945 Loveland Dam completed
- Rollins Dairy begins with 300 head of purebred Holsteins
- 1947 Last year valley landowners considered lemons to be prime source of income
- Ella B. Allen School completed
- San Diego Aqueduct completed
- New bridge completed at Sunnyside crossing
- 1948 Richard and Alfreda Allen filed Bonita Acres Subdivision Map No. 2453 beginning the breakup of the Bonita Ranch
- 1949 By the end of the year, ten subdivision maps were filed establishing 181 building sites
- 1950 Upper Sweetwater Valley Volunteer Fire Department was formed, equipment included two fruit sprayer trucks and the first fire station was in the Sweetwater Fruit Company packing barn

- 1951 The Sweetwater Fruit Company donated one half acre of land and a fire station was built
- 1955 Four more subdivision maps filed creating 116 additional building sites
- 1956-64 Sixteen additional subdivision maps were filed with the County Recorder to add 357 more building sites to the valley
- 1957 Sweetwater Fruit Company closes July 4
- 1959 Sunnyside School built to replace one built in 1900
- 1959-60 First annexations of valley land when National City and Chula Vista annexed floodplain parcels in the vicinity of Highland Avenue
- 1960 Sweetwater Fruit Company packing house demolished to make way for branch office of San Diego Trust & Savings Bank
- 1966 Chula Vista purchased Rohr Park from the Rohr Aircraft Employees Association
- 1969-70 Bonita Golf Course was annexed to Chula Vista
- 1975 Friends Church closed
- 1976 Interstate 805 completed
- 1980 Wesleyean Church takes over former Friends Church
- 1982 Wesleyean Church moved from former site on Dory and Bonita Roads to 5305 Sweetwater Road on land bought from Chester Simmons family

HISTORIC SITE INVENTORY

	A	B
1	4005 Acacia	Wheeler house
2	4121 Acacia	Jewett residence
3	5224 Aleman Place	Stoddard house
4	4003 Allen School Road	Chapman residence
5	3030 Anderson Street	Gillie residence
6	3050 Anderson Street	
7	3120 Anderson Street	
8	3952 Avenida Palo Verde	Mary Ward
9	4001 Bardaguera Place	
10	3838 Bonita Road	Glen Abbey - 3 structures
11	4882 Bonita Road	Altpeter structures
12	3104 Bonita Mesa	1880s w/carriage house
13	3051 Equitation Lane	Blackland Farms, out bldgs
14	3580 Evergreen	Winsor/Bonnet house
15	3552 Frisbie Street	
16	3554-3558 Frisbie Street	triplex
17	3528 Frisbie Street	
18	3401 Glen Abbey Blvd	
19	3260 Holly Way	Lamb residence
20	3264 Holly Way	stone house, Lamb dairy
21	4015 Horton Road	Horton House
22	6514 Jonel Way	
23	4200 Loma Paseo	Tom Stephens residence
24	3597 Lomacitas Lane	Whelan house
25	3620 Lomacitas Lane	Kimberly house
26	3630 Lomacitas Lane	Kimberly art studio
27	4324 Lynnwood Drive	
28	3462 Malito Drive	Dittenhaver residence
29	Nat'l City & Otay RR District	
30	4094 Old Orchard Lane	R C Allen house
31	Olive trees	Kimball brothers
32	4000 Palm Street	Spreckels
33	5565 Pray Street	Moreton Bay chestnut
34	5761 Quarry Road	N.D. Palmer house
35	Residential Dam	behind 3410 Valley Road
36	3230 Rio Vista Drive	old bldgs out back
37	5502 San Miguel Road	
38	5510 San Miguel Road	Reed's Stable
39	5540 San Miguel Road	Sweetwater Valley Animal Inn
40	5550 San Miguel Road	
41	5606 San Miguel Road	
42	6034 San Miguel Road	Baillinger/Milburn house
43	6141 San Miguel Road	Rollin & Sweet Haven Dairy

HISTORIC SITE INVENTORY

A	B
44 Sunnyside Bridge	
45 Sunnyside Store	
46 5144 Sunnyside	McDade residence, 1933
47 5235 Sunnyside	Rogers home
48 5245 Sunnyside	
49 Sweetwater Dam	caretakers cottage, etc
50 Sweetwater Manor Marker	E Anderson subdivision
51 3522 Sweetwater Road	El Miradero, Olson residence
52 3855 Sweetwater Road	Women's Club Sweetwater
53 5305 Sweetwater Road	Wesleyan Church
54 5345 Sweetwater Road	Simmons house
55 5355 Sweetwater Road	1890s house
56 5771 Sweetwater Road	Grant-Farrington house
57 Sweetwater Quarry	
58 2931 Sylvia/2929 Sylvia	
59 2955 Sylvia	ranch house
60 3925 Tim Street	Volkmann residence
61 8 Vista Drive	stable out back
62 Vista San Miguel	Los Arbolitos
63 3615 Willow Road	Eddy Campbell rental
64 Willow Street Bridge	

State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. _____
National Register Status 33
Local Designation _____

IDENTIFICATION AND LOCATION

- Historic Name Albert G. Wheeler Residence
- Common or Current Name Name
- Number & Street 4005 Acacia Avenue Cross Corridor _____
City Bonita Vicinity Only ZIP 92002 County (3-Letter Designation) SDI
- UTM Zone 11 A 23613750 B _____ C _____ D _____
E498120
- Quad Map No. _____ Parcel No. 594-291-09 Other _____
- Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Spanish Colonial Revival estate, high atop a two and one-half acre hill in Bonita, which commands a 360 degree view, featured a 15 room, one-story building of concrete, frame, tile and stucco in three levels with terra cotta tile roof when erected in 1928. The house, built around a two terrace patio, included foot thick walls. The upper terrace patio included a rectangular lily pool with a fountain. From one side of the terrace, an outside stairway led to a Moorish garden on the roof of the house. The lower terrace featured a smaller circular pool with a fountain of colored Spanish tile.

The Wheeler home, nestled in Bonita's earliest housing subdivision, Bonita Hills, considered to be an equal to Rancho Santa Fe, was constructed 1060 yards south of the Sweetwater Valley Parkway recommended for San Diego in the 1926 Nolen Plan.

- Alterations & Date unknown
- Related Features on Property landscape

10. Planning Agency
County of San Diego

11. Owner & Address
Fernando & Linda Duk
4005 Acacia Avenue
Bonita California

12. Type of Ownership private

13. Present Use residential

14. Zoning RR2

15. Threats None



HISTORICAL INFORMATION

16. Construction Date(s) 1928 F Original Location same Date Moved _____
 17. Architect Albert Treganza Builder unknown
 18. Historic Attributes (with Number from List) 02- Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type Residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Albert Galatin Wheeler, founder of the 319 acre Bonita Hills Development Co. in 1928, Bonita's first subdivision, built his residence on a hill in the area, employing Albert Treganza as his company architect. He had grandiose visions, but the Great Depression in 1929, and his death in 1934, ended his plans. He foresaw his Bonita Hills subdivision as a rich man's mecca which would attract colleagues from New York. He planned a country club at the bottom of the hill and ultimately dreamed of a race-track in the valley.

Clearly an idealist, Wheeler spent his earlier years in New York City involved with shipping and transportation and then later the development of a subway system in Chicago. Wheeler was also editor and publisher of the *Industrial Digest* and *Commerce, Finance and Industry*. After Wheeler's death, Mrs. Shenandoah Wheeler continued to reside alone in this house until her death in 1977. Jimmy and Debbie Daglas, owners of Jimmy's Restaurants throughout the county, bought the home in 1980 and spent two years carefully renovating it. Mrs. Daglas, an avid preservationist, retains original building drawings as well as a scrapbook created by the Wheelers which chronicles the development of Bonita Hills.

San Diego County Recorder and Assessors Office:

21. Sources: Debbie Daglas, interview; Richard Wilson interview; *Star News*, 4/21/1988, p. B-4; *SD Union*, 12/30/1928, p. 4; 1/1/1929, p. 11&16; 1/6/1929, p. 2; 12/23/1928, p. 14. *SD Tribune* 1/19/1929, p. 14. 3S
 22. Applicable National Register Criteria

23. Other Recognition none

State Landmark No. (if applicable) n/a

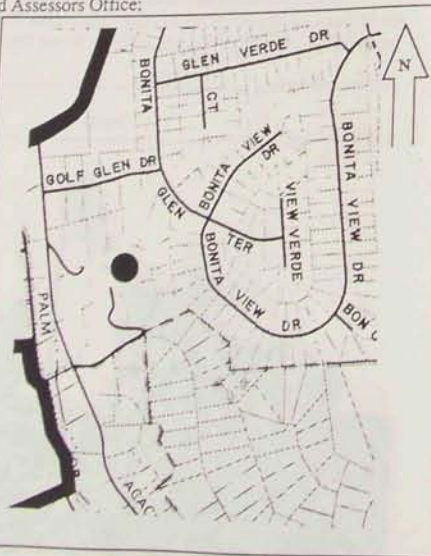
24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory
 26. Survey Name

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization
 Address 5700 Balmore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0770

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Max Jewett Residence
 2. Common or Current Name Valdes Residence
 3. Number & Street 4121 Acacia Avenue Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3613200 B _____ C _____ D _____
 E498640

5. Quad Map No. _____ Parcel No. 593-122-23 Other _____

DESCRIPTION

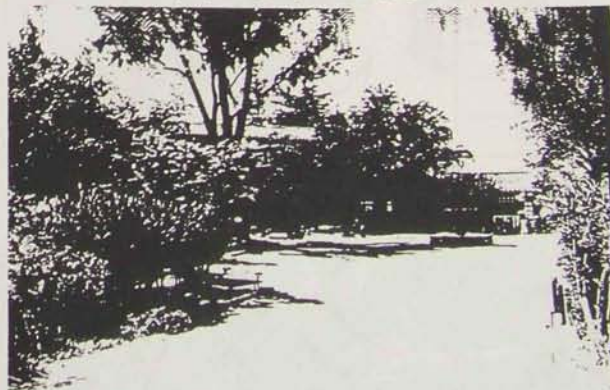
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Mediterranean style, two-story stucco home, the fourth built in the Bonita Hills subdivision features double-hung, fixed casement windows and a tile roof. Situated on a hill that once provided views of the surrounding countryside including the Sweetwater Valley, the house faces southwest. Located on a 1.36 acre site, a winding driveway leads from Acacia Avenue up the hill. A variety of mature trees shield the property from other nearby residences and the road. The structure includes two second story balconies.

8. Alterations & Date unknown

9. Related Features on Property garage, landscaping



10. Planning Agency
County of San Diego

11. Owner & Address
Mary M. Valdes
4121 Acacia Avenue
Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR2

15. Threats none

CA 94296-0001

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name George Hannahs Residence
2. Common or Current Name Sally Stoddard House
3. Number & Street 5224 Aleman Place Cross-Corridor _____
City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
4. UTM Zone 11 A N361460/ B _____ C _____ D _____
E498640
5. Quad Map No. _____ Parcel No. 590-150-06 Other _____

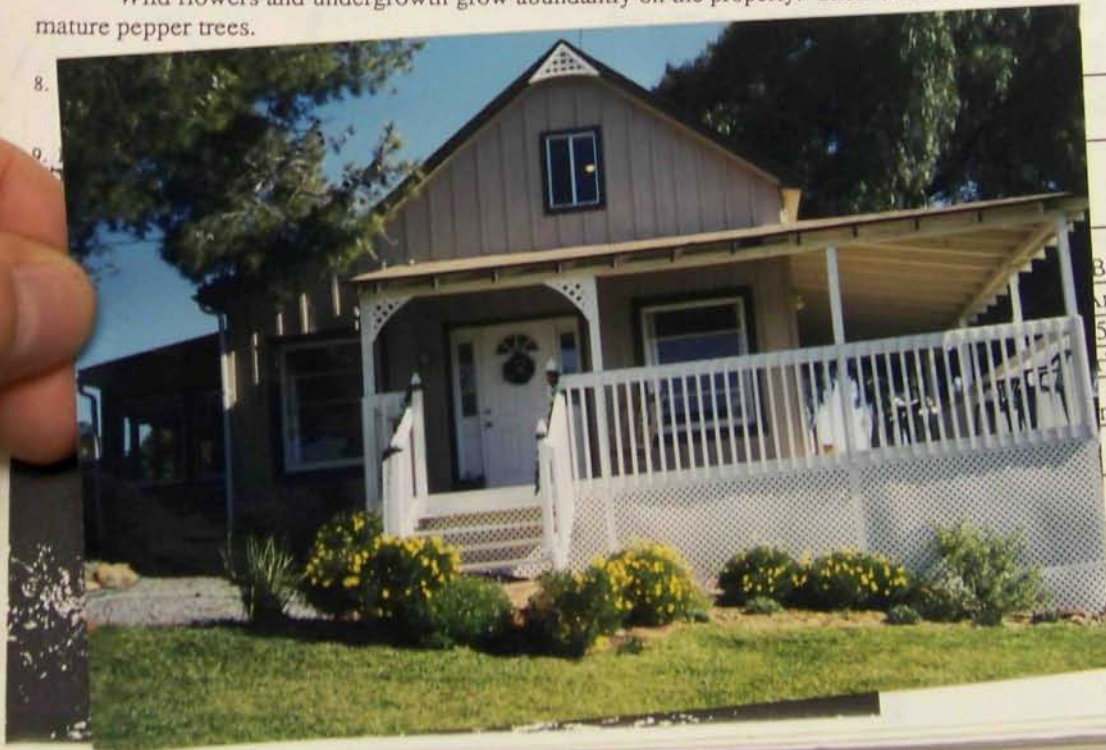
DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This small one-story board and batten house sits on a large lot which faces south toward Central Street and originally, until around 1940, had a Central Street address. The house is in need of some repair; the top half of the chimney was removed by the present owner after an earthquake when it appeared unsafe. There are double hung and sliding paned windows. The roof slopes to include an enclosed porch, which probably at one time was a sleeping porch. The elevated porch on the south side (original front facade) is relatively recent, since the 1940s, and may be a variation on what was historically there.

Wild flowers and undergrowth grow abundantly on the property. There are also several very mature pepper trees.



3k Tr.
Annex
51
Private
ntial

DESCRIPTION

Property Category

Building

Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This small one-story street and originally, until repair; the top half of the appeared unsafe. There are a closed porch, which probably original front facade) is locally there.

Wild flowers and mature pepper trees.

8. Alterations & Date

9. Related Features on Property



5724 Aleman

David's Janet White

14. Zoning

15. Threats

none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1890 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Sunnyside
 Period 1870-1990 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Prior to 1889 this property was part of the large holdings of J. C. Frisbie. In January 1889, Frisbie sold Block C, located on the east side of Frisbie Street, to George W. Davis who resold it three months later to Joseph W. Smith. Smith held the property for a little over a year when George Hannahs bought it. It was planted in lemon groves and by 1893 George was reputed as having the "largest lemon tree in the county according to D.L. Kretzinger, superintendent of fumigation." The tree was 19 years old and produced from 22 to 25 boxes of lemons in a season. The property was held in the Hannahs family until 1921. In 1900, George was involved in a court suit when the Land and Town Co. raised water rates and consumers united to fight the rates. To defray court costs the consumers assessed fellow users with a levy which Mr. Hannahs refused to pay. It was eventually resolved.

Although no actual date is known, this residence was probably built during the ownership of Hannah by G.J.C. Ludwig, who acquired Block C for \$10. Ludwig may have been caretaker, built the house and ultimately purchased the property.

In 1946, Louisa Pray purchased the house. She was known to the neighborhood children as "Grandma Pray". Her daughter currently resides here.

San Diego County Recorder and Assessors Office

21. Sources SD Union, 11/21/1893, p. 2; 3/8/1900, p. 5; 3/13/1900, p. 6; 3/22/1900, p. 8. Margie Jones Keyes interview; Road Survey Map 801, June 1940; Map 3462 Vilella Manor subdivision.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1991

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

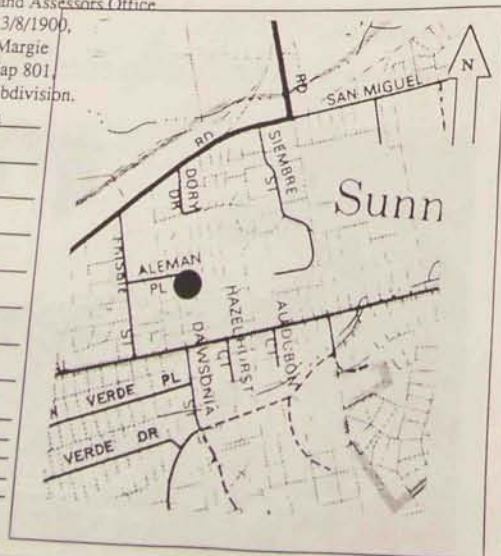
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name H. Grafton & Martha Chapman House
 2. Common or Current Name Chapman House
 3. Number & Street 4003 Allen School Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designation) SDI

4. UTM Zone 11 A N3613350 B _____ C _____ D _____
 E496860
 5. Quad Map No. _____ Parcel No. 593-280-04 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This house is a beautiful little Craftsman style 1920s structure. Built of redwood in a U-shape, the house has a view of the Sweetwater River and valley to the east and north. There is a large centrally positioned stone fireplace in the house. Once surrounded by lemon groves that no longer stand, the land has been recently plowed and evidence of prehistoric artifacts occur in the tilled soil.

Located on a large lot, the area closest to the house is landscaped in flowers and shrubs. The home is well maintained and still contains 1920 vintage appliances.

8. Alterations & Date unknown

9. Related Features on Property aviary and out buildings, detached garage

10. Planning Agency

County of San Diego

11. Owner & Address

Martha A. Chapman

4003 Allen School Road

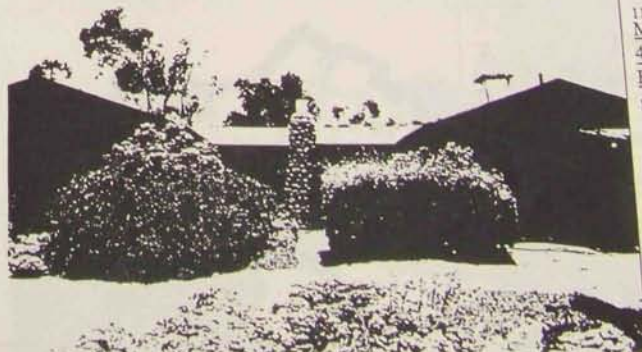
Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR1

15. Threats none



CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1921 F Original Location same Date Moved _____
 17. Architect none Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This residence was erected in 1921 by Rev. Dr. Peter Altpeter, pastor of the First Lutheran Church in San Diego, for his daughter, Martha, and her husband who had arrived from Montana where she had been teaching and he was a mining engineer. After moving to Bonita, H. Grafton Chapman was employed by R.C. Allen and the Sweetwater Packing Co. to help manage the orchards.

In 1928, Mr. Chapman "learned to fly and received a private pilot's license." From 1933 to 1935, he supervised several camps for the Civilian Conservation Corp program (CCC). Mrs. Chapman was a member of the San Diego Red Cross Motor Corps. Their children, Robert and Betty, grew up in the Sweetwater area and attended local schools.

Very characteristic of the early families in this area, the Chapmans made their life here, contributing to the history of Bonita and providing a strong base for community identity.

21. Sources San Diego County Records office and Assessors office; Martha Chapman interview; SD Union, 10/31/1942, p. 12; 8/11/1945, p. 7.

22. Applicable National Register Criteria 4S

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Planigan

Date of Evaluation September 1990
 Survey Type comprehensive

25. Survey Name Sweetwater Historic Resources Inventory

26. Survey Year 1990

By (Name) Carrico/Crawford/Planigan

Organization 5700 Baltimore Drive, #6

Address La Mesa CA 92042

City & ZIP (619) 464-0720

Phone CA 94296-0001



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name Gillie House
 3. Number & Street 3030 Anderson Street Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3615380 B _____ C _____ D _____
 E498010

5. Quad Map No. _____ Parcel No. 590-033-03 Other _____

DESCRIPTION

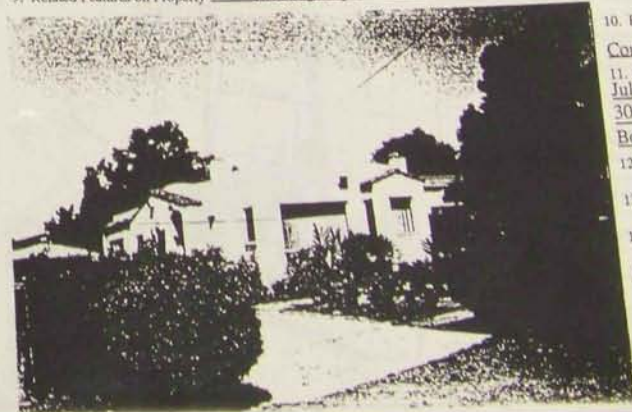
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story stucco Spanish Eclectic style building with fireplace has a combination of tiled shed roofs on the extensions over the windows and parapet roof. The asymmetrical exterior facades feature wall extensions from the face of the wall to add interest to the house. A small porch encloses the front entrance. The house is set on a large lot with mature trees and shrubbery in the subdivision neighborhood. Large regular lots are part of the subdivision and the subdivision is a mix of homes built in the 1930s to 1960s.

8. Alterations & Date replacement of several windows, concrete driveway, addition of 2 car detached garage: date unknown

9. Related Features on Property sheds, garage



10. Planning Agency County of San Diego
 11. Owner & Address Julius & Elizabeth Gillie
3030 Anderson Street
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1929 A Original Location unknown Date Moved 1929
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1970s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Edward Anderson purchased this property in 1929 and filed Map No. 2159 with the County Recorder's office in May 1929. This action established the second subdivision, Sweetwater Manor, in the valley. Anderson was a carpenter and one of twelve children from Minnesota. Several of his five brothers came to the valley also and engaged in a variety of real estate transactions with him. Anderson named the streets in the subdivision for family members: Margaret for his only daughter, Nannette for his wife and Sylvia for his sister. Anderson purchased the empty pasture land in 1929 and bought several homes from a failed subdivision near Sweetwater Lake. The subdivision contained several stucco homes and Anderson moved those homes as well as other older frame structures onto the land he subdivided. He divided the property into 17 lots approximately 1-3/4 acres each and carried the financing for several owners. He retained a three acre lot for his family on the corner of Sunnyside and Sylvia. Anderson died in 1954 after living in Chula Vista for 13 years. The property was owned by Anderson in 1929 and later sold to Margaret and Bernard Bernes, Anderson's daughter. The property changed hands several time in the 1940s and has been owned by the Gillie family since 1948.

21. Sources
 San Diego County Recorders office and
 Assessors office
 Dorothy Becker, interview, 9/15/1990

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 Survey Type comprehensive

25. Survey Name Sweetwater Historic Resources Inventory

26. Survey Year 1990

By (Name) Carrico/Crawford/Flanigan

Organization

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 3050 Anderson Street Cross-Corridor
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615500 B E497980 C D
 5. Quad Map No. Parcel No. 590-033-35 Other

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This stucco Spanish Eclectic style structure was originally one story. The house currently has a two story addition on the north facade. The building has a combination flat parapet roof with tiled gable partitions on the extensions. A long arcade wraps around three sides of the house and has been added to the original building. A fireplace adds to the building and wooden awninged windows, some original, remain. Across the front lawn area are the remains of a cobblestone wall in need of repair. The house is surrounded by lawns and mature palm trees.

8. Alterations & Date two story addition, arcade: date unknown

9. Related Features on Property sheds, detached garage



10. Planning Agency
County of San Diego
 11. Owner & Address
Thomas & Morise Martinez
3050 Anderson Street
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Dates: 1929 A Original Location unknown Date Moved: 1929
 17. Architect: unknown Builder: unknown
 18. Historic Address (with Number from List): 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context to Evaluation: Threats to Local Community Development Area: Bonita/Sweetwater Valley
 Period: 1870s-1980 Property Type: residential Context Formally Designated: no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Edward Anderson purchased this property in 1929 and filed Map No. 2159 with the County Recorder's office in May 1929. This action established the second subdivision, Sweetwater Manor, in the valley. Anderson was a carpenter and one of twelve children from Minnesota. Several of his five brothers came to the valley also and engaged in a variety of real estate transactions with him. Anderson named the streets in the subdivision for family members: Margaret for his only daughter, Nannette for his wife and Sylvia for his sister. Anderson purchased the empty pasture land in 1929 and bought several homes from a failed subdivision near Sweetwater Lake. The subdivision contained several stucco homes and Anderson moved those homes as well as other older frame structures onto the land he subdivided. He divided the property into 17 lots approximately 1-3/4 acres each and carried the financing for several owners. He retained a three acre lot for his family on the corner of Sunnyside and Sylvia. Anderson died in 1954 after living in Chula Vista for 13 years.

21. Source: San Diego County Recorder's office and Assessors office
Dorothy Becker, interview.
 22. Applicable National Register Criteria: n/a
 23. Other Recognition: none
 Your Landmark No. (if applicable): n/a
 24. Evaluator: Carrico/Crawford/Plangman
 Date of Evaluation: September 1990
completeness
 25. Survey Type: Sweetwater Historic Resources Inventory
 26. Survey Name: 1990
 27. Year From Prepared: 1990
 By (Name): Carrico/Crawford/Plangman
 Organization: Sherr-Battimore Drive, 40
 Address: 23 West CA 92042
 City & ZIP: San Diego 92102
 Phone: 619/592-0120



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name: None
 2. Common or Current Name: None
 3. Number & Street: 3120 Anderson Street Cross-Corridor:
 City: Bonita Vicinity Only: ZIP 92003 County (if Letter Designation): SDI
 4. UTM Zone: 11 A B C D
 5. Quad Map No.: 590-033-22 Other:
 6. Property Category: Building If District, Number of Environment Resources:

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story stucco Spanish Eclectic style structure is situated on a large lot and is surrounded by mature trees and shrubbery. The house features a Spanish tile roof with parapets and cross gables. Wooden windows are cross pane and some have arches. The original house still remains in the central portion but the addition of a two car garage on the north side and added rooms between the garage and the original house have created a great deal of interior space. An additional wing may have been added on the south facade also.

8. Alterations & Date: some aluminum windows, 2 car garage, rooms on north & south ends; date unknown

9. Related Features on Property: sheds



10. Planning Agency: County of San Diego
 11. Owner & Address: Muriel C. Watson
3120 Anderson Street
Bonita CA 92003
 12. Type of Ownership: private
 13. Present Use: residential
 14. Zoning: RR2
 15. Threats: none

CA 94296-0001

HISTORICAL INFORMATION

19. Construction Date: 1929 A Original Location: unknown Date Moved: 1929

20. Architect: unknown Builder: unknown

21. Historic Address (with Number from List): 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Threat Rural Community Development Area - Bonita/Sweetwater Valley

Period: 1920-1940 Property Type: rural/residential Context: Formally Developed no

20. Briefly discuss the property's importance within the context: Use historical and architectural analysis as appropriate. Compare with similar properties.

