

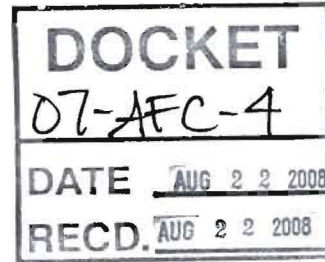


CH2MHILL

CH2M HILL
2485 Natomas Park Drive
Suite 600
Sacramento, CA 95833
Tel 916.920.0300
Fax 916.920.8463

August 22, 2008

360346



Mr. Christopher Meyer, Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814-5512

Subject: Chula Vista Energy Upgrade Project (07-AFC-4)
Form DPR-523 for the Lorenzo Anderson House and
Finding of Effect, Lorenzo Anderson House

Dear Mr. Meyer:

Attached please find one original and 12 copies of MMC Energy, Inc.'s: (1) Form DPR-523 and (2) Finding of Effect for the Lorenzo Anderson House, for the Chula Vista Energy Upgrade Project (07-AFC-04).

If you have any questions about this matter, please contact me at (916) 286-0278 or Sarah Madams at (916) 286-0249.

Sincerely,

CH2M HILL



Douglas M. Dary, Ph.D.
AFC Project Manager

Attachment

cc: S. Madams

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: Lorenzo Anderson House

P1. Other Identifier: Chula Vista Historic Site #68

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** Imperial Beach, CA

Date: 1996 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3487 Main Street

City: Chula Vista

Zip: 91911

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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

Assessor parcel number: 629-062-0300

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) According to the application for historic designation, only the house is eligible for listing on the Chula Vista List of Historic Sites. Existing auxiliary buildings are not considered eligible or contributing to the historical significance of the house and are not described in this document.

The Lorenzo Anderson house is one-and-a-half to two stories in height, with clapboard siding and a variety of window styles. The primary façade faces north towards a long palm-lined driveway connecting the property to Main Street. The primary façade represents the oldest portion of the house and has a steeply pitched, side gable roof with flared eaves over the front porch, clad in composition shingle. It has a raised foundation, which was built of redwood and cement piling, according to the Historic Designation Application. The foundation is clad in wood, molded to mimic rusticated stone. The entrance on the first story, west side, is recessed and sheltered by a half porch. A bay window occupies the area to the left of the porch, with Queen Anne style windows: double-hung wood sash with a single sash topped by a large pane surrounded by smaller panes. A second story bay window above it with large single pane windows is not original; it may have been an open porch that was enclosed at an unknown time or a dormer similar to that on the west side of the roof slope. A dormer is situated on the west side of the roof slope with two multi-pane windows. The gable ends display plain wood shingles. There is a brick chimney protruding through the eaves of the west gable. See Continuation Sheet, page 3.

***P3b. Resource Attributes:** (List attributes and codes) HP2.Single Family Property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) July 18, 2008. Looking southeast at the primary (north) and secondary (west) facades.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1890, according to the City of Chula Vista

***P7. Owner and Address:**

Lorenzo Anderson, 2348 Poipu Way, San Diego, CA, 92154

***P8. Recorded by:** (Name, affiliation, and address)

Jessica B. Feldman, CH2M HILL
1815 Morton Avenue, Los Angeles, CA 90026

***P9. Date Recorded:** July 18, 2008

***P10. Survey Type:** (Describe)

Reconnaissance survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Application for

Certification for the Chula Vista Energy Upgrade Project, filed 08/10/2007.

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

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Lorenzo Anderson House

B1. Historic Name:

B2. Common Name: Anderson House

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and date of alterations)

The actual date of construction is unknown, although the City of Chula Vista estimates it was constructed circa 1890. This is based on an existing photograph of the house, dated 1891, when it was referred to as Mr. Isaac Smith's residence. The application for historic designation, prepared by the owner on 1/10/05, indicates that the house was built around 1888.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

There is a garage with an attached shed (Shed #1), built post 1953, to the east of the house and second shed (Shed #2), circa 1940s, directly southeast of the house. A dairy barn and packing shed, associated with the house and the related farm and orchard, were removed sometime in the 1950s or 1960s.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Lorenzo Anderson, Local Architecture

Area: Otay, Chula Vista

Period of Significance: circa 1890 - 1945

Property Type: Residential

Applicable Criteria: 2, 3

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

The Council Agenda Statement (05/24/05), which recommended that the Lorenzo Anderson House at 3487 Main Street be included in the Chula Vista List of Historic Sites, provided the following statement of significance: This home, though modified, is significant as one of the last remaining orchard homes in Chula Vista. It is also significant for its relationship to a significant figure (Lorenzo Anderson) in the Chula Vista Community.

