

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

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*Resource Name or #: 2317 Old Foothill Drive, Vista, CA 92084

P1. Other Identifier: 2317 Foothill Drive, Vista, CA 92084

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 Location:** Not for Publication Unrestricted

***a. County:** San Diego

***b. USGS 7.5' Quad:** San Marcos

Date: 2015 T11S R3W of Sec 21; M.D. B.M. San Bernardino

c. Address: 2317 Old Foothill Drive

City: Vista

Zip: 92084

d. Latitude/Longitude Coordinates (enter coordinates to 6 decimal places); Datum if other than WGS84: _____

Latitude: 33.204290 Longitude: -117.204300

e. Other Locational Data: Legal Description: APN: 178-130-94-00; Parcel C, in the City of Vista, County of San Diego, State of California, According to Parcel Map thereof No. 20585, Recorded October 8, 2008 as Document No. 2008-0529337, Office of the County Recorder.

***P3a. Description:**

2317 Old Foothill Drive is a multi-story modern adobe residence over basement built in a vernacular version of the Spanish Colonial Revival style in 1933-34 by builder, John E. Deardorff. The 1.61 acre lot is located on the northeast corner of Old Foothill Drive, Foothill Drive, and San Clemente Avenue in Vista, San Diego County, California. The house, set back approximately 30 feet from Old Foothill Drive, is designed in a modified T-plan with a symmetrical main entrance located at the east elevation. The front portion of the house is one-and-one-half-stories with a primary roof consisting of a low-pitched front gable-end with terra cotta tiles and three ventilation *canales* and a one-story terra cotta tiled shed roof porch. The north elevation holds an exterior dominant chimney placed on the side-gable tiled roof. The rear portion of the house is two stories with a side-gable roof finished with terra cotta tiles and ventilation *canales* at the gable ends. The overall exterior finish is smooth textured stucco over adobe brick manufactured on site in 1933-34. (Continued on page 3)

***P3b. Resource Attributes:** HP15. Educational Building (Museum); Cont'd B.11

***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:

East (front) Elevation; ¾ view facing NW, Mar-2016

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

1933-34; On-site stamp "1933"

***P7. Owner and Address:**

City of Vista
200 Civic Center Drive
Vista, CA 92084

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

Vonn Marie May & Nicole J. Purvis
1941 Fairlee Drive
Encinitas, CA 92024

***P9. Date Recorded:** July 12, 2016

***P10. Survey Type:** (Describe)
California Register Nomination

***P11. Report Citation:** Vonn Marie May & Nicole J. Purvis, 2016, *Rancho Minerva, 2317 Old Foothill Drive, Vista, CA 92084, California Register of Historical Resources Nomination*, Prepared for Vista Historical Society & Museum.

***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) Supplemental Information

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #:** 2317 Old Foothill Drive, Vista, CA 92084

- B1. Historic Name: Rancho Minerva
- B2. Common Name: Vista Historical Society & Museum
- B3. Original Use: Single Family Residence
- B4. Present Use: Historical Society & Museum

***B5. Architectural Style:** Modern Adobe—Spanish Colonial Revival

***B6. Construction History:**

John E. Deardorff built the adobe residence and detached adobe garage in 1933-34 using his patented adobe wall construction system.¹ Shortly thereafter, in the early 1940s, members of the family constructed a tiered flower planter and fountain between the house and garage. Circa 1950, a 50 square foot one-story addition was erected at the southwest corner of the house to accommodate a new kitchen. The original kitchen, located on the northwest corner of the house, was converted into a TV room. In 2010, the original detached adobe guest room was adapted into visitor restrooms, an ADA ramp was added to the north side of the house, and an approximately 1,440 square feet research center was added to the rear west end of the property. Ancillary structures and hardscape features were also added to the property in 2010, and include a trash receptacle enclosure at the west end of the driveway, a contemporary wood pergola and a concrete walkway on the north side of the house, a patio on the west side of the house, and an asphalt driveway and parking area on the south side of the house.

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

***B8. Related Features:** Adobe garage; adobe guest room (visitor restrooms); flower planter and fountain.

B9a. Architect: none

b. Builder: John E. Deardorff

***B10. Significance: Theme:** Greek American Experience; Agricultural Development; Architecture **Area:** Vista, CA

Period of Significance: 1918-1956

Property Type: Residential

Applicable Criteria: Cal Reg. 1 & 3

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

2317 Old Foothill Drive is a locally significant historical resource under the contextual overview of the local Greek American experience and Vista's agricultural development history. The property is eligible under Criterion 1 for its association with events that have made a significant contribution to the broad patterns of local history, and Criterion 3 as a resource that embodies the distinctive characteristics of a type and method of adobe construction. The period of significance begins in 1918 when Nick and Bessie Huntalas permanently moved to Vista, California and began farming land under the auspice of the Greek American Land & Investment Company, and ends in 1956 when the Huntalases officially register the name "Rancho Minerva" with the California Secretary of State, thereby marking their legacy.

(Cont'd page 4)

B11. Additional Resource Attributes: HP36. Ethnic Minority Property (Greek); HP44. Adobe Building/Structure

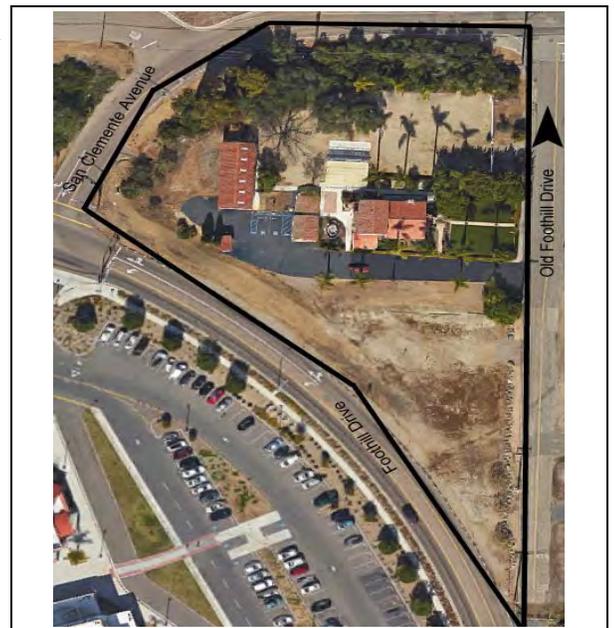
***B12. References:** Huntalas, Ted. *The History of Rancho Minerva 1911-2007*. Vista, California: Blub, 2007; Vista Press. Various Articles, 1926-1954; San Diego County Directories.

B13. Remarks: Previously surveyed in Marben-Laird Associates, Historic Resource Survey Vista, California, 1987 (V-04).

***B14. Evaluator:** Vonn Marie May & Nicole J. Purvis

***Date of Evaluation:** May 2016

(This space reserved for official comments.)



CONTINUATION SHEET

*Resource Name or #: 2317 Old Foothill Drive, Vista, CA 92084

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update***P3a. Description: (Continued from page 1)****East (Main) Elevation**

The east (front) elevation is symmetrical with a centralized one-story front entry porch. The porch has a low-pitched shed roof covered in terra cotta tiles and features a broad segmental arched opening that provides access to the original wood plank front door. Both north and south walls of the porch flank the entry with smaller arched openings. Two sets of tripartite windows on the front elevation are set within broad segmental arched openings and have low-lying non-decorative metal railing. These focal windows consist of multi-light wood casements around a central fixed eight-over-one window. A central concrete walkway from Old Foothill Drive leads to two painted and scored concrete porch steps. A stepping stone path traverses the front of the house and accesses the building's north side as well as the northern portion of the property. The front garden retains historic rows of graceful queen palms, *syagrus romanzoffiana*, a native of South America. Expansive turf panels and property hedges continue the historic formality of the front landscape.

South Elevation

The south elevation of the house is located adjacent to an asphalt driveway and visitor parking area. The one-story front portion of the house has an asymmetrical façade with two recessed six-over-one double hung wood sash windows, one three-over-one casement window, and a basement hopper window. Circa 1950, the original kitchen located at the northwest corner was adapted into a TV room, and an approximately 50 square foot addition was constructed at the southwest corner of the house to accommodate a new kitchen. The one-story wood framed addition features a low-pitched shed roof covered in terra cotta tiles. A shallow wood framed bay window with non-decorative wood brackets is included on the addition's south elevation. The exposed two-story portion of the adobe residence features a six-over-one wood sash double hung window on the southeast section and a one-over-one wood sash double hung window on the southwest section of the façade.

North Elevation

The front portion of the north elevation features a stucco-clad exterior dominant chimney. The chimney is flanked by six-over-one wood sash double hung windows on each side. A secondary entrance comprised of a multi-light door and sidelights are set within a broad segmental arched doorway accessed by three curved concrete steps. In 2010, an ADA ramp was constructed over the steps, spanning along the north façade in an east-west orientation. The second-story portion of the house has an asymmetrical fenestration featuring a set of segmental arched French doors with metal balconet set within a broad segmental arched opening. Slightly off-centered and below the French doors, is a pair of small six-over-one wood sash double hung windows. At ground level at the northwest section of the façade is a basement hopper window.

West (rear) Elevation

The west elevation is asymmetrical and two-story in form with a projecting central section of the façade. Circa 1950, a one-story addition, approximately 50 square feet, was constructed on the southwest corner of the house. On the northwest section of the façade is a one-story shed roof porch. The second story portion of the west elevation features various sized six-over-one double hung wood sash windows. Fenestration on the first level on the northwest section includes a utilitarian wood door with quarter-light and a six-over-one double hung window. The porch is accessed by three curved concrete steps that lead to the scored concrete landing with non-decorative metal handrails.