Edward Anderson purchased this property in 1929 and filed Map No. 2159 with the County Recorder's office in May 1929. This action established the second subdivision, Sweetwater Manor, in the valley. Anderson was a carpenter and one of twelve children from Minnesota. Several of his five brothers came to the valley also and engaged in a variety of real estate transactions with him. Anderson named the streets in the subdivision for family members: Margaret for his only daughter, Nannette for his wife and Sylvia for his sister. Anderson purchased the empty pasture land in 1929 and bought several homes from a failed subdivision near Sweetwater Lake. The subdivision contained several stucco homes and Anderson moved those homes as well as other older frame structures onto the land he subdivided. He divided the property into 17 lots approximately 1-3/4 acres each and carried the financing for several owners. He retained a three acre lot for his family on the corner of Sunnyside and Sylvia. Anderson died in 1954 after living in Chula Vista for 13 years.

21. Source:
San Diego County Recorder's office and
Assessors office
Dorothy Becker, interview, 9/15/1990

22. Applicable National Register Criteria: N/A

23. Other Recognition: NONE

Base Landmark No. (if applicable): N/A

24. Evaluator: Carissa Crawford-Platman

Date of Evaluation: September 1993

25. Survey Type: comprehensive

26. Survey Name: Sweetwater Historic Resources Inventory

27. Year Form Prepared: 1990

By (Name): Carissa Crawford-Platman

Organization: San Diego County

Address: 5700 Balboa Drive, #8

City & ZIP: La Mesa, CA 92042

Phone: (619) 434-0770



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No.: 551
National Register Status: SDI
Local Designation:

IDENTIFICATION AND LOCATION

1. Historic Name: Sherman/Ward House

2. Common or Current Name: Mary Ward House

3. Number & Street: 3952 Avenida Palo Verde Cross-Street:

City: Bonita Vicinity Only: ZIP: 92002 County (3-Letter Designation): SDI

4. UTM Zone 11 A: N3612480 B: E494840 C: D:

5. Quad Map No.: 70-120-40 Other:

DESCRIPTION

6. Property Category: Building If District, Number of Documented Resources:

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This U-shaped craftsman house is in excellent condition situated at the center of a well-landed yard of mature trees and plants. The house is clapboard with a pergola across the front facade, a cross gable composition roof, large double hung windows, and creates a peaceful rural setting.

Built in 1924, this one story house, completely of redwood, was the handiwork of a carpenter contracted by the newly married Shermans.

8. Alterations & Date: none

9. Related Features on Property: detached garage in same style



10. Planning Agency:
County of San Diego

11. Owner & Address:
Howard & Eleanor Weispleser,
3952 Avenida Palo Verde,
Bonita CA 92002

12. Type of Ownership: private

13. Present Use: residential

14. Zoning: RS4

15. Threats: none

CA 9296-0001

HISTORICAL INFORMATION
16. Construction Dates: 1924 P. Original Location: same Date Moved: _____

17. Architect: none Builder: unknown

18. Historic Appliances (with Number from List): 02 Single Family Property

SIGNIFICANCE AND EVALUATION
19. Criteria for Evaluation: Theme: Rural Architecture Area: Bonita

Period: 1900-1940 Property Type: residential Context Potentially Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Mrs. Ward, daughter of R.C. Allen, with her first husband, Samuel Sherman, had this house built in 1924. Mr. Sherman was President of the Sweetwater Fruit Co., Secretary of Sweetwater Co-operative Citrus Association, and chairman of the citrus board of the county farm bureau when he died at the age of 35. Several years later, Mrs. Ward married Butler Ward and they continued to live in the Palo Verde home.

Mrs. Ward was born, raised and has lived all of her life in Bonita. Aside from being a member of a very community-minded founding family of Bonita, Mrs. Ward has been active in San Diego organizations such as the Wednesday Club and Boys and Girls Aid Society. She has contributed much valuable information to the history of the Bonita area.

21. Sources: San Diego County Records office and Assessors office; SD Union, 10/25/1933, p. 3; 7/19/1973, p. A-10; 9/21/1980, D1.4. Mary Ward, interview.

22. Applicable National Register Criteria: 4S

23. Other Recognition: none

24. Evaluate: Carlos Crawford/Planigan

Date of Evaluation: September 1990

25. Survey Type: comprehensive

26. Survey Name: Sweetwater Historic Resources Inventory

27. Year Form Prepared: 1990

By (Name): Carlos Crawford/Planigan

Organization: _____

Address: 2100 Balboa Drive, #6

City & ZIP: La Mesa CA 92042

Phone: (619) 464-0730



State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. _____
National Register Status _____
Local Designation _____

IDENTIFICATION AND LOCATION

1. Historic Name: none

2. Common or Current Name: Kate Tripp House

3. Number & Street: 4001 Bandaguera Place Cross-Street: _____

City: Bonita Vicinity Only: ZIP: 92002 County (3-Letter Designation): SDI

4. UTM Zone: 11 A NAD 83 14100 B C D

5. Quad Map No.: Panel No.: 591-130-04 Other: _____

DESCRIPTION

6. Property Category: Building 2 District, Number of Documented Resources: _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This building is a one-story white clapboard frame farm house sitting at the center of a large piece of property on top of a knoll. The building has a front gable, composition roof, with a simple porch with shed roof. The windows are double hung and irregularly spaced around the house. There is a wooden double garage with sliding doors; the structure is front gabled. Mature pepper trees, eucalyptus and pine trees dot the property which is enclosed by an open wood ranch style fence. Out buildings occur on the property and have been used for storage/poning sheds. House and property are in good condition.

8. Alterations & Date: wrought iron railings and cement front porch; date unknown

9. Related Features on Property: garage and out buildings



10. Planning Agency: County of San Diego
11. Owner & Address: Kathryn J. Tripp
4001 Bandaguera Place
Bonita CA 92002
12. Type of Ownership: private
13. Present Use: residential
14. Zoning: RR2
15. Threats: none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1902 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
 This old house appears on a 1902 topographic map. Mrs. Tripp, who currently resides in the home, purchased the property from the Boals in 1955. The Boal's daughter, Anne Elizabeth, lived here, through 1955. In 1943, Edward and Dorothy Boal purchased extensive acreage in this area including this structure and the nearby Dittenhaver house. A native of National City, and a graduate of the University of California School of Agriculture, Edward managed the Sweetwater Fruit Co. until his retirement in 1952. The hill was once covered with citrus orchards.

21. Sources San Diego County Records office and Assessors office
Kathryn Tripp interview
Gladys Williams interview
Jan Cordrey interview n/a

22. Applicable National Register Criteria none

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

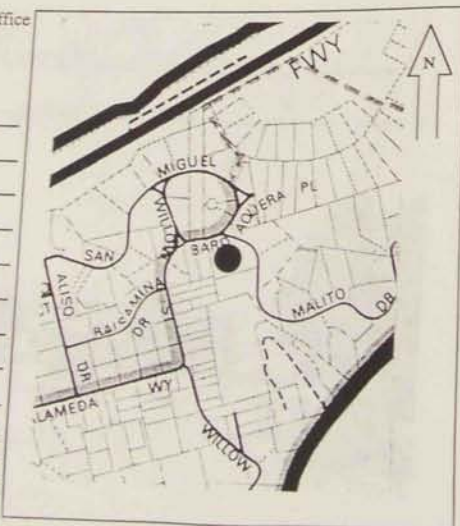
Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Balmore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS and RECREATION
 OFFICE of HISTORIC PRESERVATION

10a

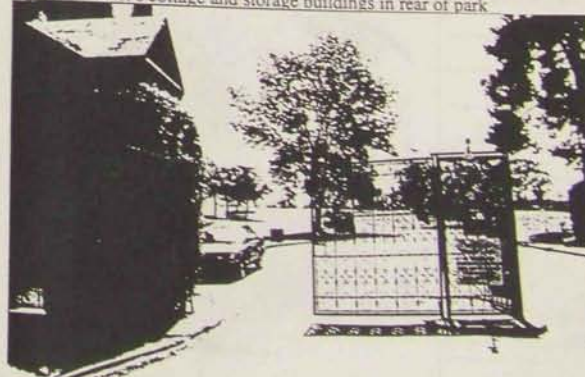
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Glen Abbey Memorial Park
 2. Common or Current Name Glen Abbey Memorial Park
 3. Number & Street 3838 Bonita Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3611960 B N3612160 C N3612360 D N3613000
 E495800 E496340 E495580 E496080
 5. Quad Map No. 591-241-17 Parcel No. 592-040-10 Other _____
 DESCRIPTION
 6. Property Category District If District, Number of Documented Resources 4

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style. Glen Abbey Memorial Park, situated on 112 acres, contains 7 major buildings, of which 3, the office and superintendent's building, the public restrooms, and the Little Chapel of the Roses are contributing structures. The burial grounds comprises the fourth resource. The district, contained purposely within a park-like setting features bronze grave markers at ground level set in concrete, which provides individual identification with the desired memorial sentiment. The office, entrance gate posts, and restroom structures were constructed of old gold brick and stone with tile roofs. Double hung windows provide ventilation in the office and restroom buildings. The loggia from the restroom area facing Glen Abbey Drive is paved with brick and contains a formal sunken garden. The Gothic-style Little Chapel of the Roses, built of brick and stone, resembles a church in Somersby, Lincolnshire, England, where Tennyson grew to manhood. Numerous stained glass windows from Judson Studios adorn this edifice influenced by Tennyson, which can be seen from across Sweetwater Valley.
 8. Alterations & Date unknown

9. Related Features on Property 1924 flag pole near entrance, 2 mausoleums, a pre-need structure, main mortuary, caretaker's cottage and storage buildings in rear of park



10. Planning Agency County of San Diego
 11. Owner & Address Glen Abbey Inc.
3838 Bonita Road
Bonita, CA 92002
 12. Type of Ownership private
 13. Present Use noncommercial
 14. Zoning _____
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1924-1930 F. Original Location same Date Moved _____17. Architect Lincoln Rogers / F.W. Stevenson Builder Claude BourbonLandscape Architect Nathaniel E. Slaymaker18. Historic Attributes (with Number from List) 29 landscape architecture;40 cemetery; 07 commercial building; 16 religious building; 04 ancillary building

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area BonitaPeriod 1870s-1940 Property Type noncommercial Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Glen Abbey Memorial Park, organized as a cemetery in 1924 by influential Bonita citrus farmer R.C. Allen, John E. Boal, President of the Sweetwater Water Co. and G. Ivan Peoples, head of the Glen Abbey Project, was designed to be park-like in appearance and similar to Balboa Park in layout. The office and superintendent's building, restrooms, and entry posts erected in 1925, featured massive bronze gates with the park escutcheon affixed which states "Monumentum aere perennius" or "a memorial more enduring than bronze." The Gothic-style Little Chapel of the Roses, influenced by the poet Tennyson, reflects his boyhood church in Somersby, Lincolnshire, England. The stained glass windows incorporate religious themes as well as relate to Tennyson's works. When noted city planner and landscape architect, Carrol Aronovici visited Glen Abbey in 1926, he stated to the Union, "It represents one of the most constructive ideas in the development of burial grounds that has been developed in generations. The park has all the advantages of a cemetery without any of the objectionable features." The Little Chapel of the Roses has been the site of numerous funerals as well as weddings of Bonita, National City and Chula Vista families. Hollywood personalities were also married here.

San Diego County Recorders and Assessors office; Margie Keyes interview; SD Union, 5/10/

21. Sources 1925, p. 10; 7/26/1925, 13; 8/9/1925, 4;
9/11/1925, 7; 3/28/1926, 3; 4/11/1926, 7; 6/13/
1926, 14; 11/6/1927, 8; 11/20/1927, 21; 7/8/1928,
18; SD Business Oct 1926 & Oct 1927

22. Applicable National Register Criteria 3S23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 199025. Survey Type comprehensive26. Survey Name Sweetwater Historic Resources Inventory27. Year Form Prepared 1990By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 3700 Baltimore Drive, #6City & ZIP La Mesa CA 92042Phone (619) 464-0720State of California--The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Glen Abbey Office, Superintendent's Buildings, Gate & Gate Posts2. Common or Current Name same3. Number & Street 3838 Bonita Road Cross-Corridor _____City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI4. UTM Zone A B C D

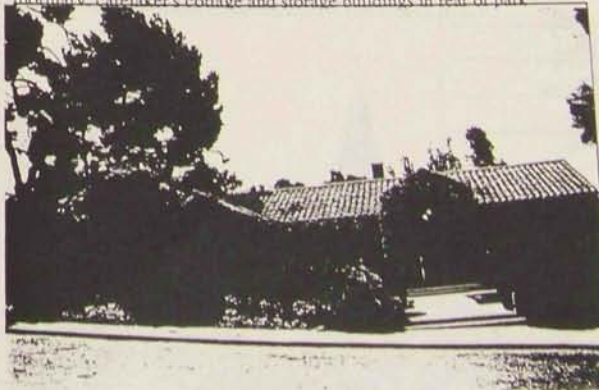
5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Glen Abbey Office and Superintendent's Building, constructed of old gold brick and topped with a red tile roof, rested directly to the right of the Memorial Park entrance to accommodate visitors conveniently. Elements of Spanish Eclectic design enhance the building and add to the overall beauty of the surroundings. The gate posts, built of the same brick type, stand on either side of the main entryway with a bronze gate and fencing connected. Ninety percent of the fixed and casement windows are original, with original wood beam ceilings inside and many original light fixtures.

8. Alterations & Date Some windows have been replaced; rear exterior addition9. Related Features on Property 1924 flag pole near entrance, 2 mausoleums, a pre-need structure, main mortuary, caretaker's cottage and storage buildings in rear of park

10. Planning Agency
County of San Diego
11. Owner & Address
Glen Abbey Inc
3838 Bonita Road
Bonita CA 92002
12. Type of Ownership private
13. Present Use noncommercial
14. Zoning RR1
15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1925 F Original Location same Date Moved _____
 17. Architect Lincoln Rogers / F.W. Stevenson Builder Claude Bourbon
 18. Historic Attributes (with Number from List) 06 Commercial Building; 04 Ancillary Building

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type noncommercial Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The office and Superintendent's building, gate posts, bronze gate and fence were the first structures erected in 1925. The Glen Abbey Memorial Park planned to have the appearance of a carefully designed park. It is the gateway and office building that all entrants to the area first see and the English-inspired gateway encourages one to venture further. The office structure no longer houses the park superintendent but caters today to those planning weddings at the Little Chapel of the Roses.

San Diego County Records and Assessors office; Margie Keyes interview; SD Union, 5/10/

21. Sources 1925, p. 10; 7/26/1925, 13; 8/9/1925, 4; 9/11/1925, 7; 3/28/1926, 3; 4/11/1926, 7; 6/13/1926, 14; 11/6/1927, 8; 11/20/1927, 21; 7/8/1928, 18; SD Business Oct 1926 & Oct 1927

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



22. Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
 26. Survey Name Sweetwater Historic Resources Inventory
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

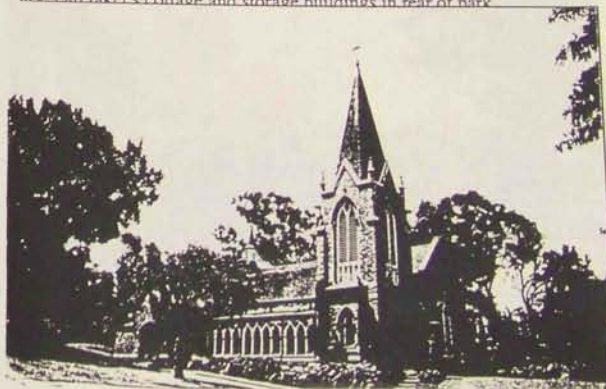
1. Historic Name Little Chapel of the Roses
 2. Common or Current Name same
 3. Number & Street 3838 Bonita Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone A B C D
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Gothic style Little Chapel of the Roses, planned to complement the English-inspired park-like setting of Glen Abbey Memorial Park, was inspired by Tennyson's boyhood church. Constructed of brick and stone, the edifice features a spire and numerous stained glass windows relating to religious and Tennyson's poetic themes. They include an art glass window in the "Poet's Rose Room" and a splendid study in art glass of Tennyson's "Crossing the Bar." The 16 foot "Resurrection Window" in rose and amber with a touch of sky blue, is graced at the top by an illuminated rose window. More than 20 painted rose windows enclose the isles or flower rooms.

8. Alterations & Date unknown
 9. Related Features on Property 1924 flag pole near entrance, 2 mausoleums, a pre-need structure, main mortuary, caretaker's cottage and storage buildings in rear of park



10. Planning Agency County of San Diego
 11. Owner & Address Glen Abbey Inc.
3838 Bonita Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use noncommercial
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1927 F Original Location same Date Moved _____
 17. Architect Lincoln Rogers Builder Claude Bourbon
 18. Historic Attributes (with Number from List) 16 Religious building

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme community development Area Bonita
 Period 1924-1990 Property Type noncommercial Context Formally Developed? no

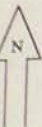
20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Little Chapel of the Roses incorporates the influence of Tennyson in its appearance including its thematic stained glass windows. The structure, located on the highest hill in the park, has served since the late 1920s as a special place for weddings, as well as for funerals, for many Bonita residents.

San Diego County Records and Assessors office; Margie Keyes interview; SD Union, 5/10/

21. Sources 1925, p. 10; 7/26/1925, 13; 8/9/1925, 4;
 9/11/1925, 7; 3/28/1926, 3; 4/11/1926, 7; 6/13/
 1926, 14; 11/6/1927, 8; 11/20/1927, 21; 7/8/1928,
 18; SD Business Oct 1926 & Oct 1927

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



22. Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

100

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Glen Abbey Restrooms
 2. Common or Current Name same
 3. Number & Street 3838 Bonita Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone A B C D
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Spanish Eclectic style Glen Abbey Restroom facilities, erected in 1925, featured the same old gold brick and stone exterior as the office and superintendent's building and the gate posts, topped also with a red Mission tile roof. Facilities were provided for both men and women. The formal sunken courtyard in front of this structure still contains some of the earlier plants, as well as planters. It is located to the immediate left of the main gate entrance.

8. Alterations & Date unknown

9. Related Features on Property 1924 flagpole, 2 mausoleums, a pre-need structure, main mortuary, caretaker's cottage and storage buildings



10. Planning Agency County of San Diego
 11. Owner & Address Glen Abbey Inc.
3838 Bonita Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use noncommercial
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1925 F Original Location same Date Moved _____
 17. Architect Lincoln Rogers / E.W. Stevenson Builder Claude Bourbon
 18. Historic Attributes (with Number from List) 04 Ancillary Building; 29 Landscape Architecture

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita
 Period 1870s-1940 Property Type noncommercial Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Glen Abbey restroom facility, designed for public convenience, incorporated the original office and gate post design into its architectural style. The simplicity of the structure coupled with its interesting sunken garden lends a feeling of additional beauty to the park-like setting as one enters Glen Abbey.

San Diego County Recorders and Assessors office; Margie Keyes interview; SD Union, 5/10/

21. Sources 1925, p. 10; 7/26/1925, 13; 8/9/1925, 4; 9/11/1925, 7; 3/28/1926, 3; 4/11/1926, 7; 6/13/1926, 14; 11/6/1927, 8; 11/20/1927, 21; 7/8/1928, 18; SD Business Oct 1926 & Oct 1927

22. Applicable National Register Criteria 3S

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Planigan

Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Planigan

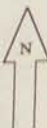
Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Glen Abbey Cemetery
 2. Common or Current Name same
 3. Number & Street 3838 Bonita Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone _____ A _____ B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category site If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Glen Abbey 112 acre Memorial Park, specifically planned as a carefully designed city park, was deemed an equal to Balboa Park in the 1920s. As all bronze grave markers have been placed in concrete at ground level, the site resembles a grassy park with flowering plants, shrubs, a variety of trees and a small lake.

8. Alterations & Date unknown

9. Related Features on Property 1924 flagpole, 2 mausoleums, a pre-need structure, main mortuary, caretaker's cottage and storage buildings



10. Planning Agency San Diego County
 11. Owner & Address Glen Abbey Inc.
3838 Bonita Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use noncommercial
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Dates: 1924 F Original Location same Date Moved

17. Architect: Nathaniel B. Slaymaker Builder

18. Historic Attributes (with Number from List): 40 cemetery; 29 landscape architecture; 31 urban open space

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Local Bonita Sweetwater Valley

Period 1870s-1940 Property Type non commercial Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Glen Abbey Memorial Park, the first such establishment in San Diego County to offer a park-like setting in a cemetery, was compared in the 1920s to Balboa Park. It was planned to become the most beautiful memorial park in the world. The park design suggested life instead of death, and permitted "loved ones who gather here to partake of the inspiration which can come only from close contact with the grandeur of nature. Here grief is not, but only bloom and beauty."

San Diego County Records and Assessors office; Margie Keyes interview; SD Union, 5/10/

71. Sanborn 1925, p. 10; 7/26/1925, 13; 8/9/1925, 6
9/11/1925, 7; 3/28/1926, 3; 4/11/1926, 7; 6/13/
1926, 14; 11/6/1927, 8; 11/20/1927, 21; 7/8/1928,
18; SD Business Oct 1926 & Oct 1927

22. Applicable National Register Criteria 3S

23. Other Recognition none

State Landmark No. (if applicable) N/A

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name

Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization 1700 Balboa Drive, W

Address LA Mesa, CA 92042

City & ZIP

Phone (619) 464-0700

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. _____
National Register Status 3S
Local Designation _____

IDENTIFICATION AND LOCATION

1. Historic Name Alpetter Buildings

2. Common or Current Name none

3. Number & Street 4882 Bonita Road Cross Corridor

City Bonita Vicinity Only ZIP 92002 County (3-Letter Designation) SD

4. UTM Zone 11 A N3613580 B C D

E497560

5. Quad Map No. Parcel No. 591-042-13 Other

6. Property Category Building If District, Number of Documented Resources

DESCRIPTION

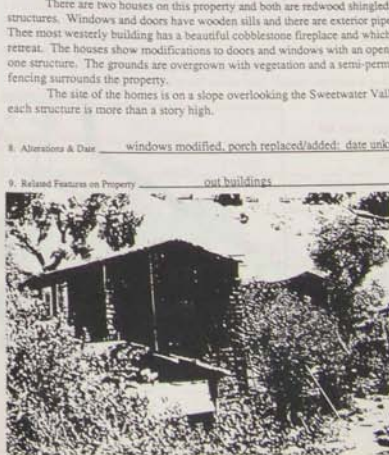
7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

There are two houses on this property and both are redwood shingled, side gabled rectangular structures. Windows and doors have wooden sills and there are exterior pipes attached to the house. The most westerly building has a beautiful cobblestone fireplace and which gives a flavor of Craftsman retreat. The houses show modifications to doors and windows with an open deck serving as stairs for one structure. The grounds are overgrown with vegetation and a semi-permanent steel bar and mesh fencing surrounds the property.

The site of the homes is on a slope overlooking the Sweetwater Valley such that the north side of each structure is more than a story high.

8. Alterations & Date windows modified, porch replaced/added; date unknown

9. Related Features on Property out buildings



10. Planning Agency

County of San Diego

11. Owner & Address

Jeanne B. Campbell Trust

334 Surrey Drive

Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning A70

15. Threat deterioration

LA 94296-0001

HISTORICAL INFORMATION

14. Construction Date: 1924 A Original Location same Date Moved _____
 15. Architect none Builder unknown
 16. Historic Archival (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme Rural Community Development Area Bonita
 Period 1870s-1940 Property Type residential Current Functionally Developed? no

20. Briefly discuss the property's significance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The houses on this property were constructed by Dr. Peter Altpeter for family members some time around his retirement in 1925 when he moved from Mission Hills in San Diego to Bonita. At the time of his retirement Rev. Altpeter was pastor of the First Lutheran Church in San Diego. Previously, he had served as pastor to churches in New York state. In 1921 he built a house in the valley for his oldest daughter, Martha (see Chapman house on Allen School Road). When Rev. Altpeter died in 1948, the property passed to his widow, Rosetta.

His daughter, Gretchen Altpeter Griswold, lived in one of these structures well into the 1940s. She was fondly called "Green" by her friends in Bonita and had a reputation as a talented actress.

21. Sources
 San Diego County Records office and
 Assessor's office
 Martha Chapman, interview.

22. Application National Register Criteria 0/0

23. Other Designations none

24. Landmark No. (if applicable) 0/0

25. Evaluation Carmichael/Tenison

Date of Evaluation September 1990

26. Survey Type comprehensive

27. Survey Name Sweetwater Historic Resources Inventory

28. Survey Year 1990

29. Year First Prepared 1990

By (Name) Carmichael/Tenison

Organization _____

Address 1700 La Jolla Village Drive, #6

City & ZIP La Mesa, CA 92042

Phone (619) 464-6170

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

12

HISTORIC RESOURCES INVENTORY

Serial No. RS4
 National Register Status _____
 Local Designation _____

IDENTIFICATION AND LOCATION

1. Historic Name none
 2. Common or Current Name none
 3. Number & Street 3104 Bonita Mesa Cross Street _____
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designation) SDI
 4. UTM Zone 11 A N3612820 B _____ C _____ D _____
 E 494620
 5. Quad Map No. _____ Parcel No. 570-060.01 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This two-story Victorian farmhouse is located on a corner lot surrounded by mature trees and low hedge along street sides. The property and house are in fair condition and appear to be little altered with the exception of the enclosed second story at the back of the house. The structure has wide clapboard siding and double hung windows in the second story. The front door and covered porch are off-center on this front gabled house. The main window is a large single pane flanked by two double hung windows. The roof is accented by a hip on the gable.

The house appears to be a rental and several vehicles are parked on the lot. A boat is propped against the house.

8. Alterations & Date unknown

9. Related Features on Property ERTAC



10. Planning Agency
 County of San Diego

11. Owner & Address
 Billy & Jerry Bindig
 715 Alpine Avenue
 Chula Vista CA 92010

12. Type of Ownership private

13. Present Use commercial/residential

14. Zoning RS4

15. Threats deterioration

CA 9426-0001

HISTORICAL INFORMATION

16. Construction Details: 1850s A Original Location: unknown Date Moved: _____
 17. Architect: unknown Builder: unknown
 18. Historic Architecture (with Number from List): 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Rural Community Development Area Bonita
 Period: 1870s Property Type: Residential Context Formally Developed: PD

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This house was probably commissioned for building by one of the Kimball brothers during the 1880s. The Kimball brothers or their family continued to hold title to this property until 1919.

In 1868, the Kimballs purchased the 26,000 acres of Rancho de la Nacion which included the Sweetwater Valley. They used the land for agriculture experimentation of wheat, barley, oats and olives, with the intent of revenue production. Between 1873-1883 the brothers attempted sheep ranching here, and then citrus ranching. They may have realized a need for a closer, more centrally located place to oversee their investments. The Bonita Mesa house could have been erected for themselves and/or a caretaker.

Mrs. Mary Ward, who moved to this area of the Sweetwater Valley in the early 1920s remarked that the house was old when she moved here. Also, her only recollection of being in the house was when there may have been a Sweetwater Women's Club meeting there. The place has been utilized as a rental throughout much of the current century.

21. Sources: San Diego County Records office and Assessors office
 Eugene Coleman, Urbanization of the Sweetwater Valley, p. 19, Mrs. Mary Ward, interview.