California Register of Historical Resources (CRHR) Criterion 2 requires that a building be associated with the lives of persons important to local, California or national history. Lorenzo Anderson was honored posthumously in 1986 by the City of Chula Vista in appreciation for the many contributions he made to the community during his life including his work as a landscape gardener in the development of local housing and commercial subdivisions, his work with the Department of County Highways which patterned many of the county's scenic back country roads, his membership in various local social clubs and organizations, and his home in the Otay Valley. These accomplishments occurred while Mr. Anderson owned and occupied the house at 3487 Main Street. The City prepared a proclamation on 08/26/1986 to the effect that they expressed deep appreciation for Mr. Anderson's unselfish contributions. Accordingly, the Lorenzo Anderson House appears to be eligible for the CRHR under Criterion 2. See Continuation Sheet, page 3.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Chula Vista Historic Designation Application, Anderson House

Roseman, Frank M. and Watry, Peter J., Jr. Chula Vista

Webster, Karna. Chula Vista Heritage

Pryde, Philip R. San Diego, An Introduction to the Region

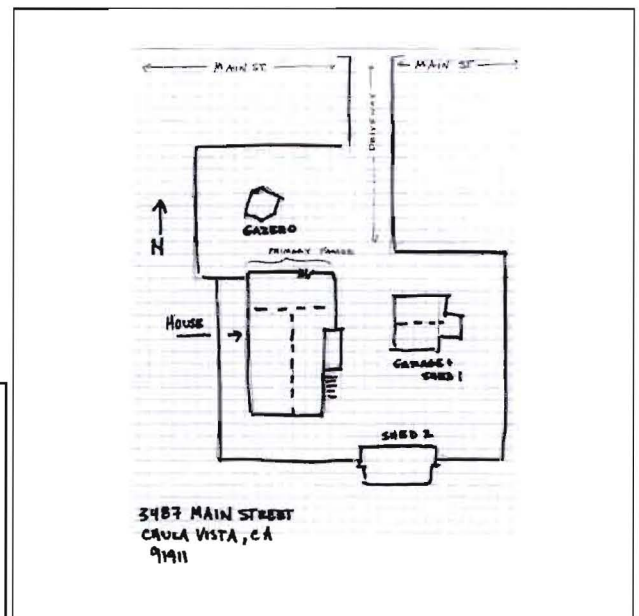
B13. Remarks:

*B14. Evaluator:

Jessica B. Feldman

*Date of Evaluation: July 31, 2008

(This space reserved for official comments.)



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

Primary #
HRI#
Trinomial

Page 3 of 6

*Resource Name or # (Assigned by recorder) Lorenzo Anderson House

*Recorded by: Jessica B. Feldman

*Date: July 31, 2008 ☒ Continuation ☐ Update

Continuation from Page 1

***P3a. Description:**

The secondary facades on the east, south and west sides are clad in shiplap siding. Window styles and types include one-over-one, double hung wood sash, fixed multi-pane, wood sash and modern vinyl sliding and double-hung sash with false mullions and muntins. On the east façade is a secondary entrance, accessed by stairs originating at the southeast corner. This entrance leads directly into the kitchen area. Just north of the stairs is the kitchen extension, a shed that is attached to the foundation, and was constructed post-1939 as a laundry facility. This appears to be constructed of brick.