The central projecting section of the façade consists of a wood utility door that accesses the basement and one fixed wood sash window. Early and contemporary utility boxes and meters are located between the door and window. A set of three sliding wood sash windows comprised of single lights is located on the southwest corner of the two-story portion of the façade. At this corner junction, is the north wall of the circa 1950 one-story addition, which is

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*Date: July 12, 2016 Continuation Update

***P3a. Description — Continued**

covered by a terra cotta tiled gable roof. A half-light and wood utilitarian door is accessed by five concrete steps, and is covered by the rake of the gable. The windows on the south wall of the addition consist of two small sliding aluminum windows with wood trim and sill. A louvered ventilation grille is located above the windows at the gable end. The rear courtyard features a stucco flower planter and fountain built in the early 1940s by members of the family.

Detached Adobe Garage

The adobe garage, built in 1933-34, is located behind the house next to the flower planter. The two-car garage is accessed on the south. It features a terra cotta tiled front facing gable roof with a low-pitch and no overhangs. The wood garage doors were replaced in 2010. The east elevation, adjacent to the flower planter, has no windows or doors. The north elevation has one utilitarian door and one wood sash double hung window, and is located approximately four feet from the visitor restrooms, which was adapted from the original adobe guest room in 2010. The garage's west elevation has no windows and doors. The adobe garage is a contributing resource to 2317 Old Foothill Drive.

Flower Planter & Ancillary Buildings

Built in the early 1940s, the flower planter is comprised of two tiered concentric boat-shaped stucco garden walls and a stone fountain in the center. It is located between the house and adobe garage on the southwest section of the rear courtyard and is a contributing resource to 2317 Old Foothill Drive.

Next to the adobe garage is the visitor restrooms. Originally constructed in 1933-34, the adobe building was used as a guest room.² It is one-story with a side-gable terra cotta tile roof. The exterior is finished in smooth stucco. The east elevation, historically the main entrance, features an off-centered front door flanked by one-over-one wood sash double hung windows. The north elevation features one door at the northwest corner and window on the northeast corner. Windows on the west (rear) elevation consist of two one-over-one wood sash double hung windows. The south elevation, closed off from the parking lot by a wood partition, has one wood panel utilitarian door and one one-over-one wood sash double hung window. This ancillary building is a contributing resource to 2317 Old Foothill Drive.

In 2010, a 1,440 square foot research center was constructed at the northwest rear section of the property. The research center is one-and-one-half-story with a low-pitched gable roof clad in terra cotta tiles. A contemporary pergola and trash receptacle enclosure was also erected in 2010. The pergola is adjacent the house at the northwest corner, and the trash receptacle enclosure is located at the west end of the driveway. The building and structures are wood frame, non-contributing resources, although they maintain visual consistency with the adobe buildings.

***B10. Significance: (Continued from page 2)**

Criterion 1

The Greek American Experience

Nick and Bessie Huntalas founded Rancho Minerva, located in the Buena Vista Valley district slightly east of the early town site of Vista, California, in 1918.³ Nick Huntalas immigrated to the U.S. in 1902 during the first phase of mass European migration between 1900 and 1920. During the earliest phase between 1900 and 1910 an estimated 167,500 Greeks entered the U.S. and in the later phase between 1910 and 1920, another 184,000 Greeks entered the U.S.⁴ Nick arrived at Ellis Island, New York at the age of 20 years old.⁵ He was born in the village of Kadilla near Tripoli, Greece where he worked as a shepherd.⁶ Looking for a life of economic prosperity, he traveled west to California after brief stints in the Greek Colonies of New York and Chicago. In California Nick found work with the Greek railroad gang as a laborer on the Southern Pacific Railroad.⁷ In 1906, Nick was in Bakersfield, Kern County, California, when his brother Tom Huntalas joined him upon arriving at Ellis Island.⁸ Nick advanced, becoming track inspector of a Greek gang who

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***B10. Significance—Continued**

laid track between Bakersfield and Fresno, California.⁹ By 1912, as reported in the *Fresno Morning Republic*, he was section foreman of various Greek railroad gangs comprised of 30 to 40 men.¹⁰

During the mass European migration of the early twentieth century, immigrants labored together forming labor gangs consisting of men from the same ethnic background. In the textile mills and shoe factories of the Northeast, and the mines and railroads of the West, men lived, worked, and socialized together having little interaction with other labor gangs.¹¹ The labor gangs consisted of men from Bulgaria, Croatia, Italy, Ireland, and African Americans among others.¹² By 1912, 10,000 Greek men were working in California railroads.¹³ In the railroad gangs, the men were treated as separate racial units, who lived and worked in separate groups.¹⁴ Living quarters for the laborers of the Greek railroad gangs consisted of freight cars fitted with 8-10 bunks and a table in the center used for card playing.¹⁵ Separate cars were used as a kitchen and dining area and in some locations, the cook built hillside ovens.¹⁶ As a section foreman, Nick had separate living quarters with a bed, desk, table, and phonograph.¹⁷ In the West, Greek Colonies formed around railroad and mining towns and in Fresno, California, the Colony consisted of approximately 600 Greeks, mostly males. Beyond small farms and a few ranches, the Fresno Greek Colony consisted of boarding houses, three cafes, and several coffee clubs that became the center of the men's socio-political activity.¹⁸

Males typified the first phase of Greek migration whose purpose was to secure finances, save money, and return to Greece permanently or return to the U.S. with a Greek bride. The Greeks, bounded by the virtue of *philotimo*—a concept connoting "values of self-esteem, dignity and obligation," saved and sent money home to support their family and establish a *Prika*—dowry for their daughters or sisters if they were to marry.¹⁹ The *philotimo*, "love of honor" or "friend of honor" rang true when many of the youngest Greek men returned to Greece to fight in the Balkan War of 1912.²⁰ In Fresno, the Greek Colony was reduced by one-third, yet the 28 year old, Nick Hunktalas remained as section gang foreman. He held this position until 1917, saving and investing in his and his friends' recently formed Greek American Land & Investment Company.²¹

Articles of Incorporation were filed in Los Angeles, California on November 1, 1911 to establish the Greek American Land & Investment Company by George Kostelenos, president, Nick Hunktalos, vice-president, Gus Koutroulis, secretary, James Pudos, E. V. Reed, C. N. Myrick and Peter Thompson.²² The men, colleagues and associates from the Southern Pacific Railroad, San Joaquin Division had a capital stock of \$100,000.²³ Over the course of ten years, under the auspice of the company and under the individual officers, speculative agricultural lands in Riverside and San Diego Counties in Southern California were acquired.²⁴ Agricultural land speculation in San Diego County that involved Nick Hunktalas consisted of several hundred acres in the Buena Vista Valley district.

In 1916, during Nick's planned return trip via New York to Greece to find a Greek bride, he was introduced to Bessie née Despo Papisinou by her roommate, Nick's cousin, Despo Pantaleon.²⁵ The 19-year-old Bessie was residing in Paterson, New Jersey after emigrating from Greece and arriving at Ellis Island, New York in 1914.²⁶ She was born in April 1896 in Ahuria Tripo, Greece.²⁷ She arrived during the second phase of the mass European migration period between 1910 and 1920, which in contrast to the previous decade of Greek migration, this phase united families and brought the arrival of Greek women.²⁸ As the Greek women settled, the establishment of schools, social organizations, and religious institutions began emerging in the smaller Greek colonies.²⁹ Bessie married Nick on September 3, 1916 returning with Nick to live in Tehachapi, Kern County, California before permanently relocating to the Buena Vista Valley district in Vista, California with their infant son William in 1918.³⁰

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***B10. Significance—Continued**

Overview of Vista's Agricultural Development History

Vista's agricultural history is rooted in the Spanish and Mexican Eras of settlement and exploration. Spanish Missions, established throughout California by the Franciscan Order, such as the nearby San Luis Rey Mission, used regional land for livestock, crop cultivation and horticulture.³¹ During the Mexican Era, large land grants were established and offered to leading Californios through the Mission Secularization Act of 1833. Circa 1845, Governor Pio Pico granted Rancho Buena Vista, former San Luis Rey Mission lands, to local mission Indian Filipe Subria.³² Rancho Buena Vista located between Rancho Guajome also former San Luis Rey Mission lands, Los Vallecitos de San Marcos and portions of Rancho Agua Hedionda Y Los Monos surround present day Vista.³³ During this period, there was also a decline in the mission pueblos and California became largely a one-commodity state used for cattle ranching by exploiting large tracts of unimproved rangeland.³⁴ Upon entering Statehood, Jesus Machado, who acquired the Rancho Buena Vista from the family of Filipe Subria, continued in the cattle trade and dry farming.³⁵ Machado's activity corresponded with California's need to diversify its agriculture production in order to accommodate the State's population growth and increased need of basic commodities.³⁶ Circa 1865, Lorenzo Soto, Los Angeles businessman, acquired Rancho Buena Vista, and by the 1870s he sold the Rancho to Cave J. and Ysidora Coutts, owners of Rancho Guajome and Los Vallecitos de San Marcos, where the Coutts family planted grapes and citrus orchards. In 1874, homesteader and viticulturalist, Bernard T. Delpy started what later would become the first successful horticultural crop in Vista and the first San Diego County winery.³⁷ As the Coutts family lost title of Rancho Buena Vista between circa 1886 and 1912, agricultural land speculators and local landholders started acquiring the Rancho lands.³⁸