22. Application National Register Criteria: N/A

23. Other Recognition: none

24. State Landmark No. (if applicable): 00

25. Evaluator: Curcio/Crawford/Planigan

- Date of Evaluation: September 1990

26. Survey Type: comprehensive

27. Survey Name: Sweetwater Historic Resources Inventory

28. Survey Year: 1990

29. Year Form Prepared: 1990

- By (Name): Curcio/Crawford/Planigan

- Address: 3700 Balboa Drive, #6

- City & ZIP: La Mesa CA 92042

- Phone: (619) 464-0220

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name: Lynwood Grove
 2. Common or Current Name: Blackland Farms
 3. Number & Street: 3051 Equitation Lane Cross Corridor: _____
 City: Bonita Vicinity Only: ZIP: 92002 County (or Local Designation): SDI
 4. UTM Zone: 11 A N3612380 B N3612440 C N3612350 D N3612260
 E494420 E494700 E494460 E494740
 5. Quad Map No.: _____ Parcel No.: 760-106-62, Other: _____

DESCRIPTION

6. Property Category: Site II District, Number of Documented Resources: _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Lynwood Grove property area contains several stables for horses, a riding range and several mature plants including a wisteria. Except for a few plants, no other remnants remain from the 1880s. Located in the flood plain of the Sweetwater River, both the 1916 and 1926 floods created substantial damage to the area.

8. Alterations & Date: unknown

9. Related Features on Property: out buildings, shed, barns, horse corrals



10. Planning Agency: County of San Diego
 11. Owner & Address: A.L. Traylor & Sally Black
 3051 Equitation Lane
 Bonita CA 92002
 12. Type of Ownership: private
 13. Present Use: commercial
 14. Zoning: A70
 15. Threats: none

HISTORICAL INFORMATION
 14. Construction Dates: 1870s A Original Location same Date Moved
 17. Architect not applicable Builder not applicable
 18. Historic Architect (with Number Item List) 22 rural open space

IMPORTANCE AND EVALUATION
 19. Criteria for Evaluation: Theme Park Area Area Bonita
 Period 1870s-1916 Property Type none Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Kimball brothers, founders of National City, who also owned the Bonita portion of Rancho de la Nación, started an informal park in this area in the 1870s. In May 1887, Frank Kimball cleared a 20 acre picnic park of native timber on the line of the motor road near the crossing. The park was filled with tables, swings, and "everything pertaining to such a pleasure ground," and utilized for picnics and kindred gatherings.

A broad, level driveway was constructed around a small lake with the adjacent hills planted with trees and shrubbery. The drive was a mile long and considered a good track for speeding horses. Considered a prime place for picnics, Lynnwood Grove remained as the favorite county recreation spot in the late nineteenth and early twentieth centuries. The park was washed out in the flood of 1916.

21. Sources: San Diego County Recorder and Assessors offices. SD Union, 5/27/1887, p. 5. Bruce & Alana Coons interview. Frank Kimball, letter dated 6/11/1887 to B.F. McDaniel

22. Applicable National Register Criteria n/a

23. Other Designation none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico-Crawford/Parigan

Date of Evaluation September 1990

comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name

27. Year Form Prepared 1990

By (Name) Carrico-Crawford/Parigan

Organization 7701 Balboa Drive, #6

Address La Mesa CA 92042

Phone (619) 464-0700



State of California - The Resources Conservation
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. National Register Index 25
 Local Designation

IDENTIFICATION AND LOCATION

1. Historic Name Winsor/Bonnet House
 2. Common or Current Name Macaulay Residence
 3. Number & Street 3580 Evergreen Cross Corridor
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designation) SDI
 4. UTM Zone 11 A N3614140 B C D
 E496730
 5. Quad Map No. Parcel No. 589-090-35 Other

DESCRIPTION
 6. Property Category Building If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This house is in excellent condition. It is a Spanish Mediterranean-style, single story square structure built around a central tile court with lily and fish pond. Along the south wing the house has a second story with views to Mt. Miguel and the Sweetwater Valley. The house has five fireplaces and five bathrooms, and is solely heated by the fireplaces. The house is characterized by patio, roof loggia, and pergola.

When located on a larger piece of ground, the landscape in front of the house, down to Sweetwater Road, included a pond with swans.

8. Alterations & Date tile swimming pool added since 1967; and enclosed porch

9. Related Features on Property 2 horse barns constructed from old dismantled Baron house in Bonita



10. Planning Agency
 County of San Diego
 11. Owner & Address
 Jack & Ruth Macaulay
 3580 Evergreen
 Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1913 A Original Location same Date Moved _____17. Architect Richard Requa (of Mead & Requa) Builder unknown18. Historic Architect (with Number from List) 29 Landscape Architecture19. Historic Architect (with Number from List) 29 Landscape Architecture

SIGNIFICANCE AND EVALUATION

19. Current Use Evaluation: Theme Residential Architecture Area BonitaPeriod 1900-1940 Property Type Residential Context Potentially Developed? Yes

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Richard Requa formed a partnership with Frank Mead in 1912 which lasted until 1920. At the onset, Requa reflected the Irving Gill influences of simplicity with deep overhanging eaves and arched entrances. His own contribution was to add craftsman touches. Together Mead and Requa gave more attention to outdoor living, rather than emphasizing the indoor spaces, and the open court plan was integrated into the Winsor house. The architects were praised in *The Craftsman* magazine for creating a style that reflected the spirit of the Mediterranean but suited the Southwest. The house is enhanced by Kate Sessions designed gardens.

Historically, the house sat on a huge piece of property which included a dairy, windmills and out buildings. Truly in the style of the gentleman farmer/rancher, this house exuded a spacious, luxurious, lifelike lifestyle. The Winsor family, related to the Allen family, came from Boston and invested in the Sweetwater Fruit Co. They owned property on the east coast and this was considered their "summer home."

In the late 1920s, the house and property was sold to the Leon Bonnet family. Mr. Bonnet was a famous local artist and had his studio on Grace Road within the property. The Bonnets started the first private school in Bonita by converting existing buildings on the property to classrooms.

21. Sources

Goodard White, Craftsman, March 1914.

Mary Tachner, "Richard Requa," 1982.

Scottfield Bonnet, Interview.

Ruth Dunn Macaulay, Interview.

22. Applicable National Register Criteria 3S23. Other Recognition none24. State Landmark No. (if applicable) n/a25. Evaluation Carnio/Crawford/PlatiganDate of Evaluation September 199026. Survey Type comprehensive27. Survey Name Sweetwater Historic Resources Inventory28. Survey Name 199029. Year Firm Prepared 1990By (Name) Carnio/Crawford/PlatiganOrganization SWP Builders Drive, 90Address La Mesa CA 92042City & ZIP 92042Phone (619) 565-0720State of California - The National Conservation
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

15

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name J.C. Frisbie House2. Current or Current Name McConnell / Sanders House3. Number & Street 3552 Frisbie Street Cross Corridor _____City Bonita Vicinity Only ZIP 92002 County (3-Letter Designation) SDI4. UTM Zone 11 A N3614590 E498280 B C D5. Quad Map No. _____ Parcel No. 590-130-06 Other _____

6. Description _____ Building _____ If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This two-story farmhouse style front gabled residence is in very good condition but probably bears little resemblance to its original late 1870s facade, except for shape. The yard is well manicured and simple. There is a single car garage with doors that open from the center, and it appears to be as old as the house. Like the house it has been stuccoed. A chain link fence surrounds the back yard where a small out building sits at the corner of the lot.

8. Alterations & Date stucco, metal frame windows, metal railings; date unknown9. Related Features on Property garage10. Planning Agency County of San Diego11. Owner & Address Hilla McConnell, Wm & K.12. Address 3552 Frisbie St. Bonita CA 9200213. Type of Ownership private14. Present Use residential15. Zoning RS416. Threat none

CA 94296-0001

17. Planning Agency County of San Diego18. Owner & Address Hilla McConnell, Wm & K.19. Address 3552 Frisbie St. Bonita CA 9200220. Type of Ownership private21. Present Use residential22. Zoning RS423. Threat none

CA 94296-0001

10. Planning Agency County of San Diego11. Owner & Address Hilla McConnell, Wm & K.12. Address 3552 Frisbie St. Bonita CA 9200213. Type of Ownership private14. Present Use residential15. Zoning RS416. Threat none

CA 94296-0001

HISTORICAL INFORMATION

18. Construction Date(s) 1876-8 Original Location same Date Moved none
 19. Architect unknown Builder unknown
 20. Historic Address(es) (with Number from List) 02. Single Family Property

SIGNIFICANCE AND EVALUATION

21. Current Use Theresa Rural Community Development Area Sunnyside
 Period 1870s-1940s Property Type residential Current Formally Designated? no
 22. Briefly discuss the property's importance within the context. Use historical and archaeological analysis as appropriate. Compare with similar properties.

Julien Carter Frisbie came to the Sweetwater Valley in 1876, purchased a 246 acre tract and called it Sunnyside. Prior to raising lemons and grapes in San Diego County, he had been a hardware merchant in Chicago. In the Sweetwater Valley he was very successful growing citrus trees and grapes; white muscat, Rose of Peru, Black Morocco and Flaming Tokay. Reports appeared in the newspaper regularly of the exceptional fruit he produced. His home also reflected a personal garden full of ornamental trees and shrubbery. Aside from being one of the first horticulturalists/agriculturalists in the Sweetwater Valley, he was active in the San Diego Anti-Saloon League. He named the area Sunnyside and Frisbie Street is named after him. He and his wife moved into San Diego in 1881, but he still owned land in the valley. In 1890, S.W. Morgan bought the property containing the house and much of the groves.

SD Union, 4/6/1890, p. 5; 4/6/1890, p. 8. SD County Road Survey Map #801, June 1940. San Diego

23. Issues County Recorder's Office
 and Assessors office, Chula Vista Heritage
 1911-1986, "Sweetwater Valley," p. 27.
 History of Southern California, "J.C. Frisbie,"
 Margie Keyes interview.

24. Affiliated National Register Criteria 4S
 25. Other Recognition none

26. Use Landmark No. (if applicable) NR
 27. Evaluation Carrico-Crawford-Planigan

Date of Evaluation September 1940
 comprehensive

28. Survey Type Sweetwater Historic Resources Inventory
 29. Survey Name 1990

30. Year Form Prepared 1990
 By (Name) Carrico-Crawford-Planigan

Organization San Diego County
 Address LA MESA CA 92042
 City & ZIP (619) 464-2100



State of California - The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. 353
 National Register Status NR
 Local Designation SDM

IDENTIFICATION AND LOCATION

1. Historic Name the Chicken House
 2. Common or Current Name none
 3. Number & Street 3554-3558 Frisbie Street Cross-Street none
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designation) SDM
 4. UTM Zone 11 A N3614560 B E498180 C none D none
 5. Quad Map No. none Parcel No. 490, 130, 10 Other none

DESCRIPTION

6. Property Category Building II District, Number of Documented Resources none

7. Briefly describe the present physical appearance of the property, including condition, landmarks, surroundings, and (if appropriate) architectural style.

This rectangular yellow one-story tri-plex allegedly was built during the late teens or early 1920s to house chickens. It has since been converted to living quarters with two fireplaces and decorative trellis embellishments to the front facade. The building fronts on a dirt lot that serves as the parking area. There are few plants but a large tree sits at the south side of the house. The back yard has been fenced off into three fairly equal areas associated with each unit.

8. Alterations & Date unknown

9. Related Features on Property none



10. Planning Agency County of San Diego
 11. Owner & Address Zola B. & Wayne J. Gaudry
3740 Valley Vista Fork
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use commercial/
residential
 14. Zoning RS-4
 15. Threats development
deterioration

CA 94596-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1920 A Original Location same Date Moved _____
 17. Architect none Builder unknown
 18. Historic Attributes (with Number from List) 33 Farm/Ranch

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sunnyside
 Period 1970s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

As an outgrowth of agriculture and horticulture in the valley, farmers and ranchers experimented with hog farms, horse breeding and raising chickens and other livestock. Originally, this building was erected as a chicken house and was later converted to the triplex.

The conversion may have occurred during the late 1930s or early 1940s just prior to World War II when there was an influx of military personnel to the area and housing was at a premium.

21. Sources

San Diego County Recorders office and
 Assessors office
 Margie Keyes, interview
 SD County Road Survey Map 801, June 1940

22. Applicable National Register Criteria SS

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

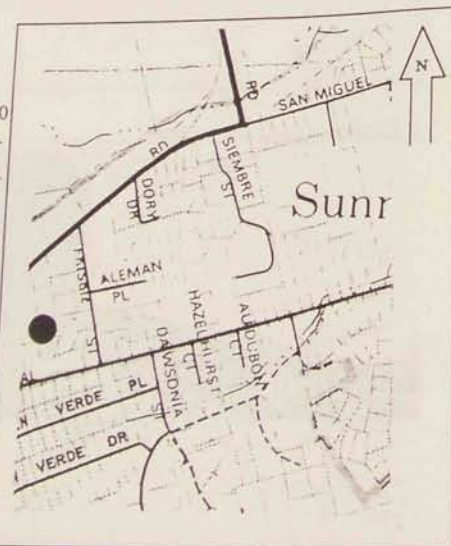
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name Margaret E. Jones House
 3. Number & Street 3528 Frisbie Street Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3614680 B _____ C _____ D _____
E498260

5. Quad Map No. _____ Parcel No. 590-130-03 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This square one story house has a light green composition shingle siding that covers the original clapboard exterior. The composition roof is hipped and the front porch has been enclosed for additional living space. There is a detached single car garage to the rear of the house. It is covered with ivy which gives the appearance of a rural English cottage.

The house is located in a residential neighborhood and surrounded by a wooden fence and mature landscaping.

8. Alterations & Date composition shingle siding added; interior modified; date unknown

9. Related Features on Property garage



10. Planning Agency County of San Diego
 11. Owner & Address Margaret E. Jones
3528 Frisbie Street
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RS4
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1880 A Original Location Spring Valley Date Moved 1890 A
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

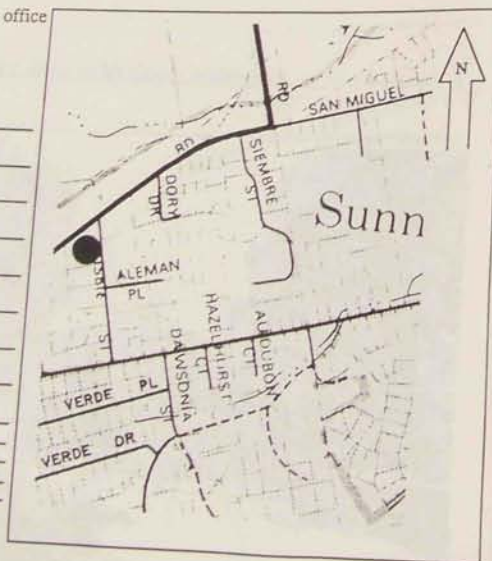
19. Context for Evaluation: Theme Rural Community Development Area Sunnyside
 Period 1870s-1940 Property Type residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Reputedly the oldest house on the block, it was probably built in the 1880s, maybe earlier, and brought from Spring Valley, barged across the Sweetwater River, in the 1890s. It was in 1890 that Stephen Wood Morgan purchased part of the Frisbie Ranch which included this parcel and the one on which the Frisbie House is located. In 1894, Morgan took out a mortgage loan with San Diego Savings Bank; the loan was satisfied in 1899. This may have been for moving and/or building costs for the house and related out buildings.

Morgan died in 1919 leaving the property to his heirs, who eventually sold the property in 1924. In 1948, Mr. and Mrs. James W. Jones purchased this structure, and in cleaning out and renovating the house found a page from an 1897 San Francisco Examiner newspaper in the attic. Other "ancient" memorabilia were found in walls. Mr. Jones was the first paid Fire Chief in the Sweetwater Valley; prior to this time the fire department had been totally volunteer. Mrs. Jones is still the owner of record.

21. Sources San Diego County Recorders office and Assessors office
Margie Jones Keyes, interview.

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
 26. Survey Name Sweetwater Historic Resources Inventory
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS and RECREATION OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name none
 2. Common or Current Name none
 3. Number & Street 3401 Glen Abbey Boulevard Cross-Corridor
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3612260 B E495300 C none D none
 5. Quad Map No. none Parcel No. 570-180-10 Other none
 DESCRIPTION
 6. Property Category Building If District, Number of Documented Resources none

Serial No. 553
 National Register Status 553
 Local Designation none

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story, square, symmetrical, stucco Spanish Eclectic style building has a flat composition roof with parapet. The windows are irregular in placement but are all wooden, double hung. The windows are overhung with shed roofs with Spanish tiles painted red and green. The porch has a gable roof and enclosed sides. The plywood enclosures and roof of the porch are later additions. The house is rounded by broken fencing, scrub landscaping and a few mature trees. The house is set in a residential neighborhood but apartment buildings, stores and mixed use buildings are in the general vicinity.

8. Alterations & Date addition of front porch, date unknown

9. Related Features on Property one car detached garage



10. Planning Agency County of San Diego
 11. Owner & Address Marie M. Kolb
3401 Glen Abbey Blvd
Chula Vista CA 92010
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RS4
 15. Threats deterioration

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1919 A Original Location unknown Date Moved _____17. Architect unknown Builder unknown18. Historic Attributes (with Number from List) 02 Single family property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area BonitaPeriod 1900-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

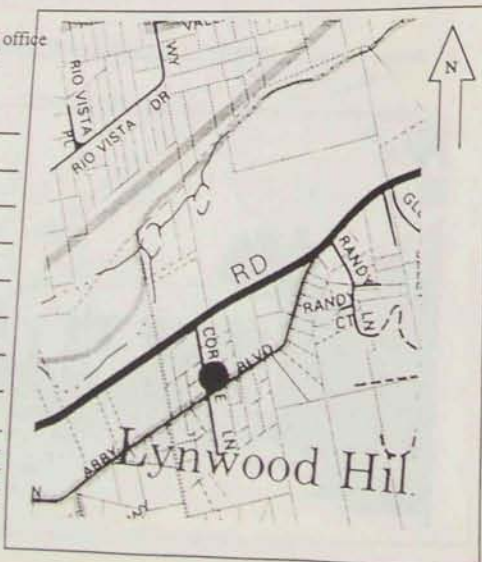
The building is representative of the influence of the renewed interest in California's Hispanic heritage as a result of the 1915 exposition in Balboa Park. Spanish style architecture became extremely popular across southern California and was used for all types of commercial buildings and all sizes of residences. This small residential structure is typical of thousands of small scale family homes built during the 1920s which utilized the popular Hispanic elements.

21. Sources

San Diego County Recorder and Assessor office
Virginia & Lee McAlester, *Field Guide to American Houses*

22. Applicable National Register Criteria n/a23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 199025. Survey Type comprehensive26. Survey Name Sweetwater Historic Resources Inventory27. Year Form Prepared 1990By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6City & ZIP La Mesa CA 92042Phone (619) 464-0720State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

19

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

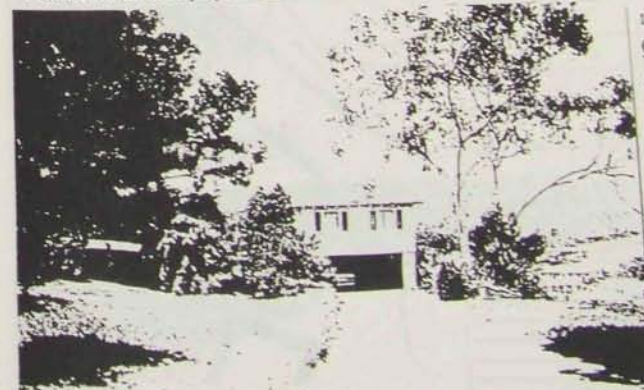
Serial No. _____
National Register Status SSI
Local Designation _____1. Historic Name None2. Common or Current Name None3. Number & Street 3260 Holly Way Cross-Corridor _____City Chula Vista Vicinity Only _____ ZIP 92010 County (3-Letter Designator) SDI4. UTM Zone 11 A N3611980 B _____ C _____ D E4951005. Quad Map No. _____ Parcel No. 570-230-10 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The L-shaped wooden frame residence features elements of Craftsman design. The house has a cross gable composition roof with exposed rafters and regularly spaced wooden tripart casement windows. The house is essentially one-story but a sloping terrain provides space under the house for a two car garage. A brick fireplace enhances the home. The house is located on a point overlooking the river valley and is surrounded by mature trees including pine, eucalyptus and shrubs of different types. The neighborhood is residential but retains its rural feeling. Medium scale newer single family residences surround the original Lamb acreage at the present time.

8. Alterations & Date unknown9. Related Features on Property none

10. Planning Agency
County of San Diego
11. Owner & Address
Virginia E. Moore
3260 Holly Way
Chula Vista CA 92010
12. Type of Ownership private
13. Present Use residential
14. Zoning RS4
15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1925 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single family property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential/rural Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The building is typical of the type of medium scale family property present in the Sweetwater Valley. The property was first owned by San Diego Lands, Inc. and sold to John and Evelyn Covert in 1924. In 1930, the property was purchased by Walter C. and Anna Lamb. Lamb came to San Diego in 1898 with his parents who had owned a dairy in Minnesota. Lamb worked for the Land and Town Co. on their lemon orchards in Chula Vista. He bought 15 acres on Bonita Road and began raising fruit, alfalfa and dairy cattle. He retired in 1930 and, at that time, bought the property on Holly Way. He died in 1971 at the age of 93.

21. Sources San Diego County Records office and Assessors office; SD Union, 8/19/71; Chula Vista Historical Soc. Bulletin, Vol 6, No. 7, July 1987, p.23

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

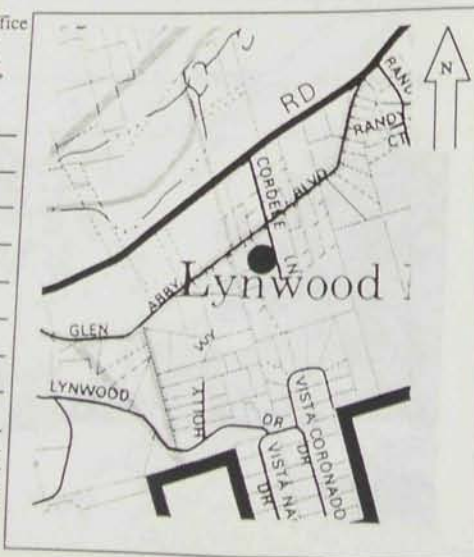
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE of HISTORIC PRESERVATION

20

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Lamb Home
 2. Common or Current Name Lamb Home
 3. Number & Street 3264 Holly Way Cross Corridor _____
 City Chula Vista Vicinity Only _____ ZIP 92010 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3612000 B _____ C _____ D _____
 E495160
 5. Quad Map No. _____ Parcel No. 570-230-50 Other _____

DESCRIPTION

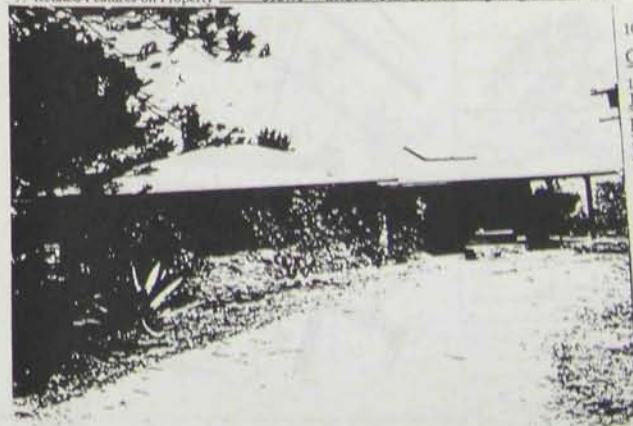
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one-story rectangular two bedroom Folk vernacular stone house sits on a hillside in a rural residential neighborhood overlooking the Sweetwater Valley. The building has a hipped composition roof with solar panels. Wooden casement windows are irregularly placed around the facades. A porch extends across the front with a simple shed roof. The porch roof is supported by simple square posts with Y-brackets. Mature landscaping, which includes palm trees and pines, augments the natural beauty of the site. A wall with iron gate separates the property from the surrounding residential/rural neighborhood.

8. Alterations & Date solar panels on the roof, date unknown

9. Related Features on Property stone walls; 2 car detached garage; wall with iron gate



10. Planning Agency County of San Diego
 11. Owner & Address John R. Lamb
P.O. Box 758
Bonsall, CA 92003
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RS4
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1948 F Original Location same Date Moved _____
 17. Architect none Builder Walter C. Lamb
 18. Historic Attributes (with Number from List) 02 Single family property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type rural/residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Walter C. Lamb, dairyman and rancher, came to San Diego with his parents in 1898 from Minnesota where the family owned a dairy. Lamb worked for the San Diego Land and Town Co. and worked in lemon orchards. Lamb bought 15 acres of land on Bonita Road and started a dairy. He also raised alfalfa and fruit. When Lamb was 70 years old, he decided to build this stone house. He collected field stones on San Miguel Mountain and spent three years building a two bedroom home for his daughter, Alice. This folk style home exemplifies the best of rural traditions by using local materials and turning them into functional buildings.

21. Sources San Diego County Records office and Assessors office; SD Union, 8/19/1971; Chula Vista Hist. Soc. Bulletin, Vol 6, No. 7, July 1987, p. 23

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

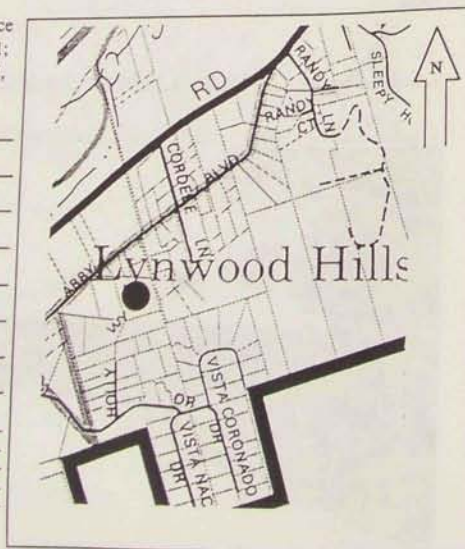
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Horton House
 2. Common or Current Name Macie House
 3. Number & Street 4015 Horton Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N361280 B _____ C _____ D _____
 E496500
 5. Quad Map No. _____ Parcel No. 592-060-52 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Colonial Revival style building has an irregular floor plan, but is basically a U-shape. The wooden residence is one and a half stories with an attached garage. The roof is shake shingle, cross gable, and two fireplaces enhance the interior. The exterior of the house has horizontal wooden siding and eight light, cross pane, vertical double hung wooden windows with wooden surrounds. Brick patios, concrete walkways and wood pergola combined with the mature landscaping add to the exterior charm of the residence. The house is surrounded by wide lawns, flower gardens and shaded by large trees. The house is set on a point overlooking the entire valley with a view of the surrounding rolling hillsides. The area has mixed vegetation, including brush, eucalyptus, pepper, pine, cypress and fruit trees. Large, well-designed homes with lush landscaping dot the hillsides surrounding the Horton House in the primarily residential rural neighborhood.

8. Alterations & Date addition of rooms on southwest facade, date unknown

9. Related Features on Property guest quarters, chicken coop, sheds, swimming pool



10. Planning Agency County of San Diego
 11. Owner & Address Richard & Monica Macie
4015 Horton Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1929 F Original Location same Date Moved _____
 17. Architect Robert Snyder/landscape: Kate Sessions Builder unknown
 18. Historic Attributes (with Number from List) 02 Single family property; 29 Landscape architecture; 39 Swimming pool

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was bought from Rancho Bonita, Inc. in June 1929, by Hiram T. and Violetta Lee Horton. Horton was a ship and bridge builder on the East Coast. A project in San Francisco brought the Hortons to the West Coast but fell through, leaving Horton with empty time and a non-working crew. The Hortons traveled to San Diego, bought the Bonita property and utilized the bridge building crew to build the house. Large trusses and steel I-beams provide a substantial substructure. The Hortons were very popular residents in the community and opened their swimming pool for the use of the neighbors. The pool, the oldest in Bonita, is also hooked up to a reservoir to provide auxiliary water in case of fire.