Continuation from Page 2:

***B10. Significance:**

Under CRHR Criterion 3, a building must embody the distinctive characteristics of a type, period, region or method of construction or represent the work of a master or possess high artistic value. Although no building permit was located, the house is considered a late 19th century building, based on existing plat maps, photographs and information passed down through subsequent owners. The original owner may have been Isaac Smith, based on an 1891 photograph referenced in the application for historic designation; however it is not clear if Mr. Smith built the house. It is considered one of the oldest buildings in the community, having survived the devastating 1916 flood of the Otay River, which decimated the Otay Valley community. It is one of the few remaining local examples of an "Orchard House," a term used by the authors to categorize residential buildings associated with farms and orchards in the Chula Vista/Otay Valley. The house was originally on a dairy farm; when Mr. Anderson acquired the property, he planted a lemon grove with 250 trees, as well as a field of vegetables that was cultivated for both the family and the market. The property had several associated buildings, such as a dairy barn and packing shed. The fields, lemon trees and associated farm buildings are gone. The house itself has gone through different stages of alteration and expansion, although the owners have been attempting to restore various interior and exterior elements to the historic period. The property was designated Chula Vista Historic Site #68 in 2005. In the application to the City of Chula Vista for historic designation, the authors note that only the house is eligible for designation and not the entire parcel. Because it is considered significant by the City of Chula Vista as a type of architecture (Orchard House) specific to the area, and as an example of that style within the local context, it appears eligible for the CRHR under Criterion 3.

No known events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States are associated with this house. Therefore, it does not appear eligible for the CRHR under Criterion 1.

*Recorded by: Jessica B. Feldman

*Date: July 31, 2008 ☒ Continuation ☐ Update



Lorenzo Anderson House, Chula Vista, CA. View of the east side looking west/ northwest, July 18, 2008.



Lorenzo Anderson House, Chula Vista, CA. View of the southeast corner, July 18, 2008.

*Recorded by: Jessica B. Feldman

*Date: July 31, 2008 ☒ Continuation ☐ Update



Lorenzo Anderson House, Chula Vista, CA. View of the west side and portion of the rear façade, looking northeast, July 18, 2008.



Lorenzo Anderson House, Chula Vista, CA. View of the front façade, looking southwest, July 18, 2008.