By the turn of the twentieth century, an agricultural shift began transforming California from an "extensive-dryland agriculture to an intensive-irrigated agriculture."³⁹ Simultaneously, the transcontinental railroad and freight line extensions changed life throughout California and the Nation with new towns developing alongside railroad routes. In 1887, the Santa Fe Railroad established the Oceanside-Escondido Branch of its freight-line; and, by 1913, a depot was erected on the freight line platform in the Vista Townsite. A syndicate out of Redlands, California, a community well-known for its citrus orchards, formed The Vista Land Company in 1912 and purchased 1,900 acres. The Vista Land Company subsequently subdivided and created the Vista Townsite and Vista Water Company in the western portion of the original boundaries of Rancho Buena Vista.⁴⁰ Town lots starting at \$100 and agricultural land starting at \$200 per acre with guaranteed water comprised the Vista Townsite.⁴¹ Land outside of the Vista Land Company holdings and surrounding the town remained large homesteads and ranches used for dry farming, tobacco farming, timber cultures, and livestock grazing, while water was limited to individual wells and the nearby Buena Creek.⁴² Similar to the State's agricultural transformation, Vista's transformation began with increased avocado and citrus cultivation.⁴³ Through advertising efforts of the Vista Land Company, the area quickly became known as "Orange and Lemon Lands" where "the markets of the world will take the fruit you raise on the Vista Lands to Los Angeles, San Diego, Chicago, New York, London and Paris."⁴⁴ The atmosphere of agricultural land speculation increased as Vista and the Buena Vista Valley district's reputation of having a frostless climate, rich soil, water, and freight and passenger service, enticed gentlemen planters, growers, and nurseries to relocate. Nurseries such as the West India Gardens of Altadena, California arrived in the Vista area in 1914 and introduced sub-tropical plants and trees including figs, loquats, pineapple guava, as well as avocado and citrus.⁴⁵

Township 11 South, Range 3 West

On February 2, 1918, the *Oceanside Blade* reported, "Nick Hewtola [*sic*], one of the Greek farmers belonging to the Greek syndicate who have purchased several hundred acres east of Vista, has moved onto the ranch with his family."⁴⁶ Under the auspices of the Greek American Land & Investment Company, Nick Huntalas, principal shareholder and vice-president, purchased portions of Sections 21, 27, and 28 of Township 11 South, Range 3 West in the Buena Vista Valley district of present day Vista on September 4, 1920 from Union Title Company of San Diego.⁴⁷ On June 2, 1930,

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***B10. Significance—Continued**

Nick Huntalas acquired 390 acres from the Greek American Land & Investment Company comprised of portions of Sections 20 and 21.⁴⁸

When the Huntalas family moved to the area, they lived in a board and batten and wood shingle farmhouse, built by Nick on what became Foothill Drive.⁴⁹ The house, no longer extant, was originally located where the adobe house was erected.⁵⁰ The early house had four rooms with a front porch and an outhouse. Water was drawn from a windmill powered well, light was provided by kerosene lamps, and food and warmth were provided by a wood burning stove.⁵¹

Their daughter, Annie, was born in 1919 and their son Theodore was born in 1923.⁵²

By the early 1920s, the Huntalases had successfully acquired two cows, six workhorses, cultivators, and farm equipment.⁵³ Nick dry farmed the land harvesting hay, oats and barley crops. The large ranches of the area continued to be used for agricultural purposes. As the Vista Townsite exhibited population growth, regional infrastructure such as county roads were built, and efforts were made to establish an irrigation district that would better accommodate the Townsite, surrounding ranches, and environs extending east into the Buena-Twin Oaks and San Marcos districts. Nick Huntalas was one of the original petitioners for the creation of the Vista Irrigation District.⁵⁴ In 1925, there were roughly 200 landowners.⁵⁵ As proposed, the Vista Irrigation District would consist of over 17,000 acres with 13,000 acres already cultivated with grain, orchards, and vines.⁵⁶ Land values estimated and proclaimed by the Vista Irrigation District bond efforts would range between \$500 and \$1000 per acre once irrigated water was made available.⁵⁷ The Vista Irrigation District opened in 1926, drawing water from Lake Henshaw for the district consisting of 13,500 acres.⁵⁸ Huntalas, under the auspice of the Greek American Land & Investment Company, was one of the largest enterprises with over 400 acres in the irrigation district.⁵⁹

Within nine months of the Vista Irrigation District opening, Huntalas was set to harvest 30 acres of tomatoes, 7 acres of bell peppers, 15 acres of peas, 15 acres of string beans and additional 50 acres to include potatoes and beans, totaling 120 acres in vegetables.⁶⁰ Huntalas was recognized as having one of "best gardening developments in the district."⁶¹ He rotated tomato crops in the winter with corn in the spring.⁶² He began experimenting with avocados and started a nursery from seedlings that ultimately led to the creation of the *Huntalas* avocado.⁶³ In 1929, he harvested 16 tons of watermelons from two acres and 20 acres of peas.⁶⁴ His flowering pea crops even spiked the curiosity of tourists, who drove to his ranch to investigate the fields of white flowers covering acres of land.⁶⁵ He leased ancillary wood structures such as sheds to other growers and his packinghouse built circa 1924 at the railroad tracks at Buena Creek Road eventually became the district's voting precinct.⁶⁶

Rancho Minerva

In 1930, Nick acquired portions of Sections 20 and 21 in Township 11 South, Range 3 West from the Greek American Land & Investment Company.⁶⁷ The land, located approximately three miles east of the Vista Townsite, totaled 390 acres.⁶⁸ By this time, Nick's brother Tom and sister-in-law Angelina Huntalas had relocated to Vista from Kern County, California and were living and working on Rancho Minerva.⁶⁹

Local agricultural boosts from New Deal era agricultural programs and cooperatives such as Calavo Growers of California emerged during the 1930s. Groups and programs brought farmers financial relief through loan programs, in addition to political lobbying support. In 1935, Nick became a charter and lifelong member of the Grange, a farmer's fraternal organization that facilitates agricultural legislation beneficial to farmers and the rural population.⁷⁰ Unlike other area farmers, the Huntalases retained their farming enterprise throughout the Depression, while also providing others with employment. Continuing to grow and successfully harvest fruit and vegetable crops including avocados and citrus, Nick commissioned local builder John E. Deardorff to construct a new modern adobe residence, garage,

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***B10. Significance—Continued**

and guest room for his family at 2317 Old Foothill Drive in 1933-34. The Huntalas family moved into the adobe house in May 1934.⁷¹

John E. Deardorff

John E. Deardorff, born in Portland, Oregon in 1883, resided in Vista, California with his wife, Lillian B. and their children before moving to Escondido, California in 1943.⁷² Prior to the dissolution of his business partnership with Edward Parker in 1928, John began developing a modern adobe construction system. On November 23, 1926, John E. Deardorff filed a patent for adobe wall construction. He leased a sand pit in the San Luis Rey river bottom to develop clean sand for building purposes and used it in the manufacture of his adobe bricks.⁷³ Deardorff reopened his firm under his name and the tagline of "reliable builder of comfortable homes."⁷⁴ He passed away March 17, 1944.⁷⁵

During World War II, Nick volunteered for the IV Fighter Command of the U.S. Army Air Forces as a member of the Aircraft Warning Service, and together the Huntalases hosted Sunday dinner for military personnel stationed at nearby Camp Pendleton.⁷⁶ By the mid-1940s, Rancho Minerva was producing "200,000 pounds of avocados, 8,000 to 10,000 boxes of oranges, 7,000 boxes of lemons and about 3,000 boxes of grapefruit."⁷⁷ A 1944 photograph of the ranch's early signage illustrates a central top-mounted cartouche featuring a side profile of the Goddess Minerva wearing a Corinthian helmet.⁷⁸ During the late 1920s and 1930s, farmers and ranchers were encouraged to name their ranches during a time of local boosterism. The effort was driven by a fellow rancher who felt it would improve directions for people around town and further included the services of a local Vista sign painter.⁷⁹ By 1932, the local American Legion Post started a sign campaign, as well.⁸⁰ It was said, that Nick believed that by naming the ranch after the Roman goddess of wisdom Minerva that it "would provide [him] guidance and wisdom to make it a success."⁸¹

In 1956, the name "Rancho Minerva" became legally recognized when the Huntalas family registered it with the California Secretary of State—the first time Bessie's name was recorded on a land document.⁸² This official act, initially meant to protect the name "Rancho Minerva" in association with the Huntalas family, was the culmination of a lifetime of hard work and dedication. It also marked a legacy of the land that would be passed down generationally as the youngest son Theodore became the ranch manager, allowing his father Nick more quality time for his pursuit in the agriculture sciences.⁸³

During the 1960s, it is rumored that a small segment of Rancho Minerva became an experimental planting area for tangelos—a citrus hybrid comprised of tangerine and pomelo or grapefruit, by Dr. George A. Zentmyer, Professor of Plant Pathology from the University of California, Riverside.⁸⁴ Also, it is known that samplings of *Huntalas* avocado rootstock were selected for research. Over the course of several years, the national and international avocado industry suffered root rot caused by a soil borne pathogen known as *Phytophthora Cinnamomi*. Circa 1966, Dr. George A. Zentmyer, selected *Huntalas* avocado rootstock as part of his avocado research. The *Huntalas* rootstock was found to be resistant to the pathogen. However, it was identified several decades later circa 1995 to carry the sunblotch vibroid, which subsequently halted its rootstock grafting.⁸⁵ Nevertheless, the *Huntalas* avocado remains an important contribution and cited source in avocado research studies.

Contributions by Nick and Bessie were also acknowledged through Mayoral proclamation, designating September 3, 1976 as the Nick and Bessie Huntalas Day for their lifelong contributions to Vista and as a date of celebration in recognition of their 60th wedding anniversary.⁸⁶ Nick passed away four years later on October 23, 1980 at the age of 98.⁸⁷ Twelve years later on January 11, 1992, Bessie Huntalas passed away at the age of 95.⁸⁸

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*Date: July 12, 2016 Continuation Update

***B10. Significance—Continued**

Rancho Minerva, no longer being used for growing and harvesting fruit and vegetables, became desirable land for development. Shortly after Rancho Minerva was annexed into the City of Vista in 1993, the Huntalas family entered into a legal battle against an eminent domain claim by the Vista Unified School District. The Huntalas family and school district came to an agreement and in May 2005 construction began at Rancho Minerva Middle School, located across the street from the adobe house on the west side of the new Foothill Drive.

After eight decades of successful fruit and vegetable production, Rancho Minerva is redefined from a large ranch to a developed semi-rural enclave in the City of Vista, California. The 1.61 acre lot where 2317 Old Foothill Drive is comprised was transferred from the Vista Unified School District to the City of Vista in 2008.⁸⁹ In 2009, the Vista Historical Society and Museum began leasing the property.