Kate Sessions designed the original landscaping for the property and many mature trees remain from her design. Mrs. Horton was a musical, dramatic and philanthropic leader of San Diego and served on the Boards of the San Diego Symphony, Old Globe Theater, Sweetwater Women's Club and was Red Cross Camp and Hospital chairman during World War II. Mr. Horton died in 1951 and Mrs. Horton died in 1957, leaving a large estate to her daughter Lee and grandson, Richard Lee Bradley.

21. Sources

San Diego County Recorder and Assessors office
 SD Union, 12/27/1957, 7/26/1958
 Richard Macie, interview

22. Applicable National Register Criteria 3S
 none

23. Other Recognition _____

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

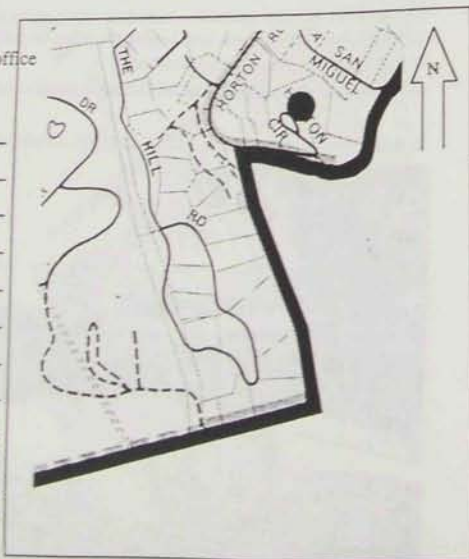
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Balboa Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name Harvey Cook house
 3. Number & Street 6514 Jonel Way Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615340 B _____ C _____ D _____
 E500500
 5. Quad Map No. _____ Parcel No. 585-113-09 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story square shaped home with wooden horizontal siding and block foundation sits in the middle of a very large parcel of land surrounded by corralled acreage and defined by barbed wire fence. The landscape is a mix of open space, low grasses, tumbleweed, pepper trees, scrub oak, and two olive trees in the front. The house is a Craftsman style structure with a composition shingle, hipped-roof and front porch with a shed roof extending out from the front center. A block fireplace extends up the exterior of the west facade. The windows are double hung sash with wooden surroundings and are in regular patterns around the facade.

8. Alterations & Date none

9. Related Features on Property corrals, sheds, out buildings

10. Planning Agency

County of San Diego

11. Owner & Address

Harvey Cook

6514 Jonel Way

Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR1

15. Threats none



CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1900 A Original Location same Date Moved _____17. Architect unknown Builder unknown18. Historic Attributes (with Number from List) 02 Single family property; 04 Sheds, out buildings; 33 Farm/ranchSIGNIFICANCE AND EVALUATION
19. Context for Evaluation: Theme Rural Community Development Area SunnysidePeriod 1870s-1940 Property Type residential/rural Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was originally owned by the Kimball brothers and sold to San Diego Bay and Land Company in 1877. Lucius G. Pratt bought the property in October 1880, and held the property for one year. Pratt also bought the Kimball Brothers Water Company in 1880 and sold it to the Land and Town Company in August 1881. The buildings on the land exemplify the typical small farming/ranching properties that proliferated in the area at the turn of the century. The property was bought in 1921 by Charles Sterling Judson, a local capitalist and one-time owner of the California Theater in downtown San Diego.

The 1902 U.S.G.S. topographic map shows a structure on the property at that time.

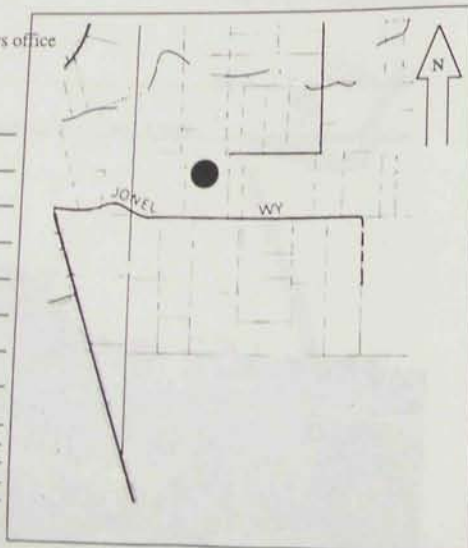
21. Sources
San Diego County Recorders and Assessors office
Leslie Trook, 100 Years of "Sweetwater,"
Sweetwater Authority, 1988

22. Applicable National Register Criteria n/a23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 1990
comprehensive25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6City & ZIP La Mesa CA 92042Phone (619) 464-0720State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

23

HISTORIC RESOURCES INVENTORY

Serial No. _____
National Register Status 3S
Local Designation _____

IDENTIFICATION AND LOCATION

1. Historic Name Tom Stephens Residence2. Common or Current Name McLean Residence3. Number & Street 4200 Loma Paseo Drive Cross-Corridor _____City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI4. UTM Zone 11 A N3613100 B _____ C _____ D _____
E4968505. Quad Map No. _____ Parcel No. 591-252-14 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Ranch style single-story frame, modified U-shaped structure, designed by well-known southern California architect Cliff May, features a sprawling porch and patio across the back of the home, filled with potted plants and reminiscent of early California haciendas. A shake roof with wide overhanging eaves is part of May's original design. Shiplap siding adds horizontal interest to the building and adds to the rustic feeling. The building, not typical of May's usual brick and stucco structures, bears a strong resemblance to the Sweetwater Women's Club erected in 1934.

8. Alterations & Date unknown9. Related Features on Property garage10. Planning Agency County of San Diego

County of San Diego

11. Owner & Address Clifford & Kathleen McLean4200 Loma Paseo DriveBonita CA 9200212. Type of Ownership private13. Present Use residential14. Zoning RR115. Threats none

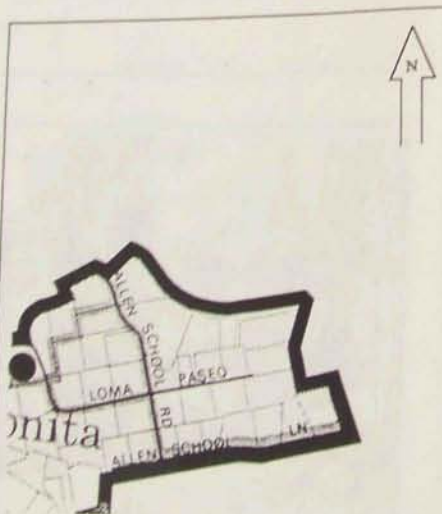
HISTORICAL INFORMATION
 16. Construction Date(s) 1935 P Original Location same Date Moved _____
 17. Architect Clifford M. May Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Residence; 04 Ancillary Building

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type Residence Context Formally Developed? yes
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

William Thompson Stephens, an investment broker associated with Silvergate Savings, hired young San Diego architect Cliff May, to design his Bonita home in 1935. Stephens and his wife, Gwen-dolyn, lived here until 1954. Clifford and Kathleen McLean have owned this home since the late 1950s. Similar to other Cliff May designed homes in the Bonita area, this house is truly an example of the gentleman estate that carries back to the days of the Don in Southern California. This is one of four buildings in the Bonita area created by Cliff May, including the Sweetwater Women's Club.

21. Sources
 San Diego County Records office and
 Assessors office
 Richard & Marian Brown, interview.

22. Applicable National Register Criteria 35
 none
 23. Other Recognition n/a
 State Landmark No. (if applicable) _____
 24. Evaluator Carrico/Crawford/Planigan
 Date of Evaluation September 1990
 Comprehensive
 25. Survey Type Sweetwater Historic Resources Inventory
 26. Survey Name 1990
 27. Year Form Prepared _____
 By (Name) Carrico/Crawford/Planigan
 Organization 5100 Baltimore Drive, #6
 Address La Mesa CA 92042
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Whelan House
 2. Common or Current Name Adele Whelan Schurch House
 3. Number & Street 3597 Lomacitas Lane Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613520 B _____ C _____ D _____
 E 495100
 5. Quad Map No. _____ Parcel No. 591-100-08 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

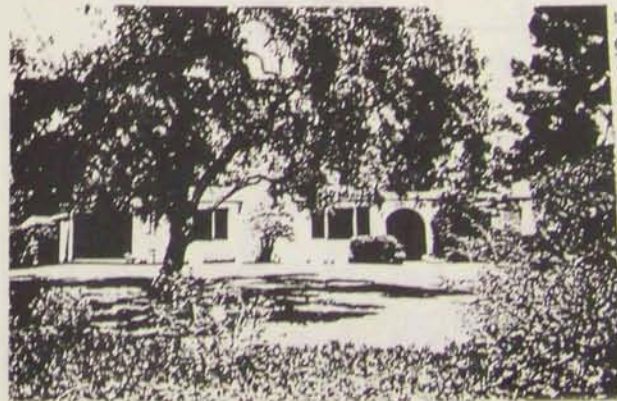
7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Clifford May designed house is a ranch style one story U-shaped stucco "hacienda" with board and batten interior walls/hallways. All of the original walkways are of brick. All doorways, interior and exterior, are arched. The color is original — off white stucco with blue-green contrasting wood frameworks. The house is situated at the center of a large estate-sized lot and is surrounded by well developed gardens. In the mood of early California, architect May has carried out the theme of a peaceful hideaway with central courtyard and patio.

The interior fireplace, which was originally beehive in shape, has been replaced with a square flush brick one. Also, the oval shaped screen porch off the dining room and kitchen has been expanded and is now rectangular. Maids quarters have been opened to expand the kitchen area.

8. Alterations & Date interior fireplace, enclosed porch expanded, garage converted; date unknown

9. Related Features on Property landscaping, entry gate posts



10. Planning Agency
County of San Diego
 11. Owner & Address
Adele Whelan
3597 Lomacitas Lane
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

HISTORICAL INFORMATION
 16. Construction Date(s) 1936 F Original Location same Date Moved _____
 17. Architect Clifford Magee May Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Residential Architecture Area Bonita/Sweetwater Valley
 Period 1900-1940 Property Type residential Context Formally Developed? _____
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Whelan house was built in Fall 1936. Mrs. Whelan's mother rented the nearby Olson house (El Miradero) and used to walk around the neighborhood. When her mother saw this place she immediately called Adele and said it was for her. The Whelans bought the speculation house and moved in the following spring. The house was financed by Violetta Horton and Dick Allen put up the property. Cliff May was the architect. Later when the Whelans were going to make alterations they contacted May but he declined and the work was done by someone else.

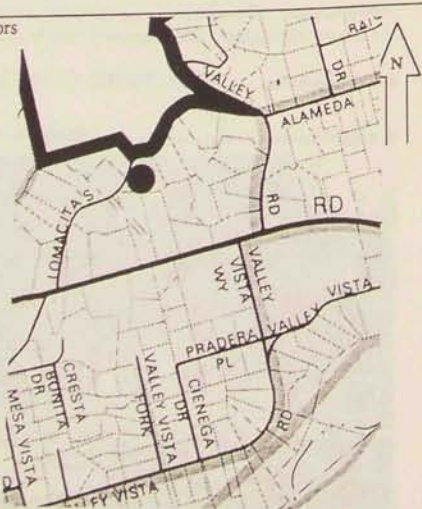
Mr. Whelan was a Superior Court Judge for San Diego at the time, and then an Appellate Judge in the 4th District.

Each room has different patterns of tile in the floor, a Cliff May characteristic. Also, he specifically designed and had installed the still present craftsman hanging brass lamps which are in the main living room. Architect May planned the gardens, as well, around the house and because each room opens to the outside there is a flow between the exterior and interior. He also adapted modern necessities to the quiet life of seclusion behind adobe walls. His attention to detail included hand-made furniture and adzed window frames. This is one of four structures architect May has designed in the Bonita area, including the Sweetwater Women's Club.

21. Sources San Diego County Recorder & Assessors office, David Bricker, interview. SD Union, 9/6/1936, Bldg 1; 10/23/1932, Soc. 1; 8/6/1933, II, 1.

22. Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
 Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Elsie S. Kimberly Residence
 2. Common or Current Name John N. & Vera M. Randall Residence
 3. Number & Street 3620 Lomacitas Lane Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3613560 B _____ C _____ D _____
 E495220
 5. Quad Map No. _____ Parcel No. 591-111-10 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The wooden one story Modern structure with vertical board and batten siding features a shake shingle cross gable roof with upturned sections at the roof joinings. The roof has a wide overhang and the windows are cross pane double hung. The house sits on a large lot with mature trees, block wall and lawns. Oriental touches are evident in the curvature of the roof and decorative accents. A fireplace and attached garage add to the residence.

8. Alterations & Date addition to house (1970s A)

9. Related Features on Property none



10. Planning Agency County of San Diego
 11. Owner & Address John N & Vera L Randall
3620 Lomacitas Lane
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1942 F Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residence Context Formally Developed? yes

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Elsie S. Kimberly moved to Bonita in 1942 and lived in this residence until 1955. Trained as an artist at U.C. Berkeley and with noted Japanese artist, Chiura Obata, this prolific painter was well-known in the San Diego area for her oriental painting technique, as well as for her contributions to various fine arts groups. Her father, Rear Adm. Lewis A. Kimberly, commander of the Pacific Fleet in 1889, introduced her to oriental art examples he procured in the early days of the opening of China. Miss Kimberly, considered an authority on oriental art and benefactress of the Fine Arts Gallery of San Diego, was a past president of the San Diego Art Guild. She donated paintings and art objects to the gallery in Balboa Park. Her residence reflected an oriental theme in construction and landscaping. There were pines, plum trees, bamboo, a miniature waterfall and a rock garden on her property. Inside, she displayed a 34 foot batik given to her father by the King of Samoa.

San Diego County Records office and Assessors office

21. Sources SD Union, 2/18/1945, 8; 6/8/1947, 24; 2/20/1948, 14; 8/23/1966, B-8.
Lucy Hultquist, interview.
John Swift, interview.

22. Applicable National Register Criteria 3S

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

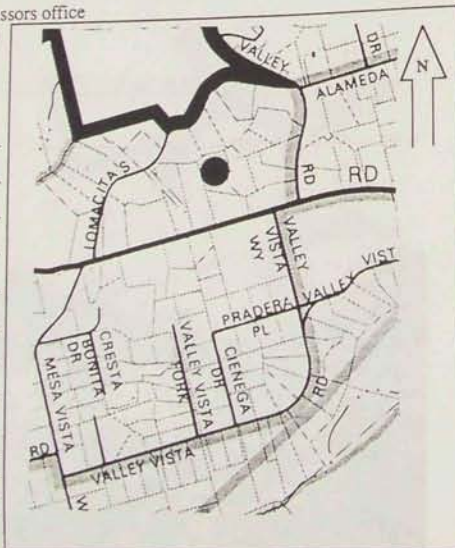
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Balmore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS and RECREATION
 OFFICE of HISTORIC PRESERVATION

26

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Elsie Kimberly Art Studio
 2. Common or Current Name John and Betty Swift Residence
 3. Number & Street 3630 Lomacitas Lane Cross-Corridor _____
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613580 B _____ C _____ D _____
E495240
 5. Quad Map No. _____ Parcel No. 591-111-14 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Elsie Kimberly art studio is centered amidst a garden of mature plants and trees and exhibits an oriental flair with its upturned roof, reflective of the artist's love for the Far East. The original single walled, board and batten structure was remodeled and new rooms added in the 1950s and 1960s. The asymmetrical building is one story with a shake shingle roof with Oriental wooden accents and wooden double hung windows, and a fireplace. The residence has a view of the valley and is secluded among the trees, providing a restful artistic retreat.

8. Alterations & Date 1950s & 1960s addition of bedrooms, expanded living room, deck

9. Related Features on Property sheds, terraced gardens, oriental gate



10. Planning Agency

County of San Diego

11. Owner & Address

John C. & Betty Swift

3630 Lomacitas Lane

Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR1

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Dates: 1942-43 Original Location Bonita Date Moved _____

17. Architect unknown Builder unknown

18. Historic Architecture (with Number from List) 38 - woman's property; 29 - landscape architecture; 39 - other: art studio

19. Context for Evaluation: Theme Art-Residential Architecture Area Bonita

Period 1900-1940 Property Type art studio Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Eliza S. Kimberly, well-known area painter, authority on Oriental art and benefactress to the Fine Arts Gallery, established her art studio on this site in Bonita in 1942. Remaining at this location until 1955 when she moved to Coronado, Miss Kimberly's art studio was the site of many oriental art exhibits, in which attracted a host of prominent San Diegans. This Eastern-inspired structure with upturned roof, provided a place for this artist to create hundreds of Chinese brush work paintings. Her art, done in watercolor, in either monochrome or full colors, was inspired by Japanese artist Chiura Obata at the University of California, as well as her travels through China and Japan.

In 1955, Capt. Alfred J. Toulon, noted as the Navy's youngest combat flier, and his wife Elizabeth, purchased this structure for their home. Edward B. and Emilie Cochran bought this building in 1958, and enlarged it. High school teachers, John and Betty Swift acquired this residence in 1961. Even with additions and alterations, the building still retains its original oriental flair.

San Diego County Records office

11. Agency and Assessors office.
SD Union, 2/18/1945, 8C, 6/8/1947, 24; 2/20/1948, 14; 8/23/1966, B8.
John Swift, interview.

22. Applicable National Register Criteria 35

23. Other Designation none

True Landmark No. (if applicable) no

24. Evaluator Cartico/Crawford/Flanigan

Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

By (Name) Cartico/Crawford/Flanigan

Organization SWH Foundation Drive, Inc.

Address La Mesa CA 92040

City & ZIP La Mesa CA 92040

Phone (619) 664-0720



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None

2. Current or Current Name None

3. Number & Street 4324 Lynnwood Drive Cross-Street _____

City Chula Vista Vicinity Only ZIP 92010 County (3-Letter Designation) SDA

4. UTM Zone 11 A N2611900 B _____ C _____ D _____

E494750

5. Quad Map No. _____ Parcel No. 470-220-11 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, landmarks, surroundings, and (if appropriate) architectural style.

The one and one half story wooden asymmetrically shaped residence with horizontal shiplap siding is basically L-shaped. The cross gable roof is composition with exposed rafter tails. A stone fireplace is on the east side. At the rear of the building, a tower like projection with a hipped roof adds to the design. The double hung wooden windows vary in size and shape. The foundation is stone with stone supports for the concrete front entrance steps. This Craftsman style building sits on a point overlooking the 805 freeway and the valley in a rural setting. Large mature trees, mixed shrubbery and livestock areas indicate that the residence has had use as a part of the farming/ranching community. The neighborhood features medium scale homes on large lots with varied landscaping and open space. Directly across the street from the residence is a tree nursery.

8. Alterations & Date addition of aluminum windows, screen doors; date unknown

9. Related Features on Property garage, sheds, corral, out buildings, wishing well



10. Planning Agency County of San Diego

11. Owner & Address Randall H. Chase

4324 Lynnwood Drive

Chula Vista CA 92010

12. Type of Ownership private

13. Present Use residential

14. Zoning RR1

15. Threats none

HISTORICAL INFORMATION

18. Construction Date: 1915 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Architecture (with Number from List) 02 Single family property; 33 farm/ranch

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Threat Rural Community Development Area Bonita
 Period 1870s-1940 Property Type residential/rural Contexts Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The house is typical of the small farming and ranching community. The Craftsman style house is simple in design, reflecting the simple tastes and functional needs of early residents. The presence of the corral and out buildings indicate that the property was used for some type of farming activity. The property was owned by the Anderson family in the 1950s. Edward Anderson was a carpenter and owned and developed the Sweetwater Manor Subdivision in the 1920s and 1930s. Anderson also owned property all over the valley.

21. Sources: San Diego County Records office and Assessor's office.
 Virginia and Lee McAlester, A Field Guide to American Houses

Dorothy Becker, interview n/a
 22. Applicable National Register Criteria none

23. Other Recognitions none

24. State Landmark No. (if applicable) n/a

25. Evaluator Carmona/Crawford/Flanagan

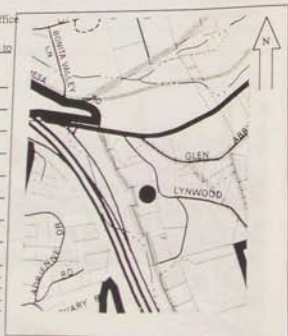
Date of Evaluation September 1990

26. Survey Type comprehensive

27. Survey Name Sweetwater Historic Resources Inventory

28. Year Form Prepared 1990

By (Name) Carmona/Crawford/Flanagan
 Organization 3700 Bradbourne Drive, #6
 Address La Mesa CA 92043
 City & ZIP (619) 464-0730



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES PRESERVATION

IDENTIFICATION AND LOCATION

1. Historic Name Neil and Amy Dimenbayer Residence
 2. Common or Current Name Edgar and Dorothy Boal Residence
 3. Number & Street 3462 Malino Drive Cross Corridor _____
 City Bonita Valley Only ZIP 92002 County (3-Letter Designation) SDH

4. UTM Zone 11 A N3614060 B _____ C _____ D _____
 E 495980

5. Quad Map No. _____ Plan No. 591-140-33 Other _____

DESCRIPTION

6. Property Category Building If Dispersed, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Cliff May designed early California Ranch House, features a U-shaped brick and stucco rancheria type structure built around an inner courtyard. Located on a hilltop, the home commands views of the Sweetwater Valley. When originally built, the entrance to the home, through a saguam, led down an open corridor to the sala or living room at the back of the house, where there was an entire wall of glass on the exterior facade. A kitchen opened directly onto the patio to facilitate outdoor dining. A service porch, laundry room and double garage completed the service wing. Recessed windows filled with blooming flowers were surrounded by hand-decorated shutters. Potted plants still decorate the courtyard area and mature eucalyptus trees shield the residence from the road and neighboring homes.

8. Alterations & Date unknown

9. Related Features on Property unknown



10. Planning Agency County of San Diego
 11. Owner & Address David Sahm
3462 Malino Drive
Bonita CA 92008-9182
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Dates: 1934 E Original Location same Date Moved _____
 17. Architect: Clifford M. May Builder unknown
 18. Historic Attribution (with Number from List): 02 Single Family Property; 29 Landscape Architecture

SIGNIFICANCE AND EVALUATION

19. Current Use Evaluation: Theme Residential Architecture Area Bonita
 Period: 1900-1940 Property Type residence Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Neil B. Dinschaver, manager of the Western Salt Co., and his wife, Amy, employed Cliff May, "father of the California Ranch Style house," to design their home on a hilltop in Bonita. May, one of the most distinctive twentieth century California architects, and a descendant of the Old Town Escondido family, began his long career in San Diego County, moving to Los Angeles in the late 1930s. In 1943, Eward and Dorothy Boal purchased this property. Boal, the son of early National City developer, John E. Boal, was born in National City in 1897. A graduate, with distinction, of the School of Agriculture at Berkeley, Boal managed the Sweetwater Fruit Company until his retirement in 1952. Boal served as president of the Chula Vista Citrus Association. He was also a member of the Chula Vista Library Board, the Fredericks Home Board, and the San Diego Public Safety Committee. The Boal family continued to reside here after Mr. Boal's death in 1962.

21. Sources: San Diego County Records office and Assessor's office
 SD Union, 9/16/1934, Dev 7; 9/18/1962, A10
 Marian & Richard Wilson, interview.

22. Applicable National Register Criteria: 3S
 23. Other Designation: none

State Landmark No. (if applicable): nil

24. Evaluator: Carrie Crawford/Planigan

Date of Evaluation: September 1991

25. Survey Type: comprehensive

26. Survey Name: Sweetwater Historic Resource Inventory

27. Year Form Prepared: 1990

By (Name): Carrie Crawford/Planigan
 Organization: _____
 Address: 3700 Baltimore Drive, #6
 City & ZIP: La Mesa CA 92042
 Phone: (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

29a

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name: National City & Otay Railroad Footings & Rights of Way Serial No. _____
 2. Common or Current Name: same National Register Status: SS1
 3. Number & Street: _____ Cross-Corridor: Conduit Road & Quarry Road Local Designation: _____
 City: Bonita Vicinity Only: _____ ZIP: 92002 County (3-Letter Designator): SD1
 4. UTM Zone 11 A _____ B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. _____ Other: _____

DESCRIPTION

6. Property Category: District If District, Number of Documented Resources: 3
 7. Briefly describe the present physical appearance of this property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The National City & Otay Railroad footings and rights of way are contained on the south and west of the Sweetwater River area, extending into Spring Valley Canyon. The footings, constructed of Sweetwater Quarry granite porphyry and which historically supported a railroad trestle, today uphold a pedestrian/water pipe bridge. The railroad lines, although destroyed by the flood of 1916, can be visualized through the present-day dirt roads which are the rights of way. The area is currently part of the Sweetwater Valley parklands owned by the County of San Diego.

8. Alterations & Date: railroad tracks washed out in 1916

9. Related Features on Property _____



10. Planning Agency: County of San Diego
 11. Owner & Address: County of San Diego
 12. Type of Ownership: public
 13. Present Use: VRCAH
 14. Zoning: RR1
 15. Threats: park development, vandalism

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1887 F Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 39 other: railroad footings and rights of way

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Railroad Development Area Sweetwater Valley
 Period 1887-1916 Property Type public Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The National City and Otay Railroad Line, completed in 1887, featured saddle-tank locomotives which pulled small open and closed passenger cars over the line providing service for local residents and excursionists. The line branched as it neared the Sweetwater Dam area with a short southern portion extending to the Sweetwater Quarry and the northern line continuing on through Spring Valley Canyon and around Sweetwater Lake to La Presa. Visitors could exit the trains at the Aloha Station and picnic for the day or ride on to the hotel and mineral springs at La Presa and observe "The Grand Canyon of Sweetwater" as it was touted in the 1880s. The train shipped valley grown agricultural products to other areas of the county, as well as to San Diego for shipment to other parts of the country. The flood of 1916 washed out the railroad tracks and bridge but their paths are still evident in 1990.

21. Sources "Dispatcher," 6/14/1960, 32:32-11.
 Philip Rush, "The Bonita Valley," Southern California Rancher, 12/1958.
 Bruce Coons, interview.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

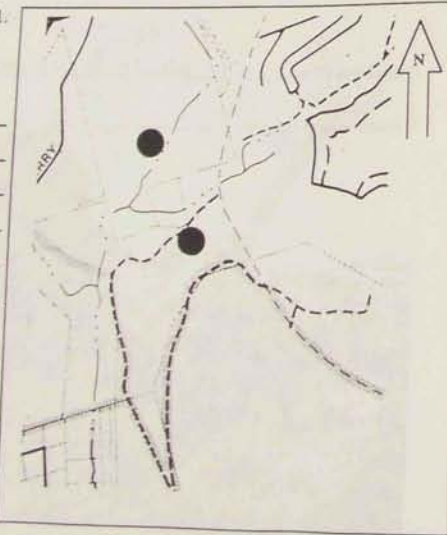
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #5

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name National City and Otay Railroad Footings
 2. Common or Current Name same
 3. Number & Street _____ Cross-Corridor Conduit Road and Quarry Road
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SD1
 4. UTM Zone A B C D

5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

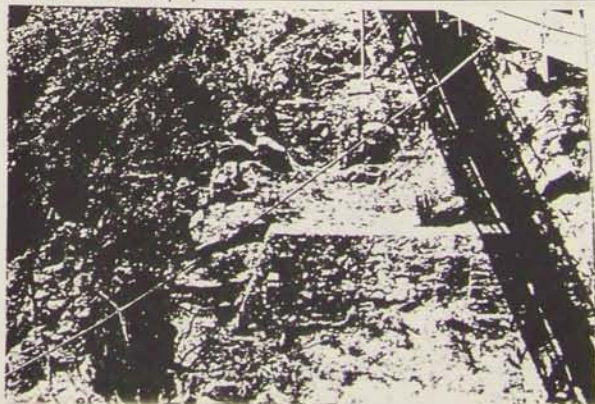
6. Property Category District If District, Number of Documented Resources 3

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

Footings for the National City & Otay Railroad trestle over the Spring Valley Canyon remain in place, after the flood of 1916 washed out the bridge and tracks. Constructed of granite porphyry extracted from the Sweetwater Quarry, the footings today uphold a water conduit and pedestrian bridge.