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

Primary #

HRI#

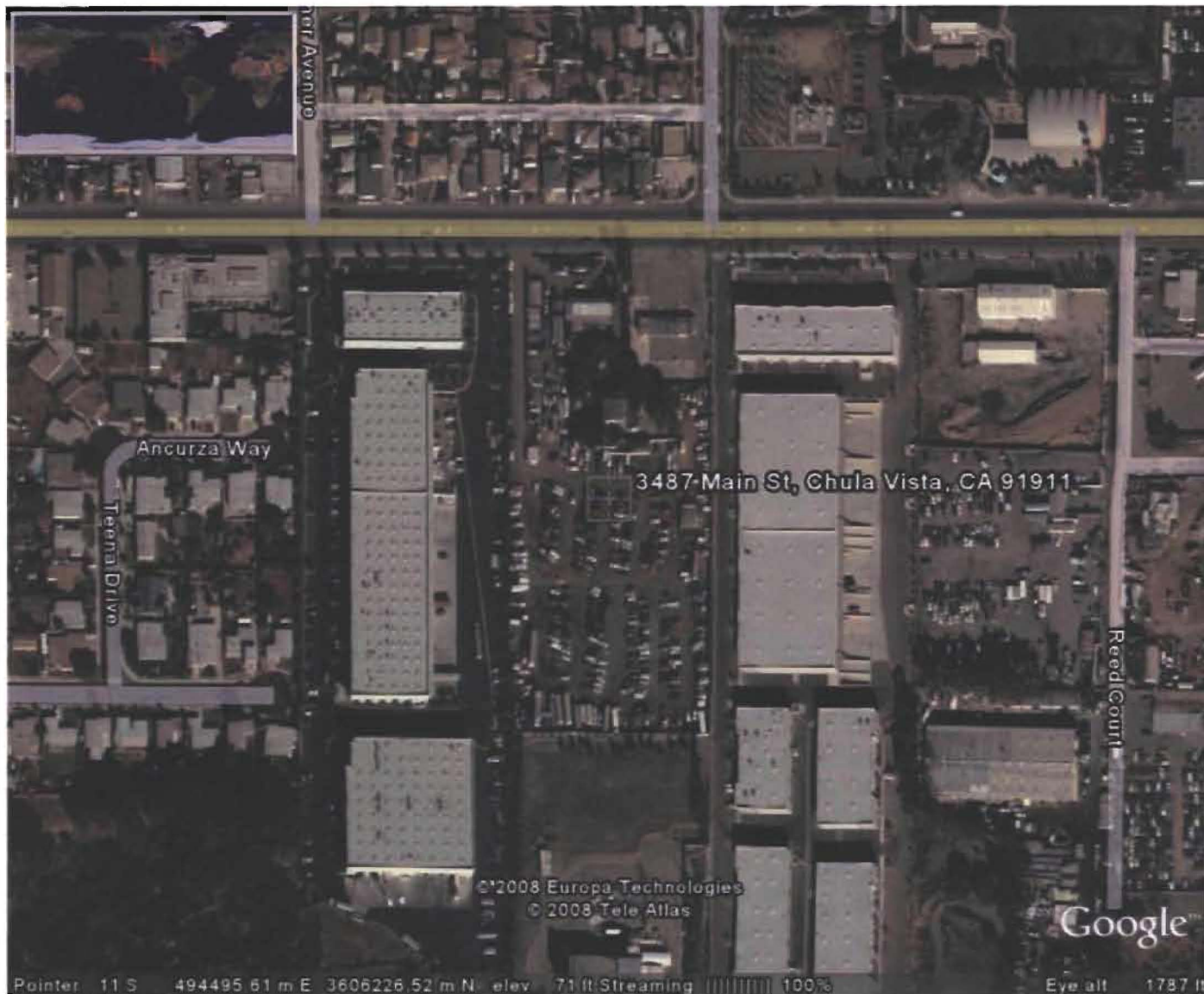
Trinomial

Page 6 of 6

*Resource Name or # (Assigned by recorder) Lorenze Anderson House

*Recorded by: Jessica B. Feldman

*Date: July 31, 2008 ☒ Continuation ☐ Update



Google Earth image of Lorenzo Anderson House, 3487 Main Street, Chula Vista, Ca, 91911. Obtained August 1, 2008.

Finding of Effect, Lorenzo Anderson House Chula Vista Energy Upgrade Project (07-AFC-4)

PREPARED FOR: Doug Davy, AFC Project Manager
PREPARED BY: Jessica B. Feldman, Architectural Historian
DATE: August 12, 2008

The Lorenzo Anderson House

The Lorenzo Anderson House, located at 3487 Main Street in Chula Vista, San Diego County, is included on the City of Chula Vista List of Historic Sites. The Chula Vista City Council established that the house is considered historically significant as one of the last remaining orchard homes in the city and because it is associated with Lorenzo Anderson, who is considered a significant person in the community (City Council Agenda Statement, May 24, 2005). Mr. Anderson was honored posthumously by the City on August 26, 1986 for his many unselfish contributions to the community. The Folk Victorian-Orchard House style, as stated in the City Council Agenda Statement, is defined by a simple form, varying degrees of ornate detailing, gabled roofs and a lack of textured and varied wall surfaces. As the house has gone through periods of alterations and modifications, it also shows evidence of the Queen Anne (multi-pane sash and the bay window) and Dutch Colonial (flared eaves and the shed dormer) styles.

Because the Lorenzo Anderson House is listed in a local register of historical resources, as defined by PRC 5020.1(k), it is considered historically or culturally significant, and therefore, a "historical resource" for the purposes of the California Environmental Quality Act (CEQA). Furthermore, the house is eligible for the California Register of Historical Resources (CRHR) under Criteria 2 and Criterion 3, based on the supporting documentation for the May 24, 2005 resolution. The Lorenzo Anderson House is eligible for listing in the CRHR at the local level of significance because it is associated with a person considered significant to the community of Chula Vista. Not only is it one of the oldest homes in the community, it is also considered one of the few remaining local examples of a Folk Victorian - Orchard House. Only the house is considered eligible for the CRHR and not the property as a whole, however, as the property and its setting have been considerably altered. The property is currently surrounded by automobile salvage yards, large warehouses/office buildings, and a power plant and its surroundings therefore no longer convey a sense of time and place that is associated with the property's use or period of significance (1890-1945).