In conclusion, the combination of the property's ability to convey significance under six of the seven aspects of integrity; and its association with the Greek American experience of Nick Huntalas, principal shareholder and vice-president of the Greek American Land & Investment Company, the first Greek American family to permanently reside in Vista, and their vast contribution to Vista's local agricultural development history, elevates 2317 Old Foothill Drive as a locally significant historical resource under Criterion 1.

Criterion 3

John E. Deardorff is responsible for the construction of this modern twentieth century adobe residence, garage, and guest room built in a vernacular version of the Spanish Colonial Revival style for Nick and Bessie Huntalas in 1933-34. The adobe is a distinct example of adobe construction using Deardorff's patented adobe wall construction. The U.S. Patent Office issued Deardorff's patent on October 2, 1928. The general purpose of his invention was to 1) produce adobe wall construction that could be readily laid in courses, 2) be bonded together to produce a rigid and strong wall, 3) provide a type of construction for the wall to hold stucco or plaster securely on the wall, and 4) to facilitate laying the adobe bricks against the side of a door frame, while also enabling the adobe bricks to hold the door frame securely in the wall.⁹⁰ As stated in the Patent by Deardorff the "invention consists of parts and combinations of parts."⁹¹ Deardorff also preferred that the wall thickness be the width of the adobe brick and the adobe brick preferably have a length equal to twice the thickness of the wall. His adobe bricks feature aligning notches that are formed in the end faces of the adobe brick. The end faces are plane and abut against each other. Embedded in the brick, is wire mesh or gauze sheets placed in the middle plane, parallel with the large face of the adobe brick. The wire mesh or gauze sheet extends across the notches and project beyond each side of the adobe brick and bent downward to act as lath to secure exterior stucco or interior plaster.⁹²

Deardorff's method of construction is distinguishable from other adobe wall construction for the invention and use of aligning notches, doorframe installation, and wire mesh or gauze sheets bent downward to secure stucco or plaster. The adobe reflects a construction innovation set within local adobe construction conventions. It confirms its use of local indigenous materials and likewise elevating its significance within the evolution of San Diego County adobe construction systems. 2317 Old Foothill Drive is a distinct example of adobe residential construction for its use of Deardorff's patented adobe wall construction, in addition to the foundation consisting of reinforced concrete stem walls with wood mudsills and a raised wood framed floor over partial basement.⁹³ The adobe residence, historically situated within a 390-acre ranch, became a showplace of Deardorff's patented adobe wall construction, exceptional craftsmanship and his overall design articulation of a modern adobe built in a vernacular version of the Spanish Colonial Revival style.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

***B10. Significance—Continued**

The Spanish Colonial Revival features represented in this property includes a multi-story building form with various low-pitched roof styles and material such as adobe brick, smooth exterior stucco, terra cotta tiles, and *canale* inspired vent tiles. The former is indicative of nineteenth century Spanish and Mexican Era California architecture, and the latter is indicative of Pueblo architecture in the Southwest. The use of arched openings and segmental arched recesses at the front entryway porch, north side entrance, and the second story French doors further expresses the style and region's architectural heritage. Other character defining features attributable to the Revival include the front entryway porch, multi-light double hung wood sash windows, second story balconet, and garden walls.

In conclusion, the combination of the property's character defining features and its ability to convey significance under six of the seven aspects of integrity, illustrates that 2317 Old Foothill Drive is a historical resource under Criterion 3 as a resource that embodies the distinctive characteristics of a vernacular version of the Spanish Colonial Revival style and method of adobe construction.

Integrity

To be eligible for designation under any California Register of Historical Resources Criteria 1-4, a potential historic resource must retain integrity. According to the National Park Service (NPS), the integrity of a resource is determined by "the ability of a property to convey its significance." In order to illustrate integrity, potential resources must be evaluated under the seven aspects of integrity defined by the NPS: location, design, setting, materials, workmanship, feeling and association.

Location: Location is defined by the NPS as the "place where the historic property was constructed or the place where the historic event occurred." The adobe house, garage and guest room were constructed in 1933-34 using earth excavated from the original residential site and manufactured into adobe bricks using builder John E. Deardorff's patented adobe brick form and adobe wall construction. The area where earth was removed to form the adobe bricks comprises the basement of the residence located at the northeast corner of Foothill Drive and San Clemente Avenue in Vista, San Diego County, California; thereby retaining integrity of *location* necessary for designation under Criteria 1 and 3.

Design: Design is defined as the "combination of elements that create the form, plan, space, structure, and style of a property." The house and garage exhibit several character defining features identified with the Spanish Colonial Revival style and distinct adobe wall construction. The design includes the multi-story building plan with various low-pitched terra cotta tile roofs, smooth exterior stucco wall surfaces, recessed window and door openings, arches, and garden walls. As a distinguishable example of modern adobe construction in the Spanish Colonial Revival style, the *design* integrity necessary for designation under Criteria 1 and 3 is supported.

Setting: Setting is defined as the "physical environment of a historic property." Historically, the residence was located within a 390-acre ranch used for fruit and vegetable crops. When originally constructed in 1933-34, the house was surrounded by citrus orchards, with the east (main) elevation setback from the dirt road known as Foothill Drive. Since initial construction, the Huntalas family has sold their ranchlands and residential development has turned the area into a semi-rural area with estate homes on large lots. A new Foothill Drive was constructed on the southwest side of the property between the 1.61-acre lot and Rancho Minerva Middle School. Ancillary buildings were also constructed on the site in 2010. These buildings, though non-contributing, facilitate public use of the property. Original building setbacks on the east (main) elevation are maintained as well as mature landscaping, garden walls, and replica Rancho Minerva sign that continues to provide a historical sense of place; yet the integrity of *setting* is compromised by the transition from a rural ranch to semi-rural development with new residential construction, a school, and a new road. Therefore, the property does not meet integrity of *setting* for designation under Criteria 1 and 3.

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*Date: July 12, 2016 Continuation Update

***B10. Significance—Continued**

Materials: Materials are defined as the “physical elements that were combined or deposited during a particular period of time and in a pattern or configuration to form a historic property.” With the exception of the circa 1950 one-story

addition on the southwest corner, this adobe house, garage, and adaptive reuse of the guest room, continue to convey its significance through the retention of the original building materials as demonstrated in the existence of the adobe method of construction, overall fenestration, glazing, stucco exterior wall surfaces, roof tiles, doors and door hardware. The extant materials, the basement where earth for the adobe bricks were excavated, and overall quality craftsmanship of Deardorff's patented adobe wall construction illustrates retention of *material* integrity for designation consideration under Criteria 1 and 3.

Workmanship: Workmanship is defined as the “physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” 2317 Old Foothill Drive is a distinguishable example of modern adobe construction built in the Spanish Colonial Revival style in 1933-34. The adobe house, garage, and guest room are well articulated and are in exceptional condition. The quality workmanship is evident in the original Deardorff patented adobe wall construction system and adobe brick fabrication, thereby retaining integrity of *workmanship* necessary for designation under Criteria 1 and 3.

Feeling: Feeling is defined as the “property’s expression of the aesthetic or historic sense of a particular period of time.” The architectural aesthetic of this property is expressed through its modest, unobtrusive yet large scale and well-articulated building design, and use of indigenous local materials. Builder John E. Deardorff achieved this by a creating a multi-story rear-facing T-plan, and incorporating local site materials such as earth to create his patented adobe bricks and wall construction system. His use of smooth exterior wall surfaces, arches, and recessed window and door openings are reflective of adobe construction, while also signaling a sense of Spanish Colonial Revival style architecture. The adobe house, garage and guest room is also reflective of Nick Huntalas' *philotimo*, in the sense that through obligated hard work and savings he was able to provide a new modern home for his wife Bessie and their children. In combination, integrity of *feeling* is retained, thereby supporting designation under Criteria 1 and 3.

Association: Association is defined as the “direct link between an important historic event or person and a historic property.” 2317 Old Foothill Drive is associated with the Greek American experience of the Huntalas family, the first Greek American family to permanently reside in Vista, and contribute to the local agricultural development history. Additionally, the residence and garage are associated with John E. Deardorff as the inventor of a distinct adobe wall construction system and the construction of a modern adobe house and garage built in the Spanish Colonial Revival style; thereby, retaining integrity under *association* for designation under Criteria 1 and 3.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

Endnotes

¹ U.S. Patent Office, John E. Deardorff, Adobe Wall Construction, Patent No.1, 686,228, 10/23/1928.

² Larimer, Jack. Personal Interview, 5/12/16.

³ Oceanside Blade, 2/1/1918.

⁴ Moskos, Charles C. *Greek Americans Struggle and Success*. 2nd. New Brunswick, New Jersey: Transaction Publishers, 1989, 11.

⁵ Based on an 1882 birth year indicated on the California Death Index, rather than 1884 as indicated on U.S. Census 1930, line 92.

⁶ Huntalas, Ted. *The History of Rancho Minerva 1911-2007*. Vista, California: Blub, 2007, 9; Kadilla also spelled Cantyla and Kandila.

⁷ Ramsey, Yvonne. *History of the Huntalas's as Part of the California Experience*. Vista Historical Museum, Unpublished, 1996, 4; The Southern Pacific was created as a rail line from San Francisco to San Diego in 1865 by a group of businessmen in San Francisco and extended in 1883 to New Orleans. https://www.up.com/aboutup/special_trains/heritage/southern_pacific/index.htm

⁸ Ellis Island Passenger List, Line 7, Column 2 *Anastasios Huntalas*, Column 16 *Brother Nickolas Huntalas*, 1429 K Street, Bakersfield, CA.

⁹ T. Huntalas, 10.

¹⁰ Fresno Morning Republic, *Fresno Hellenes Show Patriotism*, 10/27/1912, 21; Ramsey, 4.

¹¹ Moskos, 1-30.

¹² Burgess, Thomas. *Greeks in America*. Boston: Sherman, French & Co., 1913, 161-62.