8. Alterations & Date modifications to bridge, 1916

9. Related Features on Property _____



10. Planning Agency

County of San Diego

11. Owner & Address

County of San Diego

12. Type of Ownership public

13. Present Use vacant

14. Zoning RR1

15. Threats vandalism/
deterioration

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1887 F Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 39 other: railroad footings

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Railroad Development Area Sweetwater Valley
 Period 1887-1916 Property Type public Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The National City and Otay Railroad provided an important early link between the National City area and Tijuana with a line through the Sweetwater Valley. Residents and visitors often journeyed to the Bonita area for picnics and gatherings, occasionally traveling over the Spring Valley bridge to capture a view of the Sweetwater Dam and Lake. This railroad line connected the eastern part of National Ranch with the western side and filled a major transportation need from 1887 to 1916.

21. Sources

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 Survey Type comprehensive
 Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California—The Resources Commission
 DEPARTMENT OF PARKS and RECREATION
 OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

29c

IDENTIFICATION AND LOCATION

1. Historic Name National City & Otay Railroad Right of Way, northern branch
 2. Common or Current Name same
 3. Number & Street _____ Cross-Corridor Conduit Road and Quarry Road
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone _____ A _____ B _____ C _____ D _____

5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category District If District, Number of Documented Resources 3

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The National City & Otay Railroad Right of Way extends along the northern portion of the Sweetwater Valley area crossing Spring Valley and extending around the Sweetwater Dam into La Presa. Today dirt roads are the only evidence of the track location before the flood of 1916.

8. Alterations & Date 1916: tracks and bridge washed out

9. Related Features on Property



10. Planning Agency
County of San Diego
 11. Owner & Address
County of San Diego
 12. Type of Ownership public
 13. Present Use vacant
 14. Zoning RR1
 15. Threats park development

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1887 F Original Location same Date Moved _____
 17. Architect N/A Builder N/A
 18. Historic Attributes (with Number from List) 39 other: Railroad Right of Way

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Railroad Development Area Sweetwater Valley
 Period 1887-1916 Property Type public Context Formally Developed? no

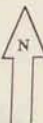
20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The National City & Otay Railroad Right of Way meandered in this area to the north of the Sweetwater River and around the Sweetwater Dam, crossing Spring Valley. Today, a dirt road marks the exact route of the railroad tracks. This railroad branch was the main artery of transportation from 1887 to 1916, and brought passengers into the Bonita area for social gatherings and business purposes. The box cars also provided transport for various agricultural products grown in the Sweetwater Valley.

21. Sources

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 Survey Type comprehensive
 Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baldmore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE of HISTORIC PRESERVATION

29d

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name National City & Otay Railroad Right of Way, southern extension
 2. Common or Current Name same
 3. Number & Street _____ Cross-Corridor Conduit Road/Quarry Road
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone _____ A _____ B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. _____ Other _____
 DESCRIPTION
 6. Property Category District If District, Number of Documented Resources 3

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The National City & Otay Railroad Right of Way branched off the main track and extended south of the Sweetwater River Valley to accommodate the Sweetwater Quarry.

8. Alterations & Date 1916: tracks washed out

9. Related Features on Property _____



10. Planning Agency County of San Diego
 11. Owner & Address County of San Diego
 12. Type of Ownership public
 13. Present Use vacant
 14. Zoning RR'
 15. Threats park development

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1887 F Original Location same Date Moved _____
 17. Architect N/A Builder N/A
 18. Historic Attributes (with Number from List) 39 other: Railroad right of way

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Railroad Development Area Sweetwater Valley
 Period 1887-1916 Property Type public Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The National City and Otay Railroad right of way, located adjacent to the Sweetwater Quarry, provided an important railroad link which enabled mine owners to transport granitic rock to various other railroad lines and ultimately other areas of the county for road and jetty construction. The remaining dirt road identifies the path taken by the railroad line.

21. Sources

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California—The Resources Commission
 DEPARTMENT OF PARKS and RECREATION
 OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Russell C. Allen House
 2. Common or Current Name McDonald House
 3. Number & Street 4094 Old Orchard Lane Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613000 B _____ C _____ D _____
 E496700
 5. Quad Map No. _____ Parcel No. 592-060-31 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

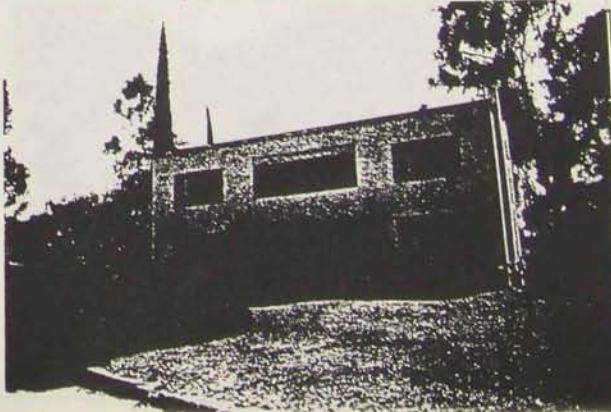
7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This 1908 residence sits in the center of a citrus grove originally planted by the Sweetwater Fruit Company beginning in 1890. The house is now surrounded by an expansive lawn and Italian cypress that carry out the Italian Villa theme designed by Irving Gill. Probably as a result of the original Cooper house burning, Mr. Allen had the new structure erected with exceptionally thick walls making it both fire proof and earthquake proof. Both interior and exterior are in excellent condition.

The building is two story, concrete with a flat roof. Four windows are placed symmetrically on the front facade. Concrete steps lead to the centered porch with pergola roof. A large recessed balcony is centered over the entrance on the second floor.

8. Alterations & Date none

9. Related Features on Property recently built garage, but similar architectural style



10. Planning Agency
County of San Diego
 11. Owner & Address
Lee R. & Victoria McDonald
4094 Old Orchard Lane
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1908 F Original Location same Date Moved _____
 17. Architect Irving Gill, of Gill and Mead Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area Bonita/Sweetwater Valley
 Period 1900-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This residence, completed in 1908, is reputedly the first house built entirely of concrete in San Diego County, outside of the city limits. The architect, Irving Gill, was contracted to design a solid home for the R.C. Allen family after their delicate Victorian house was destroyed by fire in August 1907. Original cost was between \$7000 and \$8000.

Russell C. Allen came to San Diego in 1883, settled in the Sweetwater Valley and helped to organize the Sweetwater Fruit Company. He was the head of the company until his death in 1927. He was the first citrus man in San Diego County to join the California Fruit Growers Exchange.

San Diego County Records Office and Assessors office; Notice of Completion 4/4/1908.

21. Sources SD Union, 10/9/1907, p. 9.
"Chula Vista Historical Society Bull." Vol 3,
#10, Oct 1984, p. 2. Chula Vista Heritage,
1911-1986, "Sweetwater Valley," pp. 25-28.

22. Applicable National Register Criteria 3S

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



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State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

31

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Frank Kimball Olive Trees
 2. Common or Current Name Frank Kimball Olive Trees
 3. Number & Street _____ Cross-Corridor Sweetwater Road & Malito Drive
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613950 B _____ C _____ D _____
E496280
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Site If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This area exhibits several mature olive trees planted by Frank Kimball probably near the turn of the 20th century. Originally, thousands of Mission olive trees were planted in the Sweetwater Valley area, but roads and development have taken their toll on the trees. The Kimball olive trees display a noticeable forked trunk. The trees were cut at a young age in such a fashion to admit more sun.

8. Alterations & Date none

9. Related Features on Property none



10. Planning Agency County of San Diego
 11. Owner & Address unknown
 12. Type of Ownership unknown
 13. Present Use vacant
 14. Zoning RR1
 15. Threats development

HISTORICAL INFORMATION

16. Construction Date(s) 1890 A Original Location SAME Date Moved _____
 17. Architect N/A Builder N/A
 18. Historic Attributes (with Number from List) 30 Trees/Vegetation; 32 Rural Open Space

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Agriculture Industry Area Sweetwater Valley
 Period 1870s-1950 Property Type rural open space Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Frank Kimball, considered to be the father of the olive industry in the United States, planted these trees sometime before the turn of the 20th century. These plants grew from cuttings received from the San Diego Mission and Mission San Luis Rey. Before the completion of the Sweetwater Dam, these trees received water carried in buckets from artesian wells drilled in the area. Kimball, throughout his years on the National Ranch, maintained an intense interest in the growing, curing and cultivation of the olive, often recording his experiences and experimentations in popular periodicals of the time including *The Scientific American* and *The Horticulturist*. Kimball olives eventually became processed into olive oil, which was used for cooking and medicinal purposes, at the Kimball olive mill. As a result of the growing popularity of the olive in California, a State Board of Horticulture Olive Growers was formed on which Frank was an active participant. Kimball olives consistently won top awards at world, state, and county fairs, as well as expositions.

21. Sources

Alana Coons, "Olive Oil Industry Became an American Institution Because of Frank Kimball," *South Bay Star News*, 2/12/1989, B-1.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

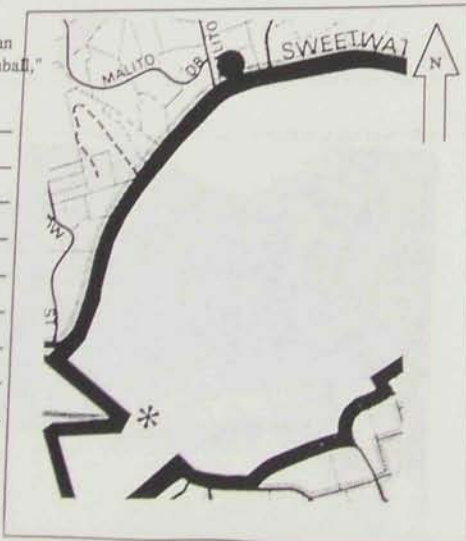
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 3700 Badminton Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name John D. Spreckels Jr. House
 2. Common or Current Name Dr. & Mrs. Walter Shaw House
 3. Number & Street 4000 Palm Drive Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3613220 E498120 B _____ C _____ D _____

5. Quad Map No. _____ Parcel No. 593-111-16 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This beautiful Italian Mediterranean style stucco house with red tile roof is in excellent condition. Situated on a scenic knoll of a little over an acre, there is a lovely view to the valley. The stucco house is two story along one wing which contains the main living quarters. Kitchen, maids quarters and laundry facilities lie along the central section. The original plan contained a three car garage accessed from the front of the house which no longer remains. It appears that much of the original garden is still extant, including the Italian cypress and cocoa plumosa palms planted in 1932.

8. Alterations & Date garage converted and driveway no longer in front: date unknown

9. Related Features on Property landscape



10. Planning Agency County of San Diego
 11. Owner & Address Dr. Walter & Maria Shaw
3900 Palm Drive
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1932 F Original Location same Date Moved _____
 17. Architect unknown Builder F.E. Young and Co.
 18. Historic Ambitions (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Residential Architecture Area Bonita/Sweetwater Valley
 Period 1900-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

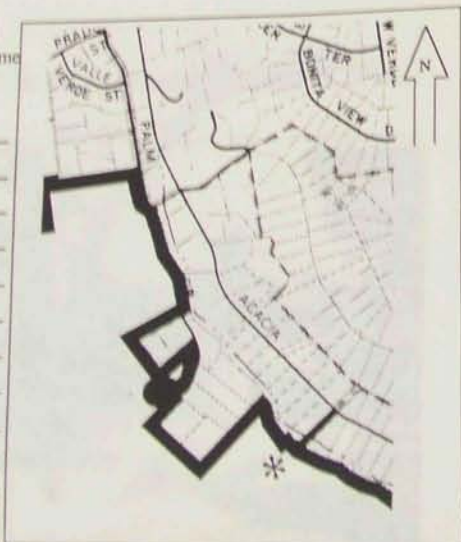
In 1932, Albert G. Wheeler built the first home for resale purposes in his Bonita Hills development. His intent was to attract wealthy investors to buy into his deluxe community. This house boasted a large cathedral entrance, 15 rooms, and six baths. Wheeler called it the "house of 100 niceties," because it had every possible modern refinement and improvement. The position of the house used maximum sunshine with shade for the loggia at mid-day. Heating was by the newest electrically controlled oil burning furnaces, which also cooled the house in summer.

Wheeler was not the only, but definitely one of the first, to recognize the beauty of the Sweetwater Valley and to encourage superfine homes for the purpose of creating "an exclusive gentlemen's estate district" to compete with Santa Barbara, Pasadena, and Rancho Santa Fe.

Besides John D. Spreckels, occupants who have brought fame to this house include golfer Billy Casper. Currently, the house is owned by Dr. and Mrs. Walter Shaw.

21. Source: San Diego County Records and Assessors office. SD Union, 3/13/1932, Home & Garden, 1. Scofield Bonnet interview.

22. Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 Survey Type comprehensive
 Survey Name Sweetwater Historic Resources Inventory
 Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None [Moreton Bay Chestnut tree]
 2. Common or Current Name None
 3. Number & Street 5565 Pray Street Cross Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613950 B _____ C _____ D _____
 E498580
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Site If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

A Moreton Bay Chestnut (*Castanospermum Australe*) is located on this property. The tree is on the front lawn of a tract home in the middle of a housing subdivision built in the 1960s. Due to the size of the tree, it clearly predates the housing tract that surrounds it.

8. Alterations & Date n/a
 9. Related Features on Property n/a



10. Planning Agency County of San Diego
 11. Owner & Address unknown
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

HISTORICAL INFORMATION

16. Construction Date(s) 1885 A Original Location same Date Moved _____

17. Architect N/A Builder N/A

18. Historic Attributes (with Number from List) 30 Trees/Vegetation

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
Period 1880 Property Type rural residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This property was owned by W.W. Whitney, pioneer citrus grower, in the 1880s. Whitney built a large Victorian style home on the ranch and presumably planted this tree to grace his residence. The house has been gone for years but the tree has remained as a testimony to an earlier period.

21. Sources
San Diego County Records office and
Assessors office

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name U.S. Grant Jr. Caretaker's Cottage

2. Common or Current Name Norman and Jerilynn Palmer Residence

3. Number & Street 5761 Quarry Road Cross-Corridor _____

City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SD

4. UTM Zone 11 A N3616440 E 498620 B _____ C _____ D _____

5. Quad Map No. _____ Parcel No. 586-050-10 Other _____

DESCRIPTION

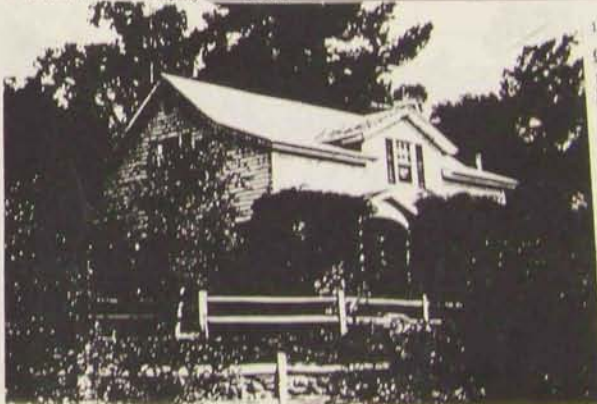
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This two story clapboard Colonial Revival structure was most likely built in 1894 as a caretaker's cottage associated with the U.S. Grant Jr. estate just to the northeast of this property and across Sweetwater Road. A composition gable roof has a dormer projection centered on the east facade over the front entrance, which also has a gabled roof. Regular spaced double hung windows are placed symmetrically around the facade and flanked by painted shutters. A small wooden rail fence and stone wall accent the mature landscaping.

8. Alterations & Date 1948 - window changes, other exterior and interior alterations

9. Related Features on Property sheds



10. Planning Agency

County of San Diego

11. Owner & Address

Norman D & Jerilyn Palmer

5761 Quarry Road

Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR5

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1894 A Original Location 5771 Sweetwater Road Date Moved 1948
 17. Architect probably William Sterling Hebbard Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This frame caretaker's cottage, associated originally with the Ulysses S. Grant, Jr. property, housed employees of that family from 1894. Anna Held, governess to the Grant children, companion and attendant to Fannie Grant, and founder of the Green Dragon Colony in La Jolla, most likely resided here while the family was in residence. As the Grant children did not attend school but were tutored privately, their teachers probably lived here with their school facilities located somewhere within this structure. G. Louis Farrington and his wife Mary, who bought the Grant property in 1945, moved this structure in 1948 to Quarry Road and remodeled it as a single family residence. Used as a rental until 1968, it was purchased that year by Norman and Jerilynn Palmer.

Evelyn Banning, "U.S. Grant Jr., A Builder of San Diego," *Journal of San Diego History*, Winter 1981.

21. Sources Irene Phillips, "In Old National City," *Bay City Press*, July 17, 1958. Mary Farrington, interview. San Diego County Records Office and Assessors office

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 Survey Type comprehensive
 25. Survey Name Sweetwater Historic Resources Inventory
 26. Survey Name 1990
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization 5700 Baltimore Drive, #6
 Address La Mesa CA 92042
 City & ZIP (619) 464-0720
 Phone

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

35

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Unknown (Residential Dam)
 2. Common or Current Name unknown
 3. Number & Street 3410 Valley Road Cross-Corridor behind property
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A _____ B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. 591-100-31 Other _____

DESCRIPTION

6. Property Category Structure If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.
 This low-level irrigation dam barrier was probably used in conjunction with early Bonita farming prior to 1900. The stone used in the building of this irrigation implement most likely came from the Sweetwater Quarry or San Miguel Mountain.

8. Alterations & Date none
 9. Related Features on Property none



10. Planning Agency County of San Diego
 11. Owner & Address unknown
 12. Type of Ownership unknown
 13. Present Use vacant
 14. Zoning RR2
 15. Threats deterioration

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1888 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 21 Dam

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This stone dam most likely was used to divert water to various farming crops grown in this area. As early maps indicate, a nineteenth century residential structure nearby this barrier was associated with the property.

21. Sources
 Bruce Coons, interview.

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
comprehensive
 25. Survey Type Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS and RECREATION
 OFFICE OF HISTORIC PRESERVATION

36

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

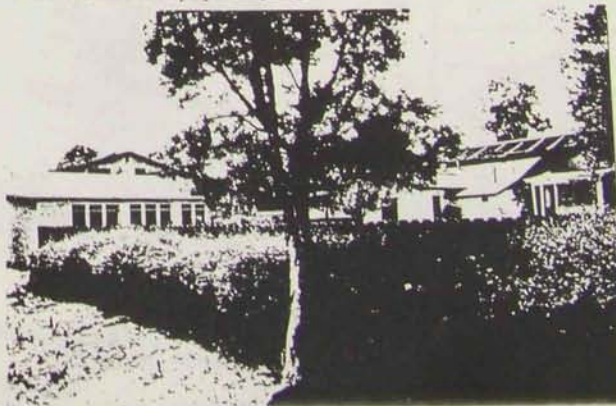
1. Historic Name Frank P. Allen Ranch
 2. Common or Current Name Richard and Sherry Beckhart Residence
 3. Number & Street 3230 Rio Vista Drive Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3612640 B _____ C _____ D _____
E494840
 5. Quad Map No. _____ Parcel No. 570-120-32 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The stucco single story, rear building is separate from the residence on this property, and features several windows with tripart sections in the upper portion. The building has a composition gable roof with a shed extension. The structure was probably originally of wood from construction and may have been moved. The building is situated at the rear of the property and is surrounded by mature trees and a wood fence in this residential neighborhood.

8. Alterations & Date main house connected to older structure: date unknown (1970s?)
 9. Related Features on Property garage



10. Planning Agency County of San Diego
 11. Owner & Address Richard & Sherry Beckhart
JUSMAG-K MKJP-6 APO
San Francisco CA 96302
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1911 A Original Location same Date Moved _____
 17. Architect probably Frank P. Allen Jr. Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family property; 04 Ancillary building

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residence Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The rear stucco portions of this more modern residence reflect an earlier Craftsman style of architecture. As 1915 Panama-California Exposition Director of Works, Frank P. Allen Jr., owned this property from 1911 to 1914, it is presumed he designed and built this structure for use as a ranch buildings.

21. Sources San Diego County Records office and Assessors office; Carleton Winslow, The Architecture and the Gardens of the San Diego Exposition

22. Applicable National Register Criteria n/a
 none

23. Other Recognition _____

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization 3100 Baltimore Drive, #6

Address La Mesa CA 92042

City & ZIP _____

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 5502 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615080 E498900 B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. 590-190-04 Other _____

DESCRIPTION

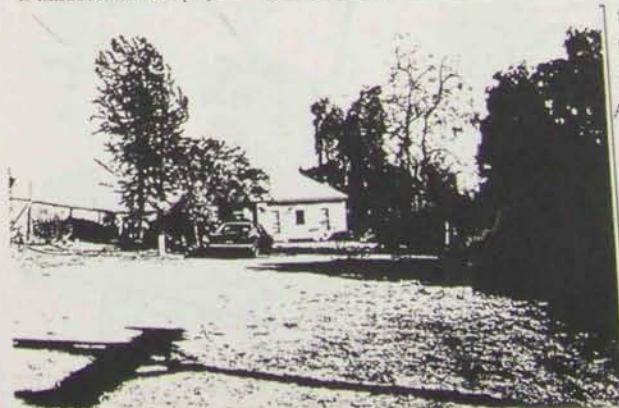
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The small folk Victorian wooden building is square with horizontal shiplap siding. The composition hipped roof has wide eaves. Narrow wooden double hung windows flank the centered front entrance. The windows feature curved wooden embellishments over the top. The building is set amidst mature eucalyptus and pepper trees on a large lot in a rural neighborhood. Very little landscaping other than trees grace the yard.

8. Alterations & Date unknown

9. Related Features on Property detached garage



10. Planning Agency County of San Diego
 11. Owner & Address Robt Anderson, Joy & Nisue Alongsagay, 5502 San Miguel Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

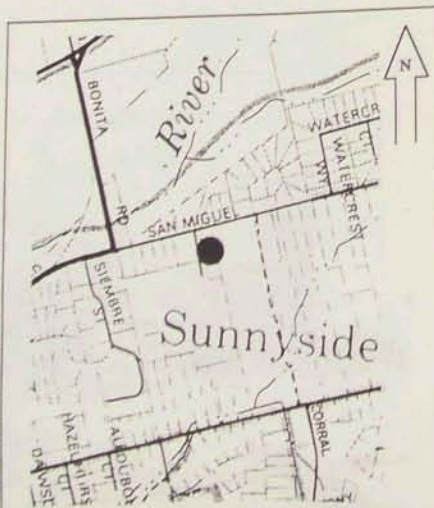
HISTORICAL INFORMATION
 16. Construction Date(s) 1895 A Original Location unknown Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1895-1900 Property Type rural/residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The small building is typical of the type of folk architecture common to the rural Sweetwater Community. Simple unadorned structures, functional in nature, were popular in farming communities and fit the needs of the residents. The property was owned by Mortimer and Anna Strong who had lemon orchards on the property from 1912 on through the 1930s. The Strong family lived in a larger house nearby and a nephew lived in the house and managed the orchard for Mrs. Strong after her husband's death in the 1920s. The property was owned from 1948 to 1953 by Margaret and Bernard Bernes, daughter and son-in-law of Edward Anderson, developer of the Sweetwater Manor subdivision. Many of the buildings along San Miguel Road were moved onto the land and this may be one of them.

21. Sources
 San Diego County Records office and
 Assessors office
 Dorothy Becker, interview.

22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
comprehensive
 25. Survey Type
Sweetwater Historic Resources Inventory
 26. Survey Name
1990
 27. Year Form Prepared
 By (Name) Carrico/Crawford/Flanigan
 Organization 5700 Baltimore Drive, #6
 Address La Mesa CA 92042
 City & ZIP
 Phone (619) 464-0770



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

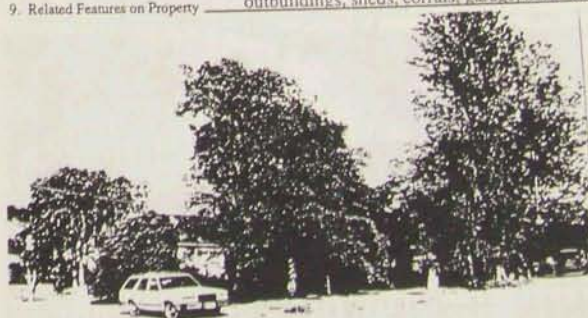
1. Historic Name None
 2. Common or Current Name Reed's Stables
 3. Number & Street 5510 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615100 B _____ C _____ D _____
 E498925
 5. Quad Map No. _____ Parcel No. 590-190-34 Other _____
 DESCRIPTION
 6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Colonial Revival style 2 story residence is situated on a large lot surrounded by mature trees, corrals and ranch related outbuildings. The symmetrical building has a shake shingle gable roof with a fireplace, wooden double hung and casement windows regularly placed around the facades. The exterior is horizontal wood siding with fish scale shingles on the upper portions of the building. A one story side wing extends from one side and may be a later addition. The general neighborhood is rural and the remnants of the earlier ranching and farming activities are still evident. The property has a wooden sign that reads "Reed's Stables"

8. Alterations & Date unknown

9. Related Features on Property outbuildings, sheds, corrals, garage, horse stalls



10. Planning Agency
County of San Diego
 11. Owner & Address
James & Amadita Ames
7305 San Miguel Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use commercial/
residential
 14. Zoning RR1
 15. Threats none

HISTORICAL INFORMATION

16. Construction Date(s) 1940 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was first owned by W.W. Whitney, pioneer resident and rancher, in 1892. The property was purchased by Charles O. Brown, who continued the ranching tradition. The Brown family owned the land until 1947, and presumably built the structure. According to Dorothy Simmons Becker, the property was used as a poultry ranch for many years and the chicken buildings were turned into the stable area. She stated that the house was built in the 1940s. It currently is used as a stable and the local ranching/farming tradition is still evident in the use of the property.