Project Description

The house is sited on a parcel adjacent to the north side of the proposed Chula Vista Energy Upgrade Project (CVEUP). The CVEUP project will remove the existing Chula Vista Power Plant, which was constructed in 2000, as well as the associated pollution control equipment, which are located on the southern portion of the parcel. A new plant will be constructed on

Construction Impacts

The house is surrounded by industrial and commercial properties, including the existing power plant. The setting, which does not contribute to the historical significance of the house, is substantially compromised and does not convey a sense of historical time and place. Noise, light and glare impacts have long been present, are not anticipated to increase, and were taken into account when the house was included on the Chula Vista List of Historic Sites in 2005. This was noted in the 2005 City Council Agenda Statement that designated the Lorenzo Anderson House as Historic Site #68. That document states:

... the character of the surrounding area has significantly changed since the establishment of the house on the site. The original orchard/farm setting has been altered as the house now shares the parcel with several light industrial/commercial uses including a car wash and towing company.

In addition, the house is surrounded by mature landscaping around the east, west and north sides of the property, and is set back from Main Street. The property is thus somewhat insulated from general vehicle noise from Main Street and the adjacent parcels due to the many trees and shrubs that line the edges of the property.

Construction of the new power plant will cause some noise, glare and possibly dust, but mitigation measures will be in place to control these impacts, which are of a temporary nature. As with the demolition of the existing power plant, these are impacts to the property's setting, which is lacking in historical integrity. It is not anticipated that the proposed construction will have any impacts to the Lorenzo Anderson House itself, as no physical characteristics of the house which convey its historical significance will be materially altered.

Operation Impacts

There has been an operating power plant on the parcel adjacent to the Lorenzo Anderson House since 2000. In addition, the house is surrounded by light industrial and commercial properties, including the existing power plant. The house is surrounded by mature landscaping around the east, west and north sides of the property, and is set back from Main Street, a busy four-lane thoroughfare. The property is somewhat insulated from general vehicle noise from Main Street and the adjacent parcels due to the many trees and shrubs that line the margins of the property.

Under the proposed project plan, the power plant on the adjacent site will be physically nearer to the Lorenzo Anderson House than it is currently. In addition, the new plant will include two exhaust stacks that will rise above the tree line and the existing shed at the south end of the property, behind the house. Because the setting is not considered an important aspect of the significance of the house, the introduction of these stacks will not materially alter the characteristics that account for its inclusion in the local register.

The house is eligible for its association with an important local person, which will not change due to the operation of the power plant, and because it is an example of the locally significant style of architecture. During operation of the power plant, the house will still maintain those physical characteristics that connect it to Lorenzo Anderson and that qualify it to be an example of the local Folk Victorian-Orchard House style.

BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT COMMISSION OF THE
STATE OF CALIFORNIA

Application for Certification for the
CHULA VISTA ENERGY
UPGRADE PROJECT

Docket No. 07-AFC-4

PROOF OF SERVICE
(Revised 07/14/08)

INSTRUCTIONS: All parties shall 1) send an original signed document plus 12 copies OR 2) mail one original signed copy AND e-mail the document to the web address below, AND 3) all parties shall also send a printed OR electronic copy of the documents that shall include a proof of service declaration to each of the individuals on the proof of service:

CALIFORNIA ENERGY COMMISSION
Attn: Docket No. 06-AFC-07
1516 Ninth Street, MS-4
Sacramento, CA 95814-5512
docket@energy.state.ca.us

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Gloria Smith

Suma Peesapati

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*** City of Chula Vista, California**

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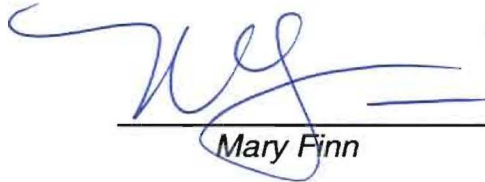
DECLARATION OF SERVICE

I, Mary Finn, declare that on August 22, 2008, I deposited the required copies of the attached DPR-523 for the Lorenzo Anderson House, Chula Vista and Finding of Effect, Lorenzo Anderson House, Chula Vista in the United States mail at Sacramento, California with first-class postage thereon fully prepaid and addressed to those identified on the Proof of Service list above. I declare under penalty of perjury that the foregoing is true and correct.

OR

Transmission via electronic mail was consistent with the requirements of California Code of Regulations, title 20, sections 1209, 1209.5, and 1210. All electronic copies were sent to all those identified on the Proof of Service list above.

I declare under penalty of perjury that the foregoing is true and correct.



Mary Finn