¹³ Burgess, Appendix A *Table by States and Cities of The Approximate Number of Greeks in the United States*, Seraphim G. Canoutas, 1913.

¹⁴ Burgess, 161-62.

¹⁵ Burgess, 161-62.

¹⁶ Burgess, 161.

¹⁷ T. Huntalas, 12.

¹⁸ Burgess, 42-44; Moskos, 13-17.

¹⁹ Moskos, 8.

²⁰ Fresno Morning Republic, *Fresno Hellenes Show Patriotism*, 10/27/1912, 21; San Diego Union, 1912.

²¹ California Railroad Employment Records, 10/15/1917.

²² Huntalas surname variations identified during the course of archival research include Huntalos and Huntales; Pudos surname variation identified during the course of archival research includes Pulos.

²³ Los Angeles Herald, *Articles of Incorporation*, 11/1/1911, 7.

²⁴ Riverside Independent Enterprise, *Deeds Recorded*, Gus Koutroulis and Peter Thompson, 3/22/1915, 7.

²⁵ T. Huntalas, 10, 59; Papsinou surname variations identified during the course of archival research include Papisino and Papsino.

²⁶ U.S. Census 1930, line 93.

²⁷ U.S. Social Security Application & Claims Index 1936-2007.

²⁸ Moskos, 27-29.

²⁹ Burgess, 75; Moskos, 27-29.

³⁰ T. Huntalas, 17; Oceanside Blade, 2/1/1918; San Diego County Directory, 1918, 571; World War I Draft Card, Nick Huntalas, San Diego, California; William N. Huntalas 6/26/1917- 3/29/1998; San Diego Union, William Huntalas, Obituary, 4/1/1998.

³¹ Johnston, Warren and Alex F. McCalla. Giannini Foundation Special Report. "Whither California Agriculture: Up, Down, or Out?" A Stylized History of California Agriculture From 1769 to 2000. Giannini Foundation of Agricultural Economics, University of California, Berkeley. 2004.

³² Subsequent owners of Rancho Buena Vista include Filipe Subria's daughter Maria La Garcia Dunn, spouse of William B. Dunn; Jesus Machado; Lorenzo Soto, and Cave Courts Sr.

³³ Brackett, R.W., *History of San Diego County Ranchos*, 5th ed. San Diego, CA. 1960.

³⁴ Johnston and McCalla, 2004.

³⁵ Doyle, Harrison and Ruth. *A History of Vista*. Updated c. 2002. Vista, California: Hillside Press, 1983, 9, 13.

³⁶ Johnston and McCalla, 2004.

³⁷ Vista Historical Society and Museum, *History of Vista*, <http://vistahistoricalsociety.com/summary-of-vista-history.php>

³⁸ Doyle, 10, 122.

³⁹ Johnston and McCalla, 2004.

⁴⁰ Southwest Contractor and Manufacturer, *Vista Land Co.* [Harley-Martin Co.], Vol. 9, 1912, pp. 23, 25, 30; Doyle, 38.

⁴¹ San Diego Union, *Advertisement*, 10/25/1912.

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⁴² Doyle, 35 and Department of Interior regarding homestead cancellation and timber groves; Plat Map of Township 11 South, Range 3 West, Buena Ranch Tobacco Company tract.

⁴³ Wade, Sue, "240 Years of Ranching," Unpublished, 2009.

⁴⁴ San Diego Union, *Advertisement*, 09/15/1912.

⁴⁵ San Diego Union, *Vista Chosen as Site for Altadena Nursery* [Fred O. Popenoe founder of West India Gardens], 12/5/1914, 1; Biodiversity Heritage Library, 'West India Gardens', 1913.

⁴⁶ Doyle, 133.

⁴⁷ San Diego County Recorder, Grantor: Union Title Company of San Diego, Grantee: Greek American Land and Investment Company, Grant Deed, No. 24088, Deed Book 825, Page 61, 9/4/1920.

⁴⁸ San Diego County Recorder, Grantor: Greek American Land and Investment Company, Grantee: Nick Huntalas, Document No. 26492, Deed Book 1784, page 110, 6/2/1930.

⁴⁹ Foothill Drive was renamed Old Foothill Drive, when the street was re-routed circa 2008 for the new Rancho Minerva Middle School and subdivision development.

⁵⁰ Larimer, Jack. Personal Interview, 5/12/2016.

⁵¹ T. Huntalas, 17.

⁵² T. Huntalas, 21.

⁵³ T. Huntalas, 19.

⁵⁴ T. Huntalas, 21.

⁵⁵ Evening Tribune, *Vista Irrigation District Bond Announcement* 1/6/1925, 28.

⁵⁶ Evening Tribune, *Vista Irrigation District Bond Announcement* 1/6/1925, 28.

⁵⁷ Evening Tribune, *Vista Irrigation District Bond Announcement* 1/6/1925, 28.

⁵⁸ Evening Tribune, *Vista Irrigation District*, 2/25/1926, 1.

⁵⁹ Vista Press, *Greek American Co. Busy Improving Lands*, 10/22/1926, 5:6.

⁶⁰ Vista Press, *Greek American Co. Busy Improving Lands*, 10/22/1926, 5:6.

⁶¹ Vista Press, *Greek American Co. Busy Improving Lands*, 10/22/1926, 5:6.

⁶² Los Angeles Times, *Real Estate Advertisement Edwin G. Hart*, 5/3/1927, A13.

⁶³ T. Huntalas, 24.

⁶⁴ Vista Press, *Impressions*, 8/8/1929 p1; 1/30/1930.

⁶⁵ Vista Press, *Impressions*, circa 1928-29.

⁶⁶ Vista Press 10/21/1927 3:8; San Diego Union, Precinct Listings, 1950-1963.

⁶⁷ San Diego County Recorder, Grantor: Greek American Land and Investment Company, Grantee: Nick Huntalas, Document No. 26492, Deed Book 1784, page 110, 6/2/1930.

⁶⁸ San Diego County Recorder, Grantor: Greek American Land and Investment Company, Grantee: Nick Huntalas, Document No. 26492, Deed Book 1784, page 110, 6/2/1930.

⁶⁹ U.S. Census 1930, lines 97-98.

⁷⁰ The National Grange of Patrons of Husbandry, 25 Years of Membership, Nick Huntalas Member No. 3462, 8/14/1960; Doyle, 302a; Vista Press, *Work and Principles of Farmers' Grange*, 8/29/1935, 3.

⁷¹ T. Huntalas, 29.

⁷² Deardorff surname variations identified during the course of archival research include Deardoff and Deardorf.

⁷³ Vista Press, *Vista Brevities*, 2/4/1927, 3:2.

⁷⁴ Vista Press, *Advertisement*, 2/21/1929.

⁷⁵ California Death Index, 1940-1997.

⁷⁶ T. Huntalas, 32, 57; U.S. Army Air Forces Certification of Volunteer Hours.

⁷⁷ T. Huntalas, 33.

⁷⁸ T. Huntalas, 36.

⁷⁹ Vista Press, *Buena Creek Notes*, 8/8/1929, 2:3.

⁸⁰ Vista Press, *Help the Sign Fund*, 3/24/1934, 2:5.

⁸¹ T. Huntalas, 45.

⁸² California Secretary of State, Registration No. 1906, 2/14/1956.

⁸³ Huntalas, Theodore (Ted), Phone interview, Interviewed by Vonn Marie May, 8/1/2016.

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⁸⁴ T. Huntalas, 34.

⁸⁵ "Soil-Borne Pathogens Of Avocado" Summary of Research Findings by G. A. Zentmyer, Professor of Plant Pathology, Department of Plant Pathology, University of California, Riverside, CA. Presented at the Proceedings of the First International Tropical Fruit Short Course: The Avocado. Institute of Food and Agricultural Sciences, University of Florida, 1976. Huntalas avocado research commenced circa 1966 by Dr. George A. Zentmyer to identify varieties resistant to *Phytophthora Cinnamomi*.

⁸⁶ City of Vista, Mayor Lloyd Tracy Proclamation of Nick and Bessie Huntalas Day, 9/2/1976; T. Huntalas, 41, 63-64.

⁸⁷ San Diego Union, *Nick Huntalas, Farmer Dies at 98*, 10/25/1980, B-12.

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⁸⁹ San Diego County Recorder, Grantor: Vista Unified School District, Grantee: City of Vista, Records File No. 2008-0604937, 11/21/2008.

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⁹¹ U.S. Patent Office, John E. Deardorff, Adobe Wall Construction, Patented 10/23/1928, No. 1,686,228, 2.

⁹² U.S. Patent Office, John E. Deardorff, Adobe Wall Construction, Patented 10/23/1928, No. 1,686,228, 3.

⁹³ The basement is located at the western section of the house.