21. Sources San Diego County Recorder's office and Assessors office
 San Diego City Directories
 Dorothy Becker, interview.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

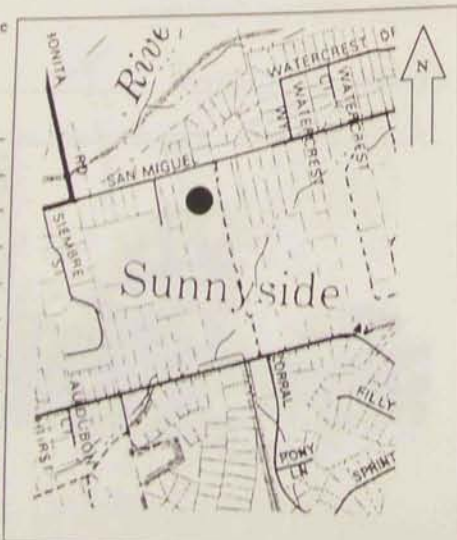
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name Sweetwater Valley Animal Inn
 3. Number & Street 5540 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SD
 4. UTM Zone A N3615100 B _____ C _____ D _____
E498950
 5. Quad Map No. _____ Parcel No. 590-190-31 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The wooden Craftsman style building is one story with a cross gable composition roof and wide overhanging eaves. The building is symmetrical with horizontal wood siding and two entrances, one on the north and one facing east with a front gable roof supported by V-shaped wooden brackets. Wooden windows on the north side are tri-part, double hung and casement. Long narrow windows with small sectioned panes at the top and bottom flank the east entrance. The residence is set amidst mature trees on a large lot in a rural neighborhood. The house is surrounded by a white picket fence and the rear of the yard contains dog kennels and various out buildings.

8. Alterations & Date unknown

9. Related Features on Property outbuildings, kennels



10. Planning Agency
County of San Diego

11. Owner & Address
Donald & Georjean Jensen

PO Box 127

Bonita CA 92002

12. Type of Ownership private

13. Present Use commercial/

residential

14. Zoning RR1

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1915 A Original Location unknown Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type rural/residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The house is typical of the style of middle class homes built during the pre-World War I era. The wooden home is representative of the need for affordable housing and the simpler community lifestyle of the Sweetwater Valley. The house is used today for an animal boarding facility, a type of business well suited to a rural area. The house still retains its simplicity and functionality, a prime element of Craftsman design.

The property was owned by Edwin and Julia Briggs from 1921 to 1936. The Briggs were from England and lived in a stone house further up San Miguel Road. They are listed as ranchers in the city directory. According to Dorothy Becker, many of the homes on San Miguel Road were moved onto the property and this may be one of them.

21. Sources San Diego County Records office and Assessors office.
Dorothy Becker, interview.
San Diego City and County Directories

22. Applicable National Register Criteria n/a
none

23. Other Recognition n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared _____

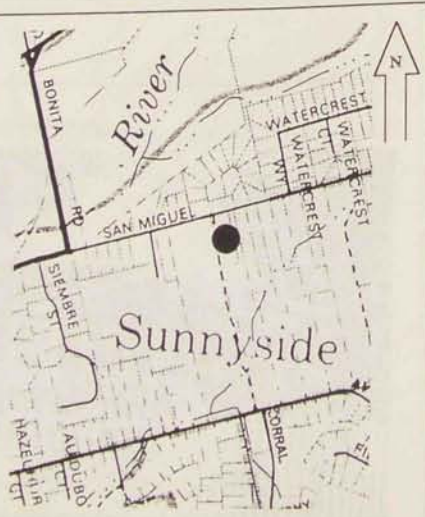
By (Name) Carrico/Crawford/Flanigan

Organization 5700 Baltimore Drive, #6

Address La Mesa CA 92042

City & ZIP _____

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 5550 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615120 E499050 B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. 590-190-08 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This folk Victorian wooden home with composition pyramidal roof is single story and square in design. A roofless cement porch leads to the wooden front door. The door is divided into two vertical sections. Windows in the structure are narrow, vertical, double hung casement with wooden surrounds. Wooden shiplap siding is used on the house and outbuildings appear to be wooden with stucco overlay. The house is set on a large rural lot with mature trees shading the home. Various out buildings and a chain link fence add to the rural nature of the residence and surroundings.

8. Alterations & Date unknown

9. Related Features on Property barn, outbuildings



10. Planning Agency County of San Diego
 11. Owner & Address Louise M. Belanger
5550 San Miguel Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1895 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The building is typical of the small rural home built at the turn of the century. Small, simple in design and materials, and situated on a large lot, the building is an example of the type of residence found in ranching/farming areas during this period. The property was owned by Emil and Esther Anderson from the 1920s to the 1940s. Anderson had a chicken ranch in the area and was one of six brothers of Edward Anderson, developer of the Sweetwater Manor subdivision. According to Dorothy Becker, many of the houses on San Miguel Road were moved on to the land, and this may be one of them. The Anderson brothers moved a number of structures into the Sweetwater Manor, including frame buildings, and it is possible that they moved this residence on to the property.

21. Sources San Diego County Recorders office and Assessors office
 Dorothy Becker, interview.
 San Diego City & County Directories

22. Applicable National Register Criteria n/a
 none

23. Other Recognition n/a

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

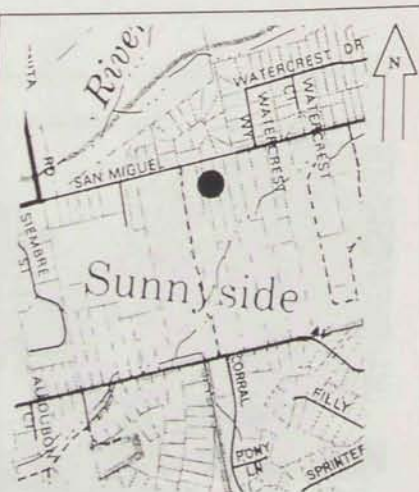
Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 1700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 5606 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615250 B _____ C _____ D _____
 E499440
 5. Quad Map No. _____ Parcel No. 590-210-01 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story stucco building features a Spanish Eclectic style of design. The composition roof is flat with a simple parapet. The building is symmetrical with a door centered on the front and flanked by two narrow wooden windows and a fireplace on the west side. Other windows are double hung sash with wooden surrounds. A wooden addition has been attached to the rear of the structure.

The residence is situated on a large lot with mature shrubbery and trees. It is located in a rural neighborhood setting with large lots, animal enclosures and out buildings associated with farming and ranching.

8. Alterations & Date aluminum screen door & windows; wooden room addition; date unknown

9. Related Features on Property corrugated metal out buildings, sheds



10. Planning Agency County of San Diego
 11. Owner & Address Charles & Mary Moore
5606 San Miguel Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1930 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Ambuses (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The residence is typical of the small to medium size buildings designed using Hispanic elements as a result of the 1915 exposition in Balboa Park. The craze for this style was prevalent in the 1920s and 1930s because of the influence of the Spanish Colonial architecture used for the exposition buildings. This style of architecture was used for a wide variety of buildings, both residential and commercial.

21. Sources
 San Diego County Records office and
 Assessors office

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

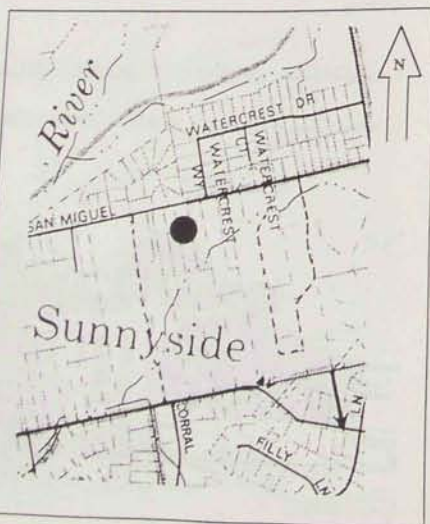
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

42

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Bellinger House
 2. Common or Current Name Milburn House
 3. Number & Street 6034 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615450 B _____ C _____ D _____
 E5000000
 5. Quad Map No. _____ Parcel No. 590-230-10 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Victorian Queen Anne style building is one and one-half stories with a basement. The wooden building has decorative vertical siding with horizontal bands of fish scale shingles on the upper portions of the facade. The composition roof is hipped with lower cross gables with a tower projection on the front facade which faces west. The front entrance is on the west facade. A brick and wooden stairway lead to the porch and entrance area. Windows are narrow vertical double hung with wooden surrounds.

The house sits on a large lot surrounded by fruit trees and mature landscaping. The property is fenced with chain link and the neighborhood is rural in character. The home has out buildings, animal corrals and stables and remnants of the area's farming past.

8. Alterations & Date basement added, window alterations and addition of rooms: date unknown

9. Related Features on Property carriage house



10. Planning Agency County of San Diego

11. Owner & Address Kenneth & Ruth Milburn

6034 San Miguel Road

Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR1

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1880 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Sunnyside/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was originally owned by Ramon Bayerque and F.L. Pioche, who sold it to the Kimballs in 1868. The property was held by the Kimballs until 1896 when it was sold to William and Henrietta Bellinger. The Bellingers had leased it from 1889 until 1896. The Bellingers owned it until 1918. They may have moved the house onto the land and added the additions. Bellinger was a rancher and school trustee. He also planted a number of mulberry trees in an attempt to practice sericulture but the trees were destroyed by the drought of 1897-1904. Mrs. Bellinger was president of the Sweetwater Women's Club. The property was purchased by August Neumann who continued the farming and ranching tradition. Neumann owned the property until 1931. Dorothy Simmons Becker stated that all the area along San Miguel Road was devoted to lemon trees.

San Diego County Records office and Assessors office

21. Sources Coleman, Urbanization of Sweetwater Valley San Diego City and County Directories, Dorothy Becker, interview, Ruth Milburn, interview.

22. Applicable National Register Criteria 3S
 none

23. Other Recognition _____
 State Landmark No. (if applicable) n/a

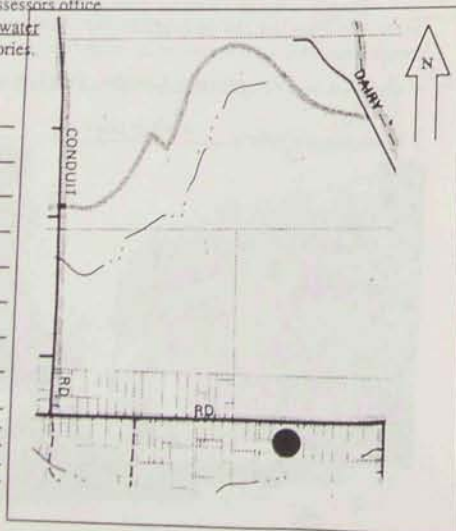
24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type _____
 Sweetwater Historic Resources Inventory

26. Survey Name _____
 1990

27. Year Form Prepared _____
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sweet Haven Dairy Water Tower
 2. Common or Current Name same
 3. Number & Street 6141 San Miguel Road Cross-Corridor _____
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3616200 E499520 B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. 585-100-14 Other _____

DESCRIPTION

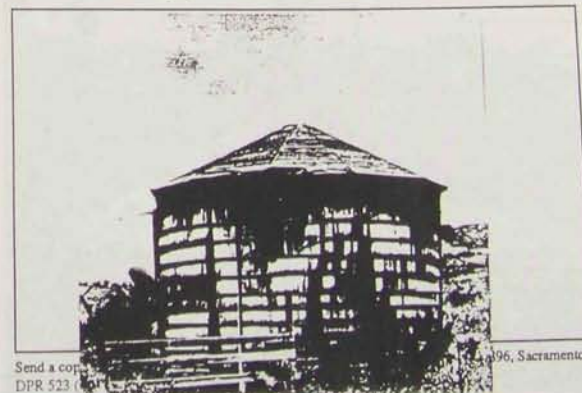
6. Property Category Structure If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This early example of water tower architecture exhibits a rounded frame entity encased by metal grips. A wooden shake roof covers this structure. It is situated on former dairy property in the middle of rolling hills on relatively undeveloped land. The area is now county owned and is considered open-space.

8. Alterations & Date none

9. Related Features on Property none



Send a copy to:
 DPR 523

10. Planning Agency

County of San Diego

11. Owner & Address

County of San Diego

12. Type of Ownership public

13. Present Use open space

14. Zoning S80

15. Threats county park development/deterioration

96, Sacramento, CA 94296-0001

16. Construction Date(s) 1952 A Original Location same Date Moved _____

16. Construction Date(s) 1952 A Original Location same Date Moved _____

17. Architect unknown Builder unknown

18. Historic Attributes (with Number from List) 11 engineering structure

19. Context for Evaluation: Theme Rural Dairies Area Sweetwater Valley

1990-1999: no Fully Developed?

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This water tower, erected in the 1950s, was associated with the Rollin family dairy, which began operations in the Sweetwater Valley in 1945. The tower is significant because it was a privately built structure, unusual in the Sweetwater Valley. The water tower contained water necessary for the sustenance of the dairy livestock. The Rollin family continued dairy operations at this location until the 1970s.

21. Sources: San Diego County Records office and Assessors office.
Albert Rollin, interview.

22. Applicable National Register Criteria _____ n/a

23. Other Recognition _____ none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type _____
Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

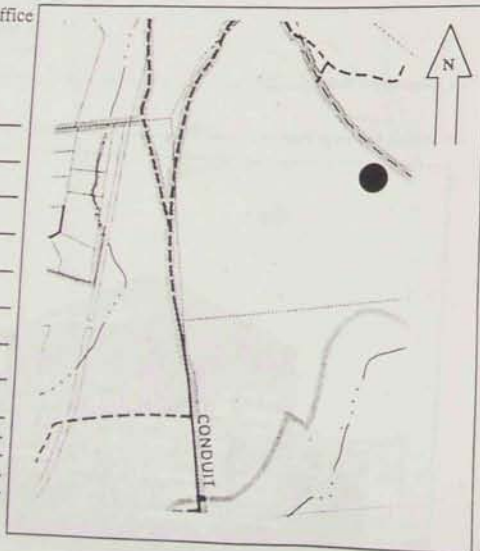
By (Name) Carrico/Crawford /Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
DEPARTMENT OF PARKS and RECREATION
OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. _____
National Register Status 281
Local Designation _____

IDENTIFICATION AND LOCATION

1. Historic Name Sunnyside Bridge National Register Status 251
Local Designation _____

2. Common or Current Name Same

3. Number & Street _____ Sweetwater & Bonita Roads

City Bonita 92102

4. UTM Zone 11 A N3615350 B N3615100 C _____ D _____
E498450 E498550

5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

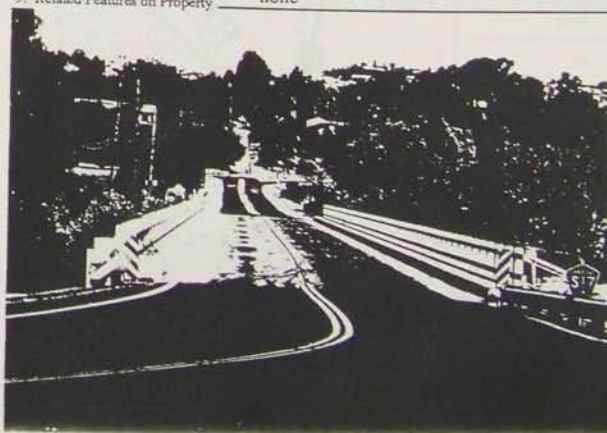
6. Property Category Structure/Site If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The ^{wood} and concrete, with steel girder reinforcement, Sunnyside Bridge spans the Sweetwater River at the eastern end of the valley. The bridge is located in the predominantly rural valley area.

8. Alterations & Date 1947 bridge replaced historic wooden one

9. Related Features on Property none



10. Planning Agency
County of San Diego

11. Owner & Address
unknown

12. Type of Ownership pu

13. Present Use public

14. Zoning _____

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1947 F Original Location Same Date Moved _____17. Architect unknown Builder unknown18. Historic Attributes (with Number from List) 19. Bridge

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/SweetwaterPeriod 1870s-1940 Property Type rural Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The current steel, concrete and wood bridge replaces earlier wooden bridges. Since the beginning of settlement in the valley, there has always been a bridge at this location. Earlier bridges were washed out by floods and heavy rains several times. The river was dredged in 1947 and a steel bridge constructed. Welding on the bridge was done by Merle Becker, long time resident of the valley.

21. Sources

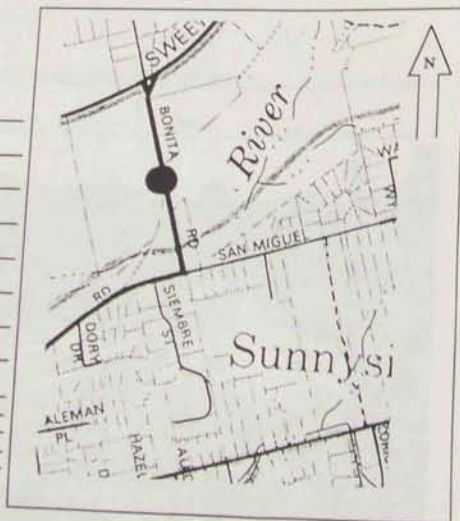
Dorothy Becker, interview.

22. Applicable National Register Criteria n/a23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 1990
comprehensive25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6City & ZIP La Mesa CA 92042Phone (619) 464-0720State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sunnyside Store2. Common or Current Name Sunnyside Store3. Number & Street 5188 Bonita Road Cross-Corridor _____City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI4. UTM Zone 11 A N3614740 B _____ C _____ D _____

E498240

5. Quad Map No. _____ Parcel No. _____ Other _____

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The building is one story, stucco, square with a centered front entrance. The structure also has a parapet roof and a sign across the front. The store is located on busy Bonita Road near the Sunnyside Bridge river crossing. Behind the building is the rural residential area known as Sunnyside.

8. Alterations & Date unknown9. Related Features on Property gas tanks at corner of Frisbie and Bonita Road10. Planning Agency County of San Diego11. Owner & Address unknown

12. Type of Ownership _____

13. Present Use commercial14. Zoning C3615. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1960 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 06 Commercial Building

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sunnyside
 Period 1870s-1940 Property Type commercial Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This particular stucco building is not the original Sunnyside store building. The original store was wood and burned down several years ago. This stucco building is located a few feet slightly east of the original structure. However, a store that has served the Sunnyside area has stood on this site since the turn of the century and the corner is important to the local community. A later owner in the 1960s as Wadie Deddeh, a local and state legislator, and his family.

21. Sources
 San Diego County Records office and
 Assessors office
 Dorothy Becker, interview

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 Survey Type comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name McDade Residence
 3. Number & Street 5144 Sunnyside Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3615280 B _____ C _____ D _____
 E497975

5. Quad Map No. _____ Parcel No. 590-033-09 Other _____

DESCRIPTION

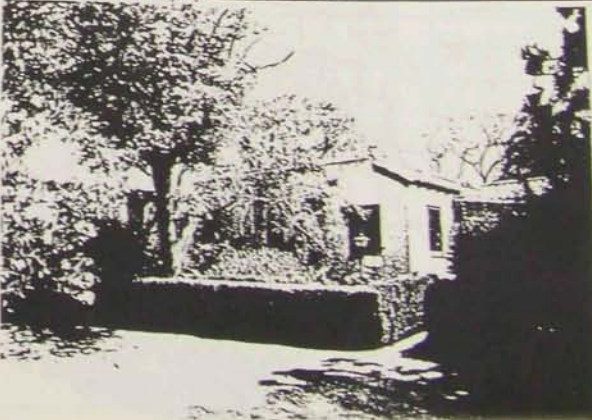
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story stucco Spanish Eclectic style home features a combination parapet and cross gable roof covered in straight barrel tile. The asymmetrical building with wooden double hung window with wooden surrounds is situated on a large lot with mature landscaping at the end of a cul-de-sac. The front entrance porch area has been enclosed and a garage is attached to the house. The floor plan is irregular with portions of the house extending in all directions which adds interest to the exterior facades.

8. Alterations & Date enclosure of porch: date unknown

9. Related Features on Property sheds



10. Planning Agency
County of San Diego
 11. Owner & Address
Coral McDade
5144 Sunnyside Drive
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1931 A Original Location unknown Date Moved un-
 known unknown Builder unknown
 17. Architect unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Edward Anderson purchased this property in 1929 and filed Map No. 2159 with the County Recorder's office in May 1929. This action established the second subdivision, Sweetwater Manor, in the valley. Anderson was a carpenter and one of twelve children from Minnesota. Several of his five brothers came to the valley also and engaged in a variety of real estate transactions with him. Anderson named the streets in the subdivision for family members: Margaret for his only daughter, Nannette for his wife and Sylvia for his sister. Anderson purchased the empty pasture land in 1929 and bought several homes from a failed subdivision near Sweetwater Lake. The subdivision contained several stucco homes and Anderson moved those homes as well as other older frame structures onto the land he subdivided. He divided the property into 17 lots approximately 1-3/4 acres each and carried the financing for several owners. He retained a three acre lot for his family on the corner of Sunnyside and Sylvia.

The current owner, Mrs. Coral McDade, has lived on the property since 1942. The McDades grew lemons for the Sweetwater Fruit Company. The Lemon Association would cultivate the trees, spray, pick, box and ship the lemons for the people and then deduct the costs. Whatever was left was profit. Mrs. McDade thinks her house was built in 1933 by Charles Kelso. Kelso owned property at 2931 Sylvia and it is possible he assisted Anderson in development of the subdivision.

21. Sources

San Diego County Records office and
 Assessors office
 Coral McDade, interview.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization 5700 Baltimore Drive, #6

Address La Mesa CA 92042

City & ZIP (619) 464-0720

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 5235 Sunnyside Cross-Corridor _____
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615420 B _____ C _____ D _____
E498090
 5. Quad Map No. _____ Parcel No. 590-040-07 Other _____

DESCRIPTION

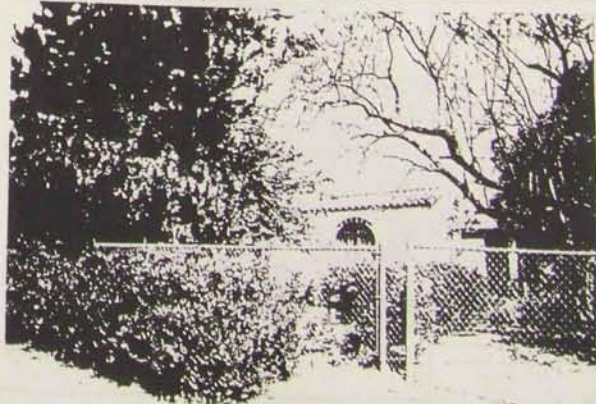
6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story stucco Spanish Eclectic style house features a Spanish tile roof and a large window surrounded by tile on the front facade. A cross gable roof covers one roof portion while another section has a parapet roof. The asymmetrical building has a one car attached garage and a porch/tower combination for the front entrance. The tower portion of the porch extends above the roofline. The residence is surrounded by mature trees and landscaping with a chain link fence and forms part of the early Sweetwater Manor subdivision.

8. Alterations & Date some aluminum screens: date unknown

9. Related Features on Property barbeque



10. Planning Agency County of San Diego
 11. Owner & Address Phillip & Marie Rogers
5235 Sunnyside
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1929 A Original Location unknown Date Moved 1929
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Edward Anderson purchased this property in 1929 and filed Map No. 2159 with the County Recorder's office in May 1929. This action established the second subdivision, Sweetwater Manor, in the valley. Anderson was a carpenter and one of twelve children from Minnesota. Several of his five brothers came to the valley also and engaged in a variety of real estate transactions with him. Anderson named the streets in the subdivision for family members: Margaret for his only daughter, Nannette for his wife and Sylvia for his sister. Anderson purchased the empty pasture land in 1929 and bought several homes from a failed subdivision near Sweetwater Lake. The subdivision contained several stucco homes and Anderson moved those homes as well as other older frame structures onto the land he subdivided. He divided the property into 17 lots approximately 1-3/4 acres each and carried the financing for several owners. He retained a three acre lot for his family on the corner of Sunnyside and Sylvia. Anderson died in 1954 after living in Chula Vista for 13 years. This property was sold to Levi Kincaid in 1929 with Anderson carrying the financing. The Kincaids were long time dairy owners who pastured their dairy cattle on the land when it was empty before 1929.

21. Sources

San Diego County Records office and Assessors office

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization 3700 Baltimore Drive, #6

Address La Mesa CA 92042

City & ZIP (619) 464-0720

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE of HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 5245 Sunnyside Cross-Corridor
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SD1

4. UTM Zone 11 A N3615430 B E498140 C D

5. Quad Map No. Parcel No. 590-031-12 Other

DESCRIPTION

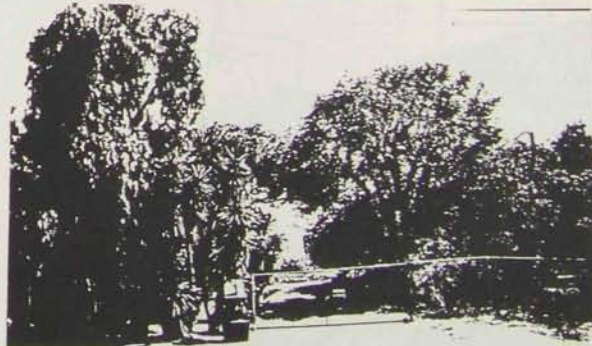
6. Property Category Building If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The one story stucco Spanish Eclectic style residence has an asymmetrical floor plan with a long porch across the front. The cross gable roof is covered with straight barrel tile and wooden double hung windows are placed irregularly around the facade. The house is situated on a corner lot with mature trees and landscaping surrounding the residence creating a rural feeling. The house is situated in a subdivision and still retains the flavor of an earlier era.

8. Alterations & Date unknown

9. Related Features on Property sheds



10. Planning Agency

County of San Diego

11. Owner & Address Frank T. Bures Jr & Virginia

Boyd: 5245 Sunnyside Drive

Bonita CA 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR2

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1929 A Original Location unknown Date Moved 1929
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

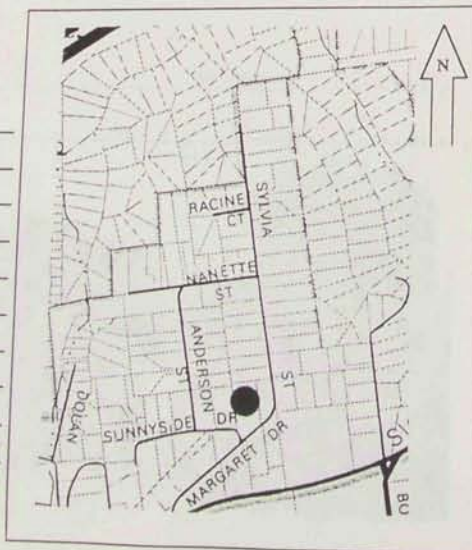
SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Edward Anderson purchased this property in 1929 and filed Map No. 2159 with the County Recorder's office in May 1929. This action established the second subdivision, Sweetwater Manor, in the valley. Anderson was a carpenter and one of twelve children from Minnesota. Several of his five brothers came to the valley also and engaged in a variety of real estate transactions with him. Anderson named the streets in the subdivision for family members: Margaret for his only daughter, Nannette for his wife and Sylvia for his sister. Anderson purchased the empty pasture land in 1929 and bought several homes from a failed subdivision near Sweetwater Lake. The subdivision contained several stucco homes and Anderson moved those homes as well as other older frame structures onto the land he subdivided. He divided the property into 17 lots approximately 1-3/4 acres each and carried the financing for several owners. He retained a three acre lot for his family on the corner of Sunnyside and Sylvia. Anderson died in 1954 after living in Chula Vista for 13 years.