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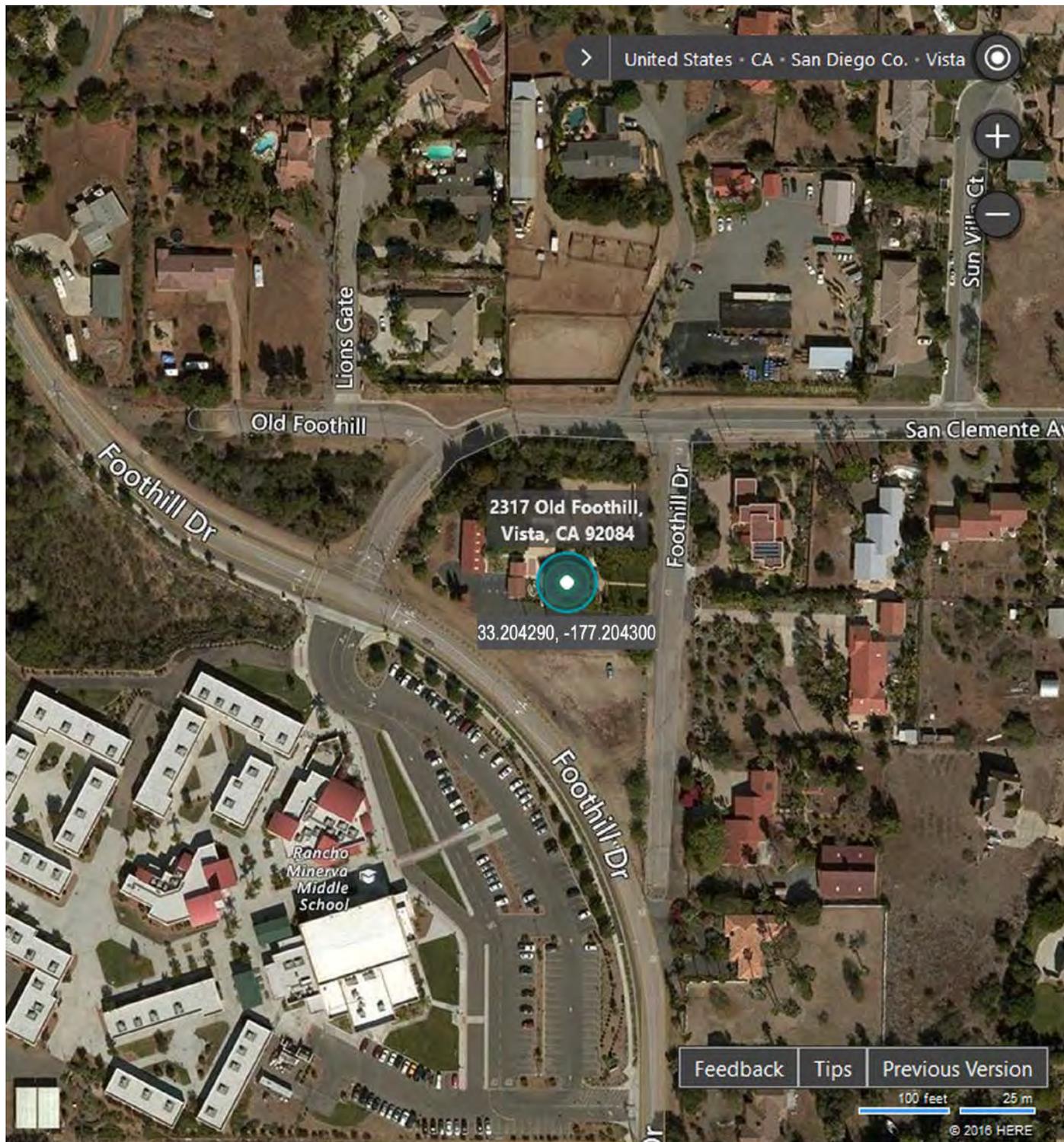
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Location Map: 2317 Old Foothill, Vista, CA 92084 33.204290, -117.204300, Bing Map, 2016.



Site Map: Contributing buildings and structures: A—Adobe House (1933-34), B—Flower Planter (1940s), C—Adobe Garage (1933-34), D—Adaptive Reuse of Guest Room into Visitor Restrooms (1933-34 adapted 2010). Non-Contributing buildings and structures: E—Contemporary Pergola (2010), F—Research Center (2010), G—Trash Enclosure (2010).

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

Primary #
 HRI #
 Trinomial

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Project Name: 2317 Old Foothill Drive, Vista CA

Year: May 12, 2016

Camera Format: Digital-SLR

Photographer: Dan Soderberg Photography

Lens Size: 24-85 mm & 11-18 mm

Film Type and Speed: n/a **Negatives Kept at:** Digital files, Vista Historical Society, 2317 Old Foothill Drive, Vista, CA 92084

Name of Property: Rancho Minerva

City: Vista

County: San Diego

State: CA

Date of Photographs: May 12, 2016

Number of Photographs: 8

Mo.	Day	Photo#	Subject/Description	View Toward
May	12	01	East (Front) Elevation: Single story with second story behind with kitchen addition.	West
May	12	02	Oblique view of South and East Elevations: Main House (single and second story), kitchen single story and garage.	Northwest
May	12	03	South Elevation; Left to Right--Garage, courtyard, kitchen addition single story, Main House.	North
May	12	04	Oblique view: Garage, courtyard, and West Elevation of Main House, kitchen addition.	Northeast
May	12	05	West Elevation: Main House second story, kitchen addition, and courtyard.	East
May	12	06	North Elevation: Main House single story with porch and chimney, second story.	South
May	12	07	Oblique view: Main House, courtyard, non-historic pergola, guest quarters (restroom), and garage beyond.	Southeast
May	12	08	Courtyard, garden and fountain, garage beyond, guest quarters (restroom) to the right.	West

Key to Photographs



*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

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- G. Greek American Land & Investment Company
- H. Nick and Bessie Huntalas
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A. Current Photographs



Photo 1 East (Front) Elevation: Single story with second story behind with kitchen addition.



Photo 2 Oblique view of South and East Elevations: Main House (single and second story), kitchen single story and garage.

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A. Current Photographs



Photo 3 South Elevation; Left to Right--Garage, courtyard, kitchen addition single story, Main House.



Photo 4 Oblique view: Garage, courtyard, and West Elevation of Main House, kitchen addition.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

A. Current Photographs



Photo 5 West Elevation: Main House second story, kitchen addition, and courtyard.



Photo 6 North Elevation: Main House single story with porch and chimney, second story.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

A. Current Photographs



Photo 7 Oblique view: Main House, courtyard, non-historic pergola, guest quarters (restroom), and garage beyond.



Photo 8 Courtyard, garden and fountain, garage beyond, guest quarters (restroom) to the right.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 2 Nick and Bessie Huntalas in front of Rancho Minerva, Vista, California, 1944. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 3 Huntalas children posing in front of their original ranch house in Vista, California. 6 year old William (Bill) Huntalas, 6 month old Theodore (Ted) Huntalas, and 5 year old Annie (Huntalas) Drakos, 1923. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 4 Living quarters for the foreman of the Greek labor gang, Nick Huntalas, sitting in the chair and his brother Tom Huntalas, who eventually became Assistant Foreman. n.d. circa 1906-1917. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 5 Southern Pacific Railroad Greek labor gang, Nick Huntalas front and center, n.d. circa 1906-1917. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 6 The Adobe residence among citrus orchards at 2317 Foothill Drive, Vista, California, circa 1935-1940. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 7 North Elevation of adobe residence at 2317 Foothill Drive, Vista, California, 1934. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 8 Adobe residence at 2317 Foothill Drive, Vista, California, n.d. circa 1940-1950. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

C. Historic Photographs



Figure 9 Nick Huntalas in front posing with workers, Vista, California, 1929. Source: Ted Huntalas, *The History of Rancho Minerva 1911-2007*.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

D. Historic Maps

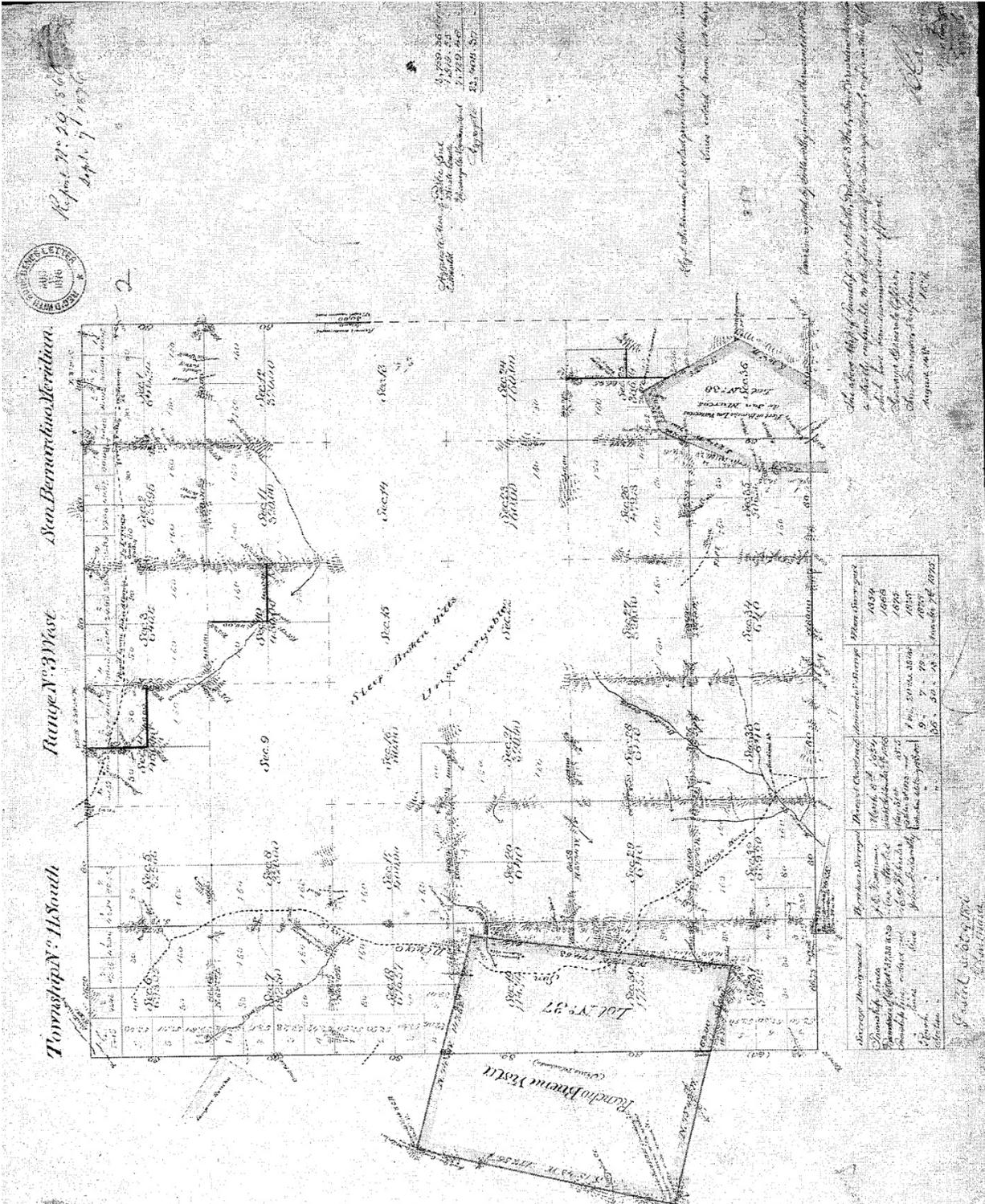


Figure 10 Township 11 South, Range 3 West, San Bernardino Meridian. Rancho Buena Vista Survey Map, United States, 1876.

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*Date: July 12, 2016 Continuation Update

D. Historic Maps



Figure 11 Township 11 South, Range 3 West, Plat Map, 1912.

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*Date: July 12, 2016 Continuation Update

D. Historic Maps

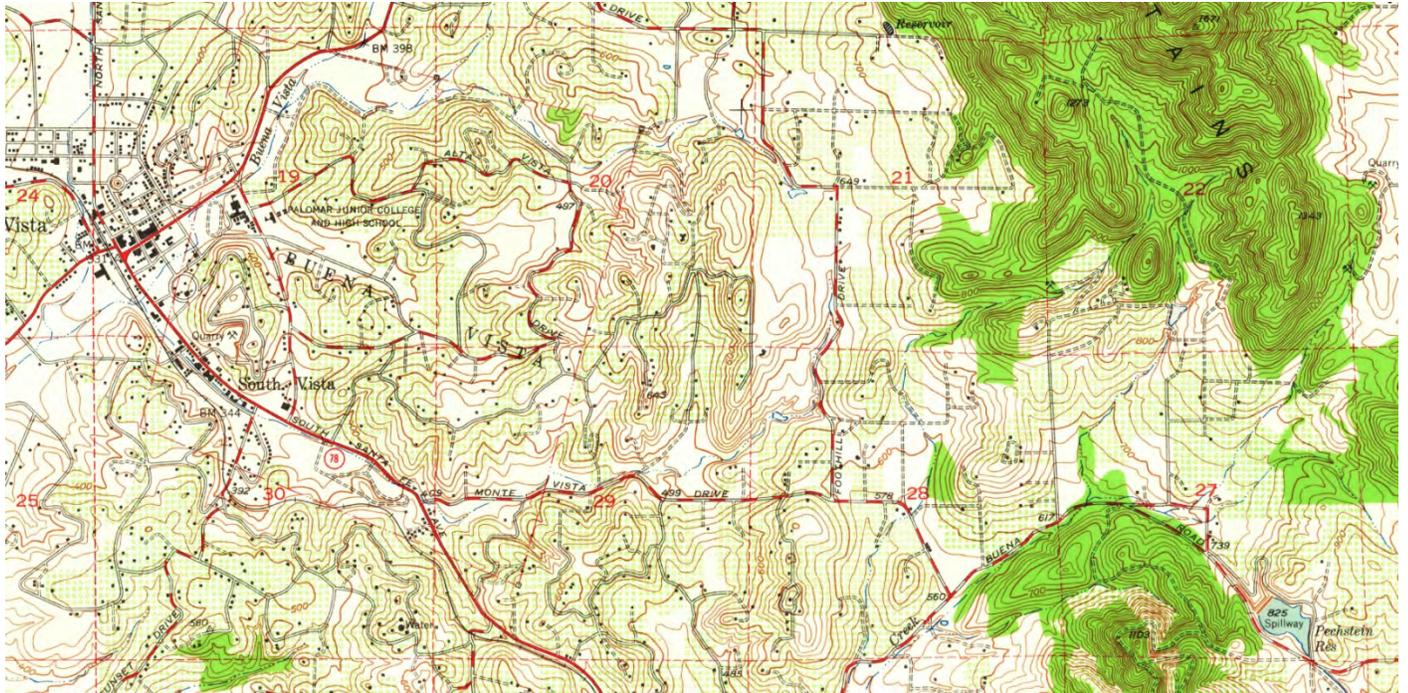


Figure 12 Sections 20, 21, 27, 28 Township 11 South, Range 3 West. San Marcos Quadrangle 7.5 Minute Topographical Map, U.S.G.S., 1948.

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*Date: July 12, 2016 Continuation Update

E. Chain of Title Summary

Chain of Title
(May 20, 1889 through February 21, 2016)

1. Patent Deed

Grantor: The United States of America
Grantee: William Griffin
Recorded: May 20, 1889, Patent Book 6, Page 150

2. Grant Deed

Grantor: Wm. Griffin
Grantee: J. H. Carver
Recorded: March 31, 1887, Deed Book 80, Page 310

3. Decree of Distribution

Estate of: John H. Carver
Distributed to: Luther R. Carver, 1/7 interest; Isaac N. Carver, 1/7 interest;
Clara M. Foster, 1/7 interest; S. A. W. Carver, 1/7 interest;
Thomas N. Carver, 1/7 interest; Charles E. Carver, 1/7
interest and Jesse C. Carver, 1/7 interest
Recorded: January 26, 1906, Deed Book 384, Page 36

4. Bargain and Sale Deed

Grantor: Luther R. Carver
Grantee: Isaac N. Carver, Thomas N. Carver, Clara M. Foster, S. A. W.
Carver, Jesse C. Carver and Chas E. Carver
Recorded: December 4, 1908, #7140, Deed Book 456, Page 49

5. Grant Deed

Grantor: Clara M. Foster and Wm. A. Foster
Grantee: Charles E. Carver, 1/6 interest
Recorded: November 3, 1909, #6339, Deed Book 471, Page 109

6. Grant Deed

Grantor: Isaac N. Carver and Emma Carver
Grantee: Charles E. Carver, 1/6 interest
Recorded: November 18, 1909, #7161, Deed Book 474, Page 467

**Please be advised that this is not Title Insurance. The information provided herein
reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10**

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

E. Chain of Title Summary

7. Grant Deed

Grantor: S. A. W. Carver
Grantee: Charles E. Carver, 1/6 interest
Recorded: November 18, 1909, #7162, Deed Book 474, Page 468

8. Grant Deed

Grantor: Thomas N. Carver and Flora K. Carver
Grantee: Charles E. Carver, 1/6 interest
Recorded: November 18, 1909, #7163, Deed Book 480, Page 81

9. Grant Deed

Grantor: Jesse C. Carver
Grantee: Charles E. Carver, 1/6 interest
Recorded: November 18, 1909, #7164, Deed Book 480, Page 80

10. Grant Deed

Grantor: Chas E. Carver and Flora S. Carver
Grantee: Harry Uhland
Recorded: January 12, 1910, #621, Deed Book 471, Page 240

11. Grant Deed

Grantor: Harry Uhland
Grantee: O. T. Moore
Recorded: August 1, 1912, #19975, Deed Book 564, Page 389

12. Grant Deed

Grantor: O. T. Moore
Grantee: Union Title and Trust Company
Recorded: August 15, 1912, #21140, Deed Book 571, Page 254

13. Grant Deed

Grantor: Union Title Company of San Diego, formerly Union Title and Trust Company
Grantee: Greek American Land and Investment Company
Recorded: September 4, 1920, #24088, Deed Book 825, Page 61

14. Grant Deed

Grantor: Greek American Land and Investment Company
Grantee: Nick Huntalas
Recorded: June 2, 1930, #26492, Deed Book 1784, Page 110

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

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*Date: July 12, 2016 Continuation Update

E. Chain of Title Summary

15. Gift Deed

Grantor: Nick Huntalas and Bessie Huntalas, aka Bessie P. Huntalas,
aka Bessie H. Huntalas
Grantee: William N. Huntalas, Annie Drakos and Theodore N.
Huntalas
Recorded: December 21, 1965, Recorders File No. 229669

16. Individual Quitclaim Deed

Grantor: Annie Drakos
Grantee: Annie Drakos and Marino Drakos, Trustees of the Drakos
Family Trust dated January 29, 1979
Recorded: June 2, 1988, Recorders File No. 88-262343

17. Individual Quitclaim Deed

Grantor: Bessie P. Huntalas
Grantee: William N. Huntalas, Theodore N. Huntalas and Annie
Drakos, Co-Trustees of the Bessie Pappasidou Huntalas Trust
dated 2/29/1988 FBO Bessie P. Huntalas
Recorded: June 2, 1988, Recorders File No. 88-262346

18. Individual Quitclaim Deed

Grantor: Theodore N. Huntalas
Grantee: Theodore N. Huntalas and Irene S. Huntalas, Trustees of the
Huntalas Family Trust dated November 19, 1990
Recorded: December 4, 1990, Recorders File No. 1990-0643604

19. Affidavit—Death of Trustor-Trustee

Decedent: Bessie P. Huntalas
Recorded: February 3, 1992, Recorders File No. 1992-0058049

20. Individual Quitclaim Deed

Grantor: William N. Huntalas, Theodore N. Huntalas and Annie
Drakos, Co-Trustees of the Bessie Pappasidou Huntalas Trust
dated 2/29/1988, 1/2 interest
Grantee: Marino Drakos and Annie Drakos, Trustees of the Drakos
Family Trust dated January 29, 1979, 1/6 interest; Theodore
N. Huntalas and Irene S. Huntalas, Trustees of the Huntalas
Family Trust dated November 19, 1990, 1/6 interest; William
N. Huntalas, Trustee of the William N. Huntalas Living Trust
dated December 5, 1992, 1/6 interest.
Recorded: January 15, 1993, Recorders File No. 1993-0029206

**Please be advised that this is not Title Insurance. The information provided herein
reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10**

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*Date: July 12, 2016 Continuation Update

E. Chain of Title Summary

21. Final Order of Condemnation

Plaintiff: Vista Unified School District
Defendants: William N. Huntalas; Annie Drakos; Theodore N. Huntalas
and Irene Huntalas; et al.
Recorded: July 15, 1994, Recorders File No. 1994-0442986

22. Quitclaim Deed

Grantor: Annie Drakos and Marino Drakos, individually and as Co-
Trustees of the Drakos Family Trust dated January 29, 1979
Grantee: Vista Unified School District
Recorded: June 1, 1995, Recorders File No. 1995-0231053

23 . Grant Deed

Grantor: Vista Unified School District
Grantee: The City of Vista
Recorded: November 21, 2008, Recorders File No. 2008-0604937

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

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9/4/1920 # 24088
Deed Book 825, Page 61

UNION TITLE COMPANY OF SAN DIEGO.