21. Sources

San Diego County Recorders and Assessors office
 Dorothy Becker, interview
 City Directories; County Map #2159
 22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 Survey Type comprehensive
 25. Survey Name Sweetwater Historic Resources Inventory
 26. Survey Year 1990
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

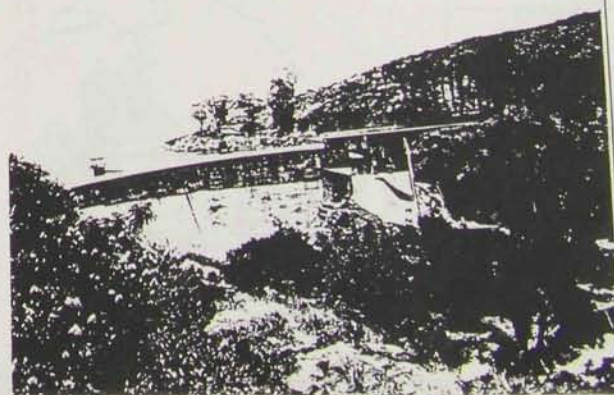
IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Dam
 2. Common or Current Name Sweetwater Dam
 3. Number & Street 100 Lakeview Avenue Cross-Corridor
 City Spring Valley Vicinity Only ZIP 92077 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3617040 B N3617100 C N3616760 D N3616800
 E499200 E499440 E499260 E499480
 5. Quad Map No. Parcel No. Other
 DESCRIPTION
 6. Property Category District If District, Number of Documented Resources 2

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Sweetwater Dam, completed in 1888, and built of granite porphyry taken from a nearby mine, rose to a height of 90 feet at that time. It was the highest masonry dam in the U.S. and spanned 340 feet at the top of the dam along the Sweetwater River. The flood of 1916 caused considerable damage, eroding rock abutments at both ends. The structure, modified many times over the past years, received its most recent improvement in 1940 when the parapet wall was lowered and a center overpour spillway created. The dam, now 110 feet high, is of reinforced concrete with a design referred to as "gravity arch." The dam encloses the 27,700 acre foot capacity Sweetwater Reservoir, a major water supply source for National City, Chula Vista and Bonita. Mature eucalyptus trees, planted in the 1880s by the Kimbells are apparent on the north side of the reservoir.

8. Alterations & Date various: 1895-1940
 9. Related Features on Property historic eucalyptus trees, water treatment buildings



10. Planning Agency

County of San Diego
 11. Owner & Address
Sweetwater Water Authority
505 Garrett Avenue
Chula Vista CA 92010
 12. Type of Ownership public
 13. Present Use noncommercial
 14. Zoning S80
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1886 F Original Location same Date Moved _____
 17. Architect James Dix Schuyler Builder Hamilton & Burkhardt
 18. Historic Attributes (with Number from List) 21 Dam, 30 trees and vegetation

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type dam/reservoir Context Formally Developed? YES
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Frank, Warren and Levi Kimball, who purchased 26,632 acres of Rancho de la Nacion, in 1868, knew they needed an adequate water supply in the area to entice residents. They formed the San Diego Land and Town Company, along with Col. William Dickinson, and in 1886 hired engineer F.E. Brown to commence construction of a dam along a narrow gorge of the Sweetwater River. Brown, relieved of his duties in early 1887, because of his questionable method of construction, was replaced by California Assistant State Engineer, James D. Schuyler. Construction, greatly facilitated with the help of Chinese laborers, moved along at a rapid pace. Schuyler, anxious to keep costs low, used horses instead of steam engines to power derricks and used a gravity powered tramway to deliver mortar. Even with these more primitive construction methods, not one person was killed or injured seriously. The project, completed on April 7, 1888, exhibited the highest masonry arch dam in the United States, standing 90 feet above the Sweetwater River. Even though the flood of 1916 destroyed portions of the dam, and various other modifications have altered the structure, parts of the original masonry work project are included with the present-day dam.

21. Sources
 Leslie Trook, 100 Years of "Sweetwater,"
 1888-1988.

22. Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
 Sweetwater Historic Resources Inventory
 26. Survey Name 1990
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 3700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Dam, Caretaker's Cottage
 2. Common or Current Name same
 3. Number & Street 100 Lakeview Avenue Cross-Corridor _____
 City Spring Valley Vicinity Only _____ ZIP 92077 County (3-Letter Designator) SDI
 4. UTM Zone _____ A _____ B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The symmetrical Craftsman style building features a front gable composition roof with stickwork under the wide overhanging eaves, pairs of double hung windows on the front facade, a window on each side of the centered front entrance and a flat roofed porch over the recessed entrance. The porch has a cobblestone foundation and walls have simple supports for the roof. The building is located on the hillside near the dam and overlooks the reservoir and valley floor.

8. Alterations & Date unknown
 9. Related Features on Property dam, water treatment buildings



10. Planning Agency County of San Diego
 11. Owner & Address Sweetwater Authority
505 Garrett Avenue
Chula Vista CA 92010
 12. Type of Ownership public
 13. Present Use noncommercial
 14. Zoning S80
 15. Threats unknown

CA 94296-0001

HISTORICAL INFORMATION

15. Conservation Date(s) 1914 A Original Location unknown Date Moved unknown17. Architect unknown Builder unknown18. Historic Attributes (with Number from List) 39 other: caretaker's cottage

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater ValleyPeriod 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This single storied frame and cobblestone structure, probably erected on this site around 1914, provided living space for the caretaker of the Sweetwater Dam. Historic photographs show other structures in this area, all associated with the dam. This is the only remaining historic structure at the mesa area near the dam and reservoir.

21. Sources

Historic photographs, Sweetwater Authority

22. Applicable National Register Criteria n/a23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 199025. Survey Type comprehensive26. Survey Name Sweetwater Historic Resources Inventory27. Year Form Prepared 1990By (Name) Carrico/Crawford/FlaniganOrganization 3700 Balmore Drive, #6Address La Mesa CA 92042

City & ZIP

Phone (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

State of California—The Resources Commission
DEPARTMENT OF PARKS and RECREATION
OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Serial No. 531
National Register Status SDI
Local Designation

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Manor Markers2. Common or Current Name same3. Number & Street Margaret Road & Sweetwater RoadCity Bonita Vicinity Only ZIP 92002 County (3- Letter Designator) SDI4. UTM Zone 11 A N3615250 B E498080 C D 5. Quad Map No. Parcel No. Other

DESCRIPTION

6. Property Category Structure If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

Two hexagonal-shaped stucco markers with tile caps mark the entrance to Sweetwater Manor subdivision. The markers have small plaques with the names of the residents. The markers have arched hollowed out sections on the sides for decorative details. The setting is rural and the markers appear to be in good condition.

8. Alterations & Date none9. Related Features on Property telephone poles, street signs

10. Planning Agency

County of San Diego11. Owner & Address unknown12. Type of Ownership unknown13. Present Use noncommercial14. Zoning RR215. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1930 F Original Location same Date Moved _____
 17. Architect unknown Builder Edward Anderson
 18. Historic Attributes (with Number from List) 28 Street Furniture

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The markers were built by Edward Anderson to mark the entrance of his Sweetwater Manor subdivision. Anderson had plaques made for each family who lived in the subdivision. Similar to other homes being built in the valley, this project wanted to impress the buyer that these were lovely homes in an exclusive neighborhood, as identified by the markers. Other areas in San Diego County were establishing similar "estate"-like settings, such as Talmadge, Mission Hills, Rancho Santa Fe and Coronado.

21. Sources

Dorothy Becker, interview

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization 3700 Batimore Drive, #0

Address La Mesa CA 92042

City & ZIP (619) 464-0720

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name El Miradero / Olson Residence
 2. Common or Current Name El Miradero
 3. Number & Street 3522 Sweetwater Road Cross Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designation) SD1

4. UTM Zone 11 A N3613500 B _____ C _____ D _____
 E495730

5. Quad Map No. _____ Parcel No. 591-162-05 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The single story asymmetrical Spanish Revival-styled Olson residence, constructed of stucco with a tile roof, rests atop a knoll overlooking a portion of the Sweetwater Valley. Built in two parts in 1927, these buildings were to serve as temporary quarters for the Olson family until a more substantial residence could be erected. With the Great Depression striking in 1929, money was not available to build the family estate. The structures now receive shade from a few mature eucalyptus trees, unlike days of the past when the buildings were surrounded by avocado orchards.

8. Alterations & Date unknown

9. Related Features on Property garage

10. Planning Agency

County of San Diego

11. Owner & Address Genevieve P. Olson & Edna

M. Smith Foundation, 3522

Sweetwater Rd, Bonita 92002

12. Type of Ownership private

13. Present Use residential

14. Zoning RR2

15. Threats none



CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1927 F Original Location same Date Moved _____
 17. Architect Edgar G. Ullrich Builder unknown
 18. Historic Attributes (with Number from List) 02 Single family property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residence Context Formally Developed? yes
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Cmdr. and Mrs. Allan G. Olson contracted with well-known San Diego architect Edgar Ullrich for the erection of their family home. Begun as a temporary structure for the Olsons, the family lived in this two part gate house named El Miradero or "The Lodge," realizing with the Great Depression that their family estate would never be built. The Olsons, influential Bonita residents, raised avocados on their property during the 1930s. It was Mrs. Olson who originated the idea for growing avocados to assist the large family financially, which included a son and two daughters, Coronado historian Bunnie MacKenzie and Bonita resident, Mary Farrington. Called the Caligator Pear Company, the Olsons grew the fruit, set up a packing house, and shipped "alligator pears" across the nation. The family moved to Coronado in 1933, and the gate house was then rented out to various tenants.

21. Sources: San Diego County Records office and Assessors office.
SD Union, 12/22/1975, p. B8
Mary Farrington, Interview.

22. Applicable National Register Criteria 3S

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Women's Club Serial No. _____
 2. Common or Current Name same National Register Status SS
 3. Number & Street 3855 Sweetwater Road Cross-Corridor _____ Local Designation _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613240 B _____ C _____ D _____
 E496275
 5. Quad Map No. _____ Parcel No. 591-210-10 Other _____
 DESCRIPTION
 6. Property Category Structure If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The one story California Ranch style elongated rectangular building features a fireplace, side gable composition roof and board and batten siding. The building has ranch style features in keeping with the rural setting and has several doors and cross paned and aluminum windows with shutters. The building has a large meeting room for club activities and is located on a large lot with mature eucalyptus trees surrounding the building. The rural character of the surrounding neighborhood adds to the setting of the building.

8. Alterations & Date enlargement and modernization of kitchen & caretakers quarters, parking lot: 1960

9. Related Features on Property mature eucalyptus trees probably planted by Kimballs in 1880s



10. Planning Agency
County of San Diego

11. Owner & Address
Sweetwater Woman's Club
PO Box 334

Bonita CA 92002

12. Type of Ownership private

13. Present Use noncommercial

14. Zoning RR1

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1934 F Original Location same Date Moved _____
 17. Architect Clifford M. May Builder unknown
 18. Historic Attributes (with Number from List) 38 Women's property; 13 Community center

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Societies/Organizations Area Bonita
 Period 1900-1940 Property Type women's club Context Formally Developed? NO

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The women of the Sweetwater Valley, from 1911, determined a need to form a women's club in the area. In 1911, 16 ladies met at the home of Mrs. Charles Higgins. Mrs. W.E. Bellinger was elected president and the group unanimously chose the Sweetwater Women's Club as the name for their organization with dues set at 25 cents a year. They joined the County Federation of Clubs, a larger society, which could assist them with civic problems. One of the burning issues of the day was women's suffrage. The ladies set out to raise money to build a clubhouse which was accomplished in 1913. It did not last long as the flood of 1916 destroyed the structure. The women were determined to rebuild. During WWI, the organization became a Red Cross Auxiliary, resuming its function as the Sweetwater Women's Club in 1919. The group raised money in the 1920s for a new building and were fortunate in 1933 when the Sweetwater Fruit Co. donated a parcel of land in a eucalyptus grove. Mrs. Violetta Horton, a primary contributor to the project, employed Clifford May to design a clubhouse. The first meeting in the new building was held in June 1934. The women of the Sweetwater valley today continue to use this building for meetings and other functions.

San Diego County Records office and Assessors office.

21. Sources Lorraine P. Howell, The Way We Were to the Way We Are, 1911-1976, History of the Sweetwater Women's Club, 1976

22. Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
 26. Survey Name Sweetwater Historic Resources Inventory
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

53

IDENTIFICATION AND LOCATION

1. Historic Name Friends Church Serial No. _____
 2. Common or Current Name Wesleyan Church of the Valley National Register Status SS
 3. Number & Street 5305 Sweetwater Road Cross-Corridor _____ Local Designation _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615360 B _____ C _____ D _____
 E498320
 5. Quad Map No. _____ Parcel No. 590-011-58 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The building reflects the Craftsman influence popular prior to World War I in the simple detailing, horizontal wood siding, and wide eaves. Regularly spaced stained glass windows (1976) are set into the spaces used by the original double hung wooden windows. The roof is composition and is gabled with a shed extension at the rear. A small area under the gable portion of the roof features vertical wooden siding. The building has two entrances with new doors. The church was moved to its present setting and is adjacent to the new, large church building and parking lot. The church faces the river and adds to the rural atmosphere.

8. Alterations & Date belfry removed, 1950s; renovation, 1980s; aluminum & stained glass windows, 1976

9. Related Features on Property church building, parking lot



10. Planning Agency County of San Diego
 11. Owner & Address Wesleyan Church
5305 Sweetwater Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use noncommercial
 14. Zoning RR2
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1917 F Original Location Dory & Bonita Roads Date Moved 198217. Architect unknown Builder unknown18. Historic Attributes (with Number from List) 16 religious building

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater ValleyPeriod 1870s-1940 Property Type rural Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The building was constructed in 1917 and replaced an earlier structure. The original Friends Church was washed away in the 1916 flood and services were held in a tent for several months. The Quaker church was begun by the Laubmayer and Chapman families in 1914. They asked the church to organize a congregation for the Sunnyside community. The first pastor was Rosa E. Virtue, who came west by horse and buggy. She was minister for five years.

The Friends left the church in 1965 and in 1969 the Wesleyan Church took over. In 1980 the structure was moved to its present location on four acres of land purchased from the Simmons family for \$250,000. On the way across the valley, the equipment broke down and the building was stranded in the river bed for about a month. The church was the central meeting place and religious worship in the valley for most of its existence.

There is supposed to be a videotape of the move across the valley in possession of the church.

21. Sources

Dorothy Becker, interview.
Marge Keyes, interview.
SD Union, 5/3/1976; 11/4/1982

22. Applicable National Register Criteria 3S23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 1990
comprehensive25. Survey Type Sweetwater Historic Resources Inventory26. Survey Name 199027. Year Form Prepared 1990By (Name) Carrico/Crawford/FlaniganOrganization La Mesa CA 92042Address 3700 Baltimore Drive, #6City & ZIP La Mesa CA 92042Phone (619) 464-0720State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

54

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

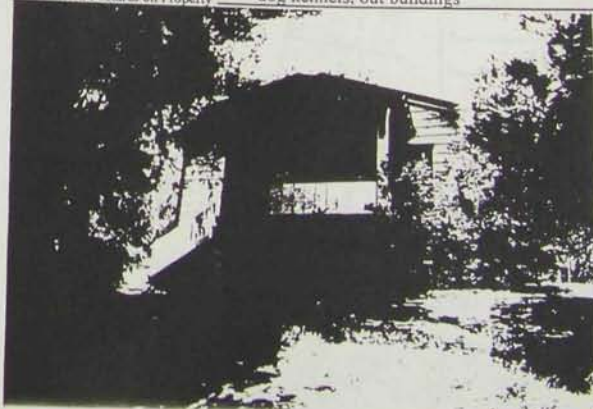
1. Historic Name None2. Common or Current Name Simmons Home3. Number & Street 5349 Sweetwater Road Cross-Corridor City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI4. UTM Zone 11 A N3615420 B E498400 C D 5. Quad Map No. Parcel No. 590-011-58 Other

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The small two bedroom wooden Craftsman style bungalow has horizontal siding, a composition gable roof, wide overhang eaves with exposed rafter tails, double hung windows with wooden surrounds and a simple porch with a front gable roof separate from the main roof. The house also features extra stick work under the gables on the porch and sides. Wooden steps lead up to the porch. The house faces the river valley and is surrounded by mature trees, some landscaping and is part of the general rural atmosphere. Next door to the house on adjoining property is the Wesleyan Church of the Valley and the property now fronts on busy Sweetwater Road.

8. Alterations & Date none9. Related Features on Property dog kennels, out buildings

10. Planning Agency

County of San Diego

11. Owner & Address

Evaline Simmons

3124 Simbar Road

Bonita CA 92002

12. Type of Ownership private13. Present Use residential14. Zoning RR215. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1926 F Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type rural/residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was part of the original Kimball subdivision and was purchased from the San Diego Land and Town Company in 1893 by Mattie C. Hannahs. She owned the land until 1909 and sold it to Thornton Posey, a rancher, who held it for one year. He in turn sold it to Leroy Peebles, a local rancher who owned it for two years. The land was purchased by William and Ella Calvin in 1912. The Calvins moved from the Otay area where they were ranchers. In 1926, four years after her husband died, Mrs. Calvin built this house; the original house at 5353 Sweetwater [see DPR form] was too large for her. She owned a large piece of property, 12 acres, which she sold to Charlotte and George Simmons in 1928, which included both houses. Mrs. Calvin lived in the house until 1933 when, shortly after their marriage, Dorothy Simmons Becker and Merle Becker moved into the house.

The Beckers owned a welding shop in Chula Vista for many years. Mrs. Becker's brother, Chester Simmons, and his wife Evaline, purchased the property (6 acres) from their parents in 1949, and Evaline still owns the house and land. The Merle Beckers moved back into the original Simmons home at 5353 Sweetwater Road in the 1970s. Mrs. Becker's niece currently lives in the small house.

21. Sources

San Diego County Records office and Assessors office
 Dorothy Becker, interview.

22. Applicable National Register Criteria n/a
 none

23. Other Recognition n/a

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization 5700 Baltimore Drive, #6

Address La Mesa CA 92042

City & ZIP (619) 464-0720

Phone (619) 464-0720


 State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

55

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Simmons House
 2. Common or Current Name Merle Becker House
 3. Number & Street 5353 Sweetwater Road Cross-Corridor _____
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615570 B _____ C _____ D _____
 E498340

5. Quad Map No. _____ Parcel No. 590-011-38 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The wooden 1-1/2 story Victorian era farmhouse is set on a large lot with mature palm and eucalyptus trees. The house is simple in detailing with a composition cross gable roof, a brick fireplace, wooden double hung windows with wooden surrounds. Vertical wood boards enclose the foundation supports. The house was originally a four square, with one bedroom, kitchen, dining room and living room. The corners of the house were cut on an angle and windows added that looked in two directions. A triple flue functioned for the wood stove, cooking stove and fireplace. There is still no gas service on the hill. The building is in poor condition with overgrown shrubbery surrounding the house. The house is situated in a rural residential neighborhood with a mixture of old and new homes.

8. Alterations & Date new dining room over original cistern, new kitchen, conversion of old dining room into 2nd bedroom: 1926; glassed in porch: 1932

9. Related Features on Property outbuildings



10. Planning Agency County of San Diego
 11. Owner & Address Merle H. Becker
5353 Sweetwater Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats deterioration

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1895 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property, part of the original Kimball subdivision, was sold to Mattie C. Hannahs in 1893, who owned the land until 1909. The property was then owned by Thornton Posey and Leroy Peebles, both ranchers, for three years when it was sold to William C. Calvin and his wife Ella. The Calvins were fruit growers (lemons) and packed the fruit on the hill and hauled it away by horse and buggy. Calvin died in 1922 and his widow built a small, two bedroom home on the corner of Sweetwater Road. Her nephew and his children moved into the big house to run the orchard. Ella Calvin sold 12 acres to George and Charlotte Simmons in 1928. The Simmons also grew lemons. The Simmons came from the Orange county area and practiced farming on the property. They were self-sufficient, raising all types of livestock for family use.

The property still remains in the Simmons family and is owned by Dorothy Simmons Becker, daughter of George and Charlotte Simmons, and her husband, Merle. The Beckers owned a welding shop in Chula Vista and Merle Becker did the welding on the Sunnyside Bridge in 1947. A pipeline from the Sweetwater Dam runs right through the middle of the property. The Simmons split the property in 1949, selling the bottom six acres to Chester Simmons, who in turn sold four acres to the Wesleyan Church of the Valley in 1980.

21. Sources

San Diego County Records office and Assessors office; Dorothy Becker, interview. Eugene Coleman, Urbanization of the Sweetwater Valley

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990

25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 454-0770

State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name U.S. Grant Jr. Residence
 2. Common or Current Name G. Lewis & Mary Farrington Residence
 3. Number & Street 5771 Sweetwater Road Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3616420 E498530 B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. 586-051-03 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Dutch Colonial Revival two-storied structure with gambrel roof and gabled dormer windows features shingles over the original redwood siding and bricks placed over the cobblestone foundation. The four Ionic columns which support the southeast facing entryway have been moved from the southwest facing facade which was originally an open porch. The porch entrance has been enclosed. Decorative and plain, fixed and casement, windows complement the residence. Mature eucalyptus, pine and Moreton Bay chestnut trees provide shade behind the northwest facing facade. A modified carriage/garage structure rests on the northeast portion of the property.

8. Alterations & Date 1950s: porch enclosed, columns moved and new porch entry created, shingles cover redwood siding and brick covers cobblestone foundation, dormers added, rear projection, addition on north facade

9. Related Features on Property landscaping, carriage house, gazebo, outbuildings



10. Planning Agency County of San Diego
 11. Owner & Address G. Lewis & Mary Farrington
5771 Sweetwater Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR2
 15. Threats road encroachment

HISTORICAL INFORMATION
16. Construction Date(s) 1894 F Original Location same Date Moved _____
17. Architect William Sterling Hebbard Builder unknown

18. Historic Attributes (with Number from List) 02 Single Family property; 04 Ancillary building; 29 Landscape Architecture

SIGNIFICANCE AND EVALUATION
19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This rare Dutch Colonial Revival style residence, built for Ulysses S. Grant Jr. and his family on a five acre tract in 1894, is one of the few remaining 19th century structures in the Sweetwater River Valley area. Located on a knoll overlooking the Sweetwater Lake and Dam, the cottage, designed by noted San Diego architect, Will Sterling Hebbard, cost \$1800 to build. Called the Aloha Ranch, the son of the President owned this property until 1925. Grant, a graduate of Harvard and Columbia Universities, became a lawyer by profession. He married Fannie Chaffee in 1880, the only child of Senator Jerome Chaffee of Colorado. In the fall of 1893, the Grants moved to San Diego in hopes that the mild climate would improve Fannie's health. U.S. Grant Jr. practiced law in San Diego as well as served on the Park Improvement Committee with George Marston and others, and was the chairman of the Board of Directors for the 1915 Panama-California Exposition. In 1926, Max Rabinowitz, a pioneer San Diego grocer, and his wife Mollie, purchased this property. Carl Laemmle, associated with Universal Studios in Hollywood, bought this tract in 1931 for use as a suburban retreat. In 1945, G. Louis Farrington, a Convair executive and his wife, Mary Olson Farrington, who spent her early years on the Olson Bonita ranch, procured this residence and acreage and continue to reside here through 1990.

San Diego County Recorders office and Assessors office

21. Sources Evelyn Banning, "U.S. Grant Jr..."
Irene Phillips, "In Old National City"
SD Union, 10/28/1894; 11/19/1894; 7/2/1939;
2/12/1960; SW Builder & Contractor 11/14/1894
Mary Farrington interview, 3S

22. Applicable National Register Criteria _____

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

57a

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Quarry
2. Common or Current Name Sweetwater Quarry
3. Number & Street _____ Cross-Corridor Conduit Road, NC&ORR southern
City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
4. UTM Zone 11 A N3617140 B N3617140 C N3616200 D N3616020
E498820 E499060 E498900 E499140
5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category District If District, Number of Documented Resources 3

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Sweetwater Quarry, located on the southern end of the Sweetwater River valley exhibits the remains of the quarry area where granitic porphyry was mined as well as a stone loading platform which facilitated the placement of rock on National City and Otay Railroad cars, and a concrete powder magazine complete with two railroad tracks through the upper portion for reinforcement.

8. Alterations & Date none

9. Related Features on Property none

10. Planning Agency _____

County of San Diego

11. Owner & Address _____

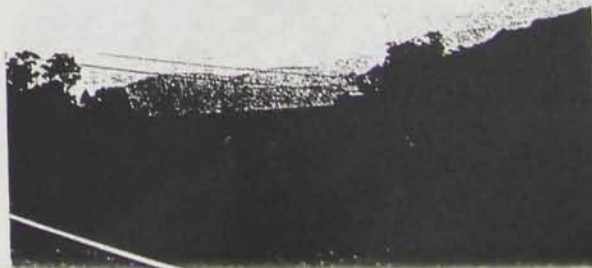
County of San Diego

12. Type of Ownership public

13. Present Use vacant

14. Zoning A70

15. Threats vandalism



CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1887 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 43 mine

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Mining District Area Sweetwater Valley
 Period 1887-1940 Property Type mine and associated structures Context Formally Developed? yes
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Sweetwater Quarry, founded in 1887 to provide stone for the erection of the Sweetwater Dam, was located 800 feet from the dam site. Granitic porphyry, mined from a 100 feet cliff and hauled to the area in wagons and stoneboats, contributed to a 90 foot structure, higher than any other arch masonry dam the United States. With the completion of a southern branch of the National City and Otay Railroad directly to the quarry in 1887, rock was hauled to various other parts of the county for road, bridge and jetty building including the jetty for the Hotel del Coronado. The loading platform enabled mined granite to be eased into railroad cars. The concrete powder house contained explosives necessary for breaking rock away from the cliff.

San Diego County Records office and Assessors office. Leslie Trook, 100 Years of "Sweetwater."

21. Sources 1888-1988, Bruce Coons, Interview, Anthony F. Turhollow, A History of the Los Angeles District, U.S. Army Corps of Engineers, Weber, Mines of San Diego County

22. Applicable National Register Criteria n/a
none

23. Other Recognition _____

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

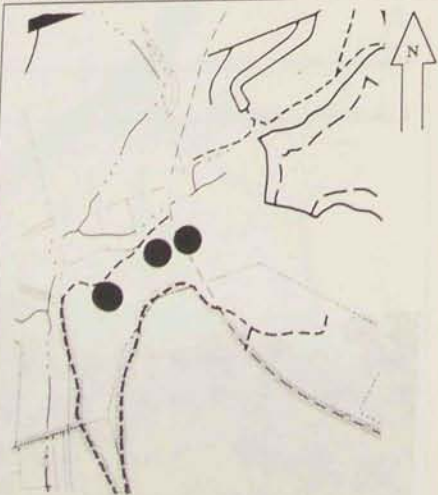
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

57b

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Quarry
 2. Common or Current Name Sweetwater Quarry
 3. Number & Street _____ Cross-Corridor Conduit Rd, NC&O RR southern
 City Bonita Vicinity Only X ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A _____ B _____ C _____ D _____
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category District If District, Number of Documented Resources 3
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The Sweetwater Quarry area lies to the south of the Sweetwater River Valley located in a 100 foot cliff 800 feet from the Sweetwater Dam.

8. Alterations & Date none

9. Related Features on Property _____



10. Planning Agency

County of San Diego

11. Owner & Address

County of San Diego

12. Type of Ownership public

13. Present Use vacant

14. Zoning A70

15. Threats public works project

CA 94296-0001

HISTORICAL INFORMATION

14. Construction Period: 1887 A Original Location: Bldg Date Moved:

15. Architect: N/A Builder: N/A

16. Historic Address (with Number from List): 41 Mine

SIGNIFICANCE AND EVALUATION

17. Context for Evaluation: Theme: Area:

Period: Property Type: Context Potentially Developed?

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Consistent with similar properties.

The Sweetwater Quarry provided an important source of building material for the Sweetwater Dam in 1887, for the railroad footings of the National City and Owy Railroad ties, various local jetties in the 1890s including the one at Coronado near the Hotel del Coronado and the Zaniga (San Diego) jetty. The mine, owned by S.R. Smith in the 1890s, and also known historically as the San Diego Stone Co. and Excelsior Paving Company, provided crushed rock used in street paving. Granite porphyry continued to be used in various projects throughout the county until the flood of 1916 destroyed the operation.

San Diego County Records office and Assessors office. Leslie Trook, 100 Years of "Sweetwater."

21. Source: 1888-1988: Bruce Coons, Interview, Anthony F. Turhollow, A History of the Los Angeles District, U.S. Army Corps of Engineers.

22. Applicable National Register Criteria: n/a

23. Other Recognition: none

State Landmark No. (if applicable): n/a

24. Evaluation: Carrico/Crawford/Planigan

Date of Evaluation: September 1990

25. Survey Type: comprehensive

Sweetwater Historic Resources Inventory

26. Survey Name: 1990

27. Year Form Prepared: 1990

By (Name): Carrico/Crawford/Planigan

Organization:

Address: 7100 BATHING DRIVE, #6

City & ZIP: La Mesa CA 92043

Phone: (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



State of California—The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name: Sweetwater Quarry Powder Magazine

Serial No.
National Register Number: 5473
Local Designation: 00000

2. Current or Current Name: Sweetwater Quarry Powder Magazine

3. Number & Street: Corridor Road, 1000 N.E. corner

City: Bonita Vicinity Only: ZIP: 92003 County (3-Letter Designation): SDH

4. UTM Zone: 11 A B C D

5. Quad Map No.: Period No.: Other:

6. Property Category: Districts If District, Number of Documented Resources: 2

7. Briefly describe the present physical appearance of the property, including location, boundaries, surroundings, and (if appropriate) architectural style.

The Sweetwater Quarry Powder Magazine, constructed of concrete with railroad tracks embedded in the roof, housed explosives used in the mining of hard granite porphyry.

8. Alterations & Date: none

9. Related Features on Property:



10. Planning Agency: County of San Diego

11. Owner & Address: County of San Diego

12. Type of Ownership: public

13. Present Use: vacant

14. Zoning: A70

15. Threats: vandalism

CA 94296-0001

HISTORICAL INFORMATION

13. Construction Date(s) 1887 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Authority (with Number from List) 43 Mine

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme _____ Area _____
 Period _____ Property Type _____ Context Potentially Developed? _____

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Sweetwater Quarry Powder Magazine, an early example of cement construction in San Diego County, contained explosives necessary for breaking the mined granite porphyry from the nearby cliff. The unique design of this structure, with railroad tracks through the roof area, was one of the rare area structures to withstand the 1916 flood.

San Diego County Recorders office and Assessors office. Leslie Trook, 100 Years of "Sweetwater."

21. Source 1888-1988, Bruce Coons, Interview, Anthony F. Turhollow, A History of the Los Angeles District, U.S. Army Corps of Engineers.

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



22. Applicable National Register Criteria N/A

23. Other Recognition None

State Landmark No. (if applicable) N/A

24. Evaluator Carmen Crawford/Planigan

Date of Evaluation September 1990
 competence

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name 1990

27. Year Form Prepared 1990

By (Name) Carmen Crawford/Planigan

Organization 1700 Washington Drive, #6

Address LA Mesa CA 92042

City & ZIP (619) 464-7770

Phone (619) 464-7770

State of California - The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION HISTORIC RESOURCES INVENTORY

574

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Quarry Loading Platform
 3. Common or Current Name Sweetwater Quarry Loading Platform
 4. Number & Street _____ Cross Street Conduit Road/NC&O RR southeast
 City Bonita Vicinity Only 3, ZIP 92002 County (3-Letter Designation) SDH
 4. UTM Zone 11 A _____ B _____ C _____ D _____

5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category District If District, Number of Documented Resources 3

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The quarry loading platform, constructed of porphyritic granite from the Sweetwater Quarry facilitated the loading of mined rock on the NC&O RR box cars. The square-shaped platform exhibits stone steps leading to the top.

8. Alterations & Date unknown

9. Related Features on Property _____



10. Planning Agency County of San Diego

11. Owner & Address County of San Diego

12. Type of Ownership public

13. Present Use vacant

14. Zoning A70

15. Threats deterioration/ vandalism

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1887 Original Location _____ Date Moved _____

17. Architect _____ Builder _____

18. Historic Attributes (with Number from List) _____

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme _____ Area _____

Period _____ Property Type _____ Context Formally Developed? _____

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Sweetwater Quarry loading platform facilitated the placement of mined granite porphyry on National City and Otay Railroad box cars for transport to other parts of San Diego County for jetty, bridge and other construction purposes. This platform, a rarity in San Diego was one of the few structures to withstand the flood of 1916.

San Diego County Records office and Assessors office. Leslie Trook, 100 Years of "Sweetwater."

21. Sources 1888-1988, Bruce Coons, Interview, Anthony F. Turhollow, A History of the Los Angeles District, U.S. Army Corps of Engineers.

22. Applicable National Register Criteria n/a23. Other Recognition noneState Landmark No. (if applicable) n/a24. Evaluator Carrico/Crawford/FlaniganDate of Evaluation September 199025. Survey Type comprehensive26. Survey Name Sweetwater Historic Resources Inventory27. Year Form Prepared 1990By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 3700 Balmore Drive, #6City & ZIP La Mesa CA 92042Phone (619) 464-0720

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

State of California--The Resources Commission
DEPARTMENT OF PARKS AND RECREATION
OFFICE of HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

58a

IDENTIFICATION AND LOCATION

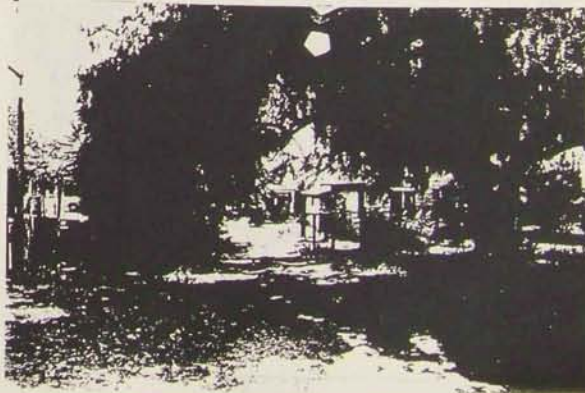
1. Historic Name None2. Common or Current Name None3. Number & Street 2929 Sylvia Street Cross-Corridor _____City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI4. UTM Zone 11 A N3615600 B _____ C _____ D E4982005. Quad Map No. _____ Parcel No. 590-011-23 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The house is of simple wood frame construction in a basic Craftsman or folk vernacular style. The composition roof features a front gable and has a small porch with gable roof. The windows are wooden, double hung, some have been replaced with aluminum windows and screens. The house is situated behind a larger house on the lot and is surrounded by mature trees on the property. The house is in poor condition.

8. Alterations & Date unknown9. Related Features on Property house on front of lot10. Planning Agency County of San Diego11. Owner & Address not on title12. Type of Ownership unknown13. Present Use residential14. Zoning RR215. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1915 A Original Location unknown Date Moved 1929
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was purchased by Edward and Nannie Anderson in 1932 and added to their adjoining Sweetwater Manor subdivision, started in 1929. According to Dorothy Becker, Anderson purchased a number of homes from the surrounding area and moved them on to the property. The land in this part of the valley had previously been used as pastureland for the Dolan and Kincaid dairies. The land was sold to Emil Anderson, one of the Anderson's 11 brothers and sisters from Minnesota, in 1936. Sylvia Street is named for one of Anderson's six sisters. The property was then sold to Charles Kelso who also built homes in the subdivision.

21. Sources
 San Diego County Records office and
 Assessors office
 Dorothy Becker, interview.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

58b

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 2931 Sylvia Street Cross-Corridor
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3615600 B C D
E498200
 5. Quad Map No. Parcel No. 590-011-23 Other

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This wooden Craftsman or folk vernacular building with horizontal wood siding, composition front gable roof and simple porch with shed extension roof sits at the front portion of a large lot surrounded by mature trees. A bay window extension is featured on the south side, two over two windows with wooden surrounds, and some aluminum windows are placed irregularly around the exterior facades. The house is also characterized by wide overhanging eaves and an off-center front entrance with an aluminum screen door.

8. Alterations & Date small porch addition at rear: date unknown

9. Related Features on Property house behind the building, sheds



10. Planning Agency County of San Diego

11. Owner & Address unknown

12. Type of Ownership unknown

13. Present Use residential

14. Zoning RR2

15. Threats deterioration

HISTORICAL INFORMATION
 16. Construction Date(s) 1915 A Original Location unknown Date Moved 1929 A
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The property was purchased by Edward and Nannie Anderson in 1932 and added to their adjoining Sweetwater Manor subdivision, started in 1929. According to Dorothy Becker, Anderson purchased a number of homes from the surrounding area and moved them on to the property. The land in this part of the valley had previously been used as pastureland for the Dolan and Kincaid dairies. The land was sold to Emil Anderson, one of the Anderson's 11 brothers and sisters from Minnesota, in 1936. Sylvia Street is named for one of Anderson's six sisters. The property was then sold to Charles Kelso who also built homes in the subdivision.

21. Sources
 San Diego County Recorders office and
 Assessors office
 Dorothy Becker, interview.

22. Applicable National Register Criteria n/a
 23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 25. Survey Type comprehensive

26. Survey Name Sweetwater Historic Resources Inventory

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization
 Address 3700 Badminton Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



HISTORIC RESOURCES INVENTORY

Serial No. _____
 National Register Status SSI
 Local Designation _____

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 2955 Sylvia Street Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI

4. UTM Zone 11 A N3615720 E498140 B _____ C _____ D _____

5. Quad Map No. _____ Parcel No. 590-011-27 Other _____

DESCRIPTION
 6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This asymmetrical L-shaped wooden Craftsman style home is situated on a large lot with heavily overgrown mature shrubbery and trees. The house features a composition gable roof, a simple porch with shed roof, a brick fireplace, large wooden windows on the front and double hung windows with wooden surrounds placed regularly around the building. The house appears to be in good condition and seems to retain many of its original Craftsman elements.

8. Alterations & Date unknown

9. Related Features on Property sheds



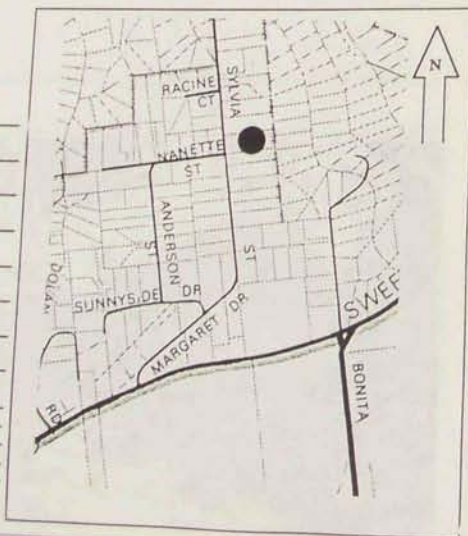
10. Planning Agency
County of San Diego
 11. Owner & Address
John & Margaret Green
3768 Valley Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use commercial
residential
 14. Zoning RR2
 15. Threats none

HISTORICAL INFORMATION
 16. Construction Date(s) 1915 A Original Location unknown Date Moved 1931
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Rural Community Development Area Bonita/Sweetwater Valley
 Period 1870s-1940 Property Type residential Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The parcel was originally part of the San Diego Land Inc. property. It was sold in 1923 to Ellis Baron, local rancher and changed hands several times in the 1920s. The property was also owned by William Dolan, who pastured his dairy cattle on the vacant land in the hillside. The property was sold to Emil and Edward Anderson in 1931 and added to their adjoining Sweetwater Manor subdivision property. According to Dorothy Becker, no houses stood on the land prior to the Anderson ownership and Anderson moved a number of houses onto the land, presumably this house was one of them. Current residents state that the house is very old and the previous owners used to raise rabbits, a common occurrence in this rural area.

21. Sources
 San Diego County Recorders office and Assessors office
 Dorothy Becker, interview.
 22. Applicable National Register Criteria n/a
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 25. Survey Type comprehensive
 26. Survey Name Sweetwater Historic Resources Inventory
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization 5700 Baltimore Drive, #6
 Address La Mesa CA 92042
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Mary Gordon Volkmann Residence
 2. Common or Current Name Marian and Richard Wilson Residence
 3. Number & Street 3925 Tim Street Cross-Corridor _____
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613500 B _____ C _____ D _____
 E498220
 5. Quad Map No. _____ Parcel No. 593-072-10 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This Monterey style residence, the second built in the Bonita Hills subdivision, rests amidst a variety of mature trees planted in the late 1920s by developer Albert G. Wheeler. The home included a stable-like garage connected by a wing which was originally utilized as servant's quarters. The patio area was so arranged that it was bathed in sun from morning to night. Three murals, painted by Miss Volkmann, depicting early California life, adorn walls of the facade. The house contains original wood casement windows throughout as well as the original wood entry door. Originally located on Acacia Avenue, the street was so named because of the more than 800 Acacia trees planted alongside it in 1929 by Wheeler.

8. Alterations & Date kitchen/family room extension: 1950s
 9. Related Features on Property gardens



10. Planning Agency
County of San Diego
 11. Owner & Address
David & Marilyn Michelson
3925 Tim Street
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use residential
 14. Zoning RR1
 15. Threats none

HISTORICAL INFORMATION
 16. Construction Date(s) 1930 F Original Location same Date Moved _____
 17. Architect Robert W. Snyder Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family Property; 26 Mural and Landscape

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residence Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Artist Mary Gordon Volkmann employed local architect, Robert W. Snyder, a designer of the Fine Arts Gallery in Balboa Park, to plan her home in Bonita Hills in 1930. Volkmann, who painted murals on the exterior of her residence, was known in San Diego for her oil paintings and also as a patron of the Fine Arts Gallery. Miss Volkmann, who attended Vassar College, served also as secretary of the Sweetwater Women's Club. In 1943, Robert S. Frazee, founder of the local Frazee Paint Company, and his wife, Jean, purchased this home. Attorney Keith Atherton and his wife, Lucille, lived here from 1945 until 1946. From 1946 until 1954, Dorothy Morrison Frazier resided here. In 1954, Richard and Marian Wilson purchased this property and made this their home until 1990. Mrs. Wilson, a daughter of the Brown Family which ran the Few Acres Dairy in Bonita from 1922 to 1943, has been a long time resident of Bonita. Mr. Wilson, associated with the Wilson's Ice Cream Company in Chula Vista, also received the exclusive food concession for Rohr Aircraft in Chula Vista during WWII. Later, Wilson, along with Bonita resident, Gordon Pettit, acquired a sufficient amount of land parcels in the valley to create the Bonita Valley Country Club and golf course in 1962. In 1965, this site was sold to the City of Chula Vista. In 1990, David and Marilyn Michelson, owners of the popular local Jake's Restaurants, purchased this property for their home. // San Diego County Records office and Assessors office: Mary

Volkmann interview; SD Union, 3/9/1930, Dev 3;6/16/1940, 7C. M/M Michelson, interview; M/M Wilson, interview; Directory of San Diego Architects, 1868-1939

Applicable National Register Criteria 3S
 23. Other Recognition none
 State Landmark No. (if applicable) n/a
 24. Evaluator Carrico/Crawford/Flanigan
 Date of Evaluation September 1990
 comprehensive
 25. Survey Type Sweetwater Historic Resources Inventory
 26. Survey Name _____
 27. Year Form Prepared 1990
 By (Name) Carrico/Crawford/Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name None
 2. Common or Current Name None
 3. Number & Street 8 Vista Drive Cross-Corridor _____
 City Chula Vista Vicinity Only _____ ZIP 92010 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3611740 B _____ C _____ D _____
 E494200
 5. Quad Map No. _____ Parcel No. 570-140-39 Other _____

DESCRIPTION

6. Property Category Structure If District, Number of Documented Resources _____
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The stable is constructed of vertical wooden boards with a shed roof and contains six stalls. The roof area near the stalls is supported by Y brackets. The roof is composition shingles and a double door side opening is present on the north side. The stable is located in a large field in a low area behind the house. The area is residential but with a rural flavor. Large lots, mature and varied vegetation, and numerous buildings associated with the early farming activities of the area are scattered throughout the general neighborhood.

8. Alterations & Date unknown
 9. Related Features on Property none



10. Planning Agency County of San Diego
 11. Owner & Address Elvin & Elsie Johnson
8 Vista Drive
Chula Vista CA 92010
 12. Type of Ownership private
 13. Present Use residential/
vacant
 14. Zoning RR1
 15. Threats deterioration

SA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) unknown Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 04 stable

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Bonita/Chula Vista
 Period 1870s-1940 Property Type residential/rural Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This property was owned by Edward and Nannie Anderson in 1938. It is possible that the stable was constructed in conjunction with his various building and property speculation activities.

21. Sources
 San Diego County Records office and
 Assessors office

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

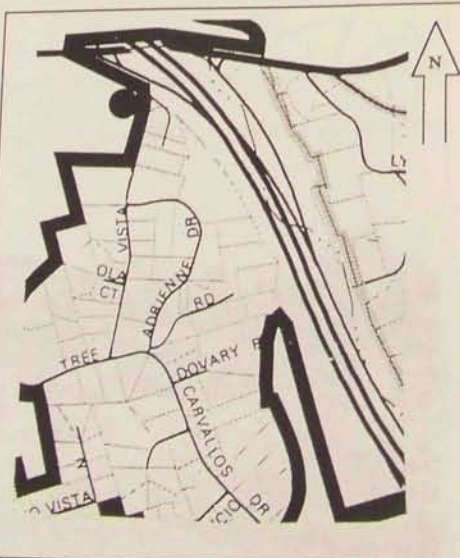
By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 3700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

62

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Sweetwater Fruit Company Packing House
 2. Common or Current Name deFere Rental
 3. Number & Street _____ Cross-Corridor Vista San Miguel & Grevillea Way
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3612940 B _____ C _____ D _____
 E496540
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This one story Craftsman style board and batten/clapboard/shiplap cottage features casement windows and moderately steeped gabled roof. Located amidst mature trees dating from the time of the Cooper Bonita Ranch in the 1880s, this site became part of the Sweetwater Fruit Company land in 1894. The approach from Bonita Road is accessed through a walnut tree lined drive. The area is known as Los Arbolitos and currently is comprised of approximately 3 1/2 acres. The setting is rural and peaceful as one winds up the canyon valley. Other homes in the area are newer and very exclusive. Visibility between houses is minimal.

8. Alterations & Date converted to residence: 1940s

9. Related Features on Property ancillary building



10. Planning Agency County of San Diego
 11. Owner & Address Andree deFere
4096 Old Orchard Lane
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use commercial/
residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION
 16. Construction Date(s) 1907 A Original Location adjacent to R.C. Allen house Date Moved 1954
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 04 Ancillary Building; 08 Industrial Building; 33 Farm/Ranch

SIGNIFICANCE AND EVALUATION
 19. Context for Evaluation: Theme Citrus Industry Area Sweetwater Valley
 Period 1870s-1950s Property Type packing house Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

According to the current owner, Mrs. deFere, this structure was originally constructed as a packing house for the Sweetwater Fruit Company on the present location of her residence at 4096 Old Orchard Lane. Prior to moving it down the hill in 1954, this building was remodelled and served as a caretaker's cottage. From 1954 until 1979, Mrs. deFere's parents, Mr. and Mrs. Lucien LeBreton, resided here. Since that time, Mrs. deFere's granddaughter, Rosemary Howse, has been the occupant.

21. Sources
 San Diego County Records office and
 Assessors office
 Andree deFere, interview

22. Applicable National Register Criteria n/a
 23. Other Recognition none

State Landmark No. (if applicable) n/a

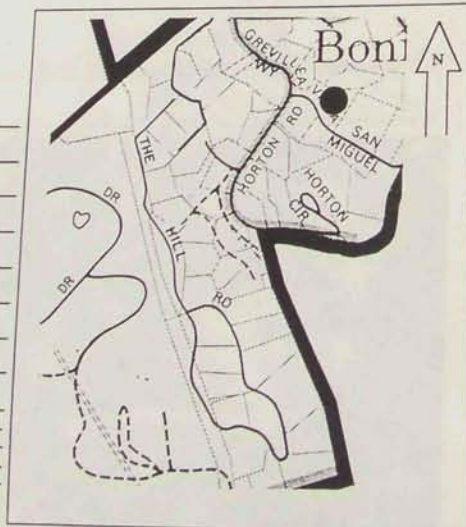
24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
 comprehensive

25. Survey Type Sweetwater Historic Resources Inventory
 26. Survey Name

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan
 Organization
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



State of California—The Resources Commission
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name E.W. and Bertha Davis Residence
 2. Common or Current Name Campbell Rental
 3. Number & Street 3615 Willow Road Cross-Corridor
 City Bonita Vicinity Only ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613570 B C D
 E496020
 5. Quad Map No. Parcel No. 591-220-14 Other

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This charming Craftsman style home is located on a large rural lot overlooking the Sweetwater Valley. The asymmetrical house features a composition cross gable roof, a porch with front gable roof, a brick fireplace, numerous cross pane double hung windows for ventilation and a superb view of the valley and is constructed of horizontal redwood siding. Wide overhang eaves with decorative beams provide an additional Craftsman era touch to the building.

8. Alterations & Date unknown

9. Related Features on Property garage



10. Planning Agency
County of San Diego
 11. Owner & Address
Eddyth M. Campbell
3600 Willow Road
Bonita CA 92002
 12. Type of Ownership private
 13. Present Use commercial/
residential
 14. Zoning RR1
 15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1921 A Original Location same Date Moved _____
 17. Architect unknown Builder unknown
 18. Historic Attributes (with Number from List) 02 Single Family property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential Architecture Area Bonita
 Period 1900-1940 Property Type residence Context Formally Developed? no

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

E.W. and Bertha Davis most likely erected this building for their home in 1921. In 1925, Charles H. and Nellie Forceland purchased this residence and after two years sold it to Catherine Carpenter. Miss Carpenter willed this property to the Episcopal Church in National City upon her death in 1943. That year Michael and Ruth Haubert purchased the house at an auction held by the church. Ruth Haubert, an early Bonita resident and past president of the Sweetwater Woman's Club, and her husband resided here until 1970, when the house was sold to its present owner, Eddyth Campbell, for use as a rental.

21. Sources

San Diego County Records office and Assessors Office
 Eddyth Campbell, interview.
 Ruth Haubert, interview.

22. Applicable National Register Criteria n/a

23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford/Flanigan

Organization _____

Address 5700 Baltimore Drive, #6

City & ZIP La Mesa CA 92042

Phone (619) 464-5720



State of California—The Resources Commission DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Willow Street Bridge Serial No. _____
 2. Common or Current Name Same National Register Status 551
 3. Number & Street Willow Street Cross-Corridor Bet. Sweetwater Rd & Bonita Rd
 City Bonita Vicinity Only _____ ZIP 92002 County (3-Letter Designator) SDI
 4. UTM Zone 11 A N3613400 B N3613200 C _____ D _____
 E496000 E496220
 5. Quad Map No. _____ Parcel No. _____ Other _____

DESCRIPTION

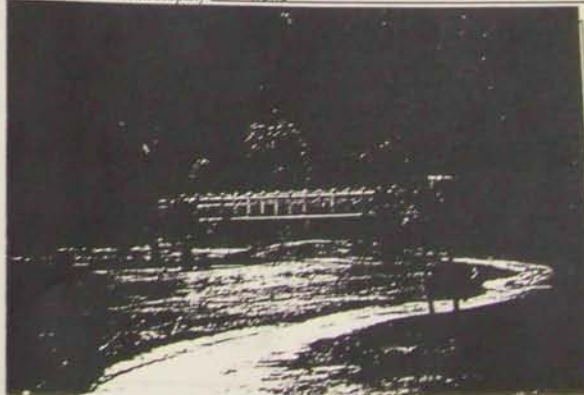
6. Property Category Structure If District, Number of Documented Resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

The bridge is a concrete structure 30 feet wide and approximately 610 feet long. It crosses the Sweetwater River drainage that is primarily landscaped as a golf course. Native vegetation includes willow, from where the road gets its name, scrub oak and sycamore.

8. Alterations & Date last reconstruction was in 1940s

9. Related Features on Property none



10. Planning Agency

County of San Diego

11. Owner & Address

unknown

12. Type of Ownership public

13. Present Use public

/commercial

14. Zoning unknown

15. Threats none

CA 94296-0001

HISTORICAL INFORMATION

16. Construction Date(s) 1940 F Original Location same Date Moved _____
 17. Architect unknown Builder Oberg Brothers
 18. Historic Attributes (with Number from List) 19 Bridge

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Rural Community Development Area Sweetwater Valley
 Period 1870s-1940 Property Type public Context Formally Developed? no
 20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Historically, there has been a bridge at this place along the Sweetwater River since at least the 1890s. It appears on early maps of Bonita. The two major floods of 1916 and 1926 took their toll on all structures and buildings along the drainage.

In 1940 the County supervisors solicited bids for the proposed concrete bridge. Oberg brothers of Los Angeles came in with the lowest cost of \$34,307.50.

21. Sources

SD Union, 5/9/1940; 5/14/1940; 5/25/1940;
and 5/28/1940. SD Tribune, 5/25/1940.

22. Applicable National Register Criteria n/a
 23. Other Recognition none

State Landmark No. (if applicable) n/a

24. Evaluator Carrico/Crawford/Flanigan

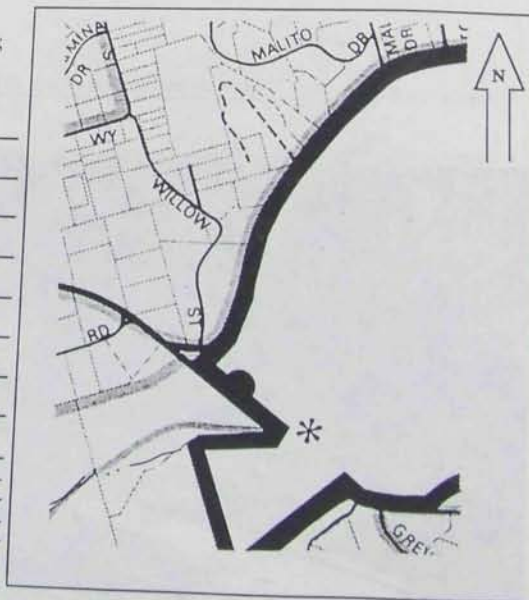
Date of Evaluation September 1990
comprehensive

25. Survey Type Sweetwater Historic Resources Inventory

26. Survey Name _____

27. Year Form Prepared 1990

By (Name) Carrico/Crawford /Flanigan
 Organization _____
 Address 5700 Baltimore Drive, #6
 City & ZIP La Mesa CA 92042
 Phone (619) 464-0720



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_____, 7/30/1920, p. 7.

_____, 8/13/1920, p. 7.

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