FORMERLY UNION TITLE AND TRUST COMPANY

a corporation, of the City of San Diego, County of San Diego, State of California.

For and in consideration of the sum of TEN Dollars,

DOES HEREBY GRANT to GREEK AMERICAN LAND AND INVESTMENT COMPANY, a Corporation,

ALL THAT REAL PROPERTY HEREIN in County of San Diego, State of California,

bounded and described as follows:

The Southwest Quarter; East Half of Southeast Quarter and Southwest Quarter of
Southeast Quarter of Section Twenty-one (21). The Northwest
Quarter of Northwest Quarter and West Half of Southwest Quarter of Northwest Quarter
of Section Twenty-seven (27), and the Northeast Quarter of Northeast Quarter and South-
west Quarter of Northeast Quarter of Section Twenty-eight (28), all being in Township
Eleven (11) South, Range Three (3) West, San Bernardino Meridian.

Subject to all existing encumbrances,

TO HAVE AND TO HOLD the above granted and described premises, unto the said
Grantee, its successors, and assigns forever,

IN WITNESS WHEREOF, said Corporation has caused this deed to be signed by its
President and Assistant Secretary and its corporate seal to be affixed hereto this 12th
day of July 1920.

UNION TITLE COMPANY OF SAN DIEGO,

By Jno. F. Forward, President.

Attest: G. H. English, Assistant Secretary.



Figure 17 San Diego County Recorder, Grantor: Union Title Company of San Diego, Grantee: Greek American Land and Investment Company, Grant Deed, No. 24088, Deed Book 825, Page 61, 9/4/1920, 1 of 2.

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*Date: July 12, 2016 Continuation Update

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State of California,
County of San Diego,
ss.
On this 26th day of August, in the year one thousand nine hundred and
twenty, before me Lucille Knapp, a Notary Public in and for said County, personally appeared
Geo. T. Forward, known to me to be the President, and C. H. English known to me to be the
Assistant Secretary of the corporation that executed the within instrument, known to me to
be the persons who executed the within instrument on behalf of the corporation therein
named, and acknowledged to me that such corporation executed the same.
Lucille Knapp,
Notary Public in and for the County
of San Diego, State of California.
Recorded at Request of Union Title Co. of San Diego, (Squire) Sep. 4, 1920, At 9 o'clock A.M.
John E. Perry, County Recorder,
By H. J. Parsons, Deputy. 24088
Jan 4 1920
M. J. [Signature]
-----000000-----

Figure 18 San Diego County Recorder, Grantor: Union Title Company of San Diego, Grantee: Greek American Land and Investment Company, Grant Deed, No. 24088, Deed Book 825, Page 61, 9/4/1920, 2 of 2.

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to a point in the West boundary of the Northeast Quarter of the Southwest Quarter of said Section 21; thence along said last mentioned line North 1°10'15" East 732.92 feet to the point of beginning, containing 24.58 acres more or less. Subject to a right of way 20.00 feet wide for a County Road 40.00 feet wide along the West boundary thereof, said boundary line being the center line of said road.

SECOND:- Any and all portions of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 21, Township 11 South, Range 3 West, S. B. B. & M., as said Section is monumented on the ground and shown on Licensed Survey Map #371, Records of San Diego County, California, lying South of the incorrect line shown on said Map as having a bearing of North 89°24' West, the Easterly boundary being that compromise line shown on said Map as having a bearing of North 0°37'55" East, and the Westerly boundary being that compromise line shown on said Map as having a bearing of North 2°14' 40" East, containing 0.07 acres, more or less.

THIRD:- Any and all parts of the Southwest Quarter of the Northwest Quarter of Section 21 and of the Southeast Quarter of the Northeast Quarter of Section 20, of Township 11 South, Range 3 West S. B. B. & M., as said sections are monumented upon the ground and shown on Licensed Survey Map #371, Records of San Diego County, California, lying South of the incorrect center line of said Section 21 shown upon said Map as having a bearing of South 89°28'27" East, the Easterly boundary of the within described parcel being the center line of County Road built approximately upon Road Survey #46, Records of San Diego County, California, the west boundary being the Northerly prolongation of that compromise line in the Northeast Quarter of the Southwest Quarter of said Section 20 shown upon said Map as having a bearing of North 1°26'30" East, containing 0.21 acres more or less.

FOURTH:- All that portion of the Northeast Quarter of the Southeast Quarter of Section 20, Township 11 South R. 3 West, S. B. B. & M., lying within the following described boundaries:-

Beginning at the one-quarter Section Corner common to Sections 20 and 21 Township 11 South Range 3 West, S. B. B. & M., thence along the West boundary line of said Section 21 South 1°10' West 850.16 feet; thence North 89°37'30" West 74.22 feet; thence North 1°26'30" East 850.17 feet; thence South 89°58'50" East 72.40 feet to the point of beginning, containing an area of 1.43 acres, more or less, reserving therefrom as an easement for road purposes a strip of land of the uniform width of ten feet along the entire south boundary thereof.

FIFTH:- All that portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 11 South Range 3 West S. B. B. & M., lying within the following described boundaries.

Beginning at the West Quarter Corner of said Section 21; thence along the North boundary of the Northwest Quarter of the Southwest Quarter of said Section 21 South 89°39' 10" E. 1321.73 feet to the Northeast Corner thereof; thence along the East boundary thereof S. 1°10'15" West 850.22 feet; thence leaving said East boundary N. 89°37'30" W. 1321.65 feet to a point on the West boundary line of said Section 21; thence along said West boundary line N. 1°10' E. 850.16 feet to the point of beginning, containing an area of 25.60 acres more or less; subject to a right of way twenty feet wide for a County Road forty feet wide along the East boundary thereof and that portion of said North boundary where the County Road built approximately on New Road Survey #46 follows said North boundary which is approximately 700 feet said East and North boundary lines being the center line of said road. Also

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*Date: July 12, 2016 Continuation

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reserving therefrom as an easement for road purposes a strip of land of the uniform width of ten feet along the entire South boundary thereof.

SIXTH:- The Southeast Quarter of the Southeast Quarter of the South West Quarter of Section 21, Township 11 S. R. 3 West, S. B. B. & M., containing an area of 10.034 acres more or less, reserving therefrom as an easement for road purposes a strip of land of the uniform width of ten feet along the entire North and West boundaries thereof.

SEVENTH: All that portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 21, Township 11 S. R. 3 West S. B. B. & M. lying within the following described boundaries.-

Beginning at the Southwest Corner of the North Half of the Southeast Quarter of the Southwest Quarter of said Section 21; thence along the West boundary thereof N. 1°10'15" E. 284.56 feet; thence leaving said West boundary N. 36°35' E. 118.40 feet; thence N. 33°05' E. 73.00 feet; thence N. 19°05' E. 132.50 feet; thence N. 58°22' E. 55.00 feet; thence N. 26°28'30" E. 65.71 feet; thence S. 89°24'15" E. 456.56 feet; thence S. 2°55'45" W. 162.00 feet; thence S. 89°23'45" E. 495.00 feet; thence N. 3°17'45" E. 176.01 feet to a point on the North boundary line thereof; thence along said North boundary line S. 89°29'30" E. 143.33 feet to the Northeast Corner thereof; thence along the East boundary thereof S. 1°10'50" W. 661.66 feet to the Southeast Corner thereof; thence along the South boundary thereof N. 09°35' W. 1321.54 feet to the point of beginning, containing an area of 16.93 acres, more or less; subject to a right of way twenty feet wide for a County Road Forty feet wide along the West boundary thereof, said West boundary line between the center line of said road; also reserving therefrom as an easement for road purposes a strip of land of the uniform width of ten feet along the entire South boundary thereof.

EIGHTH:- The Southwest Quarter of the Southeast Quarter of Section 21, Township 11 S. R. 3 West S. B. B. & M. containing 34.93 acres, more or less.

NINTH: The Southeast Quarter of the Southeast Quarter of Section 21, Township 11 S. R. 3 West, S. B. B. & M. Containing 34.36 acres, more or less.

TENTH:- The Northeast Quarter of the Southeast Quarter of Section 21, Township 11 S. R. 3 West, S. B. B. & M. Containing 33.60 acres, more or less.

All Section lines, Section Subdivisional lines, Section Corners and Quarter Section Corners as same are monumented on the ground and shown on Licensed Survey Map #371, Records of San Diego County, California.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name and seal to be affixed by its Vice-President and Acting Secretary thereunto, duly authorized this 19th day of June nineteen hundred and Twenty-nine.

Greek American Land and Investment Company,
California
Incorporated November 8, 1911.

GREEK AMERICAN LAND AND INVESTMENT COMPANY
By Nick Hantelas, Vice-President
By Bill Koutroulis, Acting Secretary.

STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES } SS.

On this 20th day of June in the year one thousand nine hundred and twenty-nine A. D. before me, James A. Hodges, a Notary Public in and for said County of Los Angeles.

Figure 21 San Diego County Recorder. Grantor: Greek American Land and Investment Company. Grantee: Nick Hantelas. Document No. 26492. Deed Book 1784, page 110- 113. 6/2/1930, 3 of 4.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

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State of California, residing therein, duly commissioned and sworn, personally appeared
Bill Koutroulis, known to me to be the Acting Secretary of Greek American Land and Investment
Company, the Corporation which executed the within and annexed Instrument, and acknowledged
to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Los
Angeles, in said County, the day and year in this certificate first above written.



James A. Hodges,
Notary Public in and for Los Angeles County,
State of California.
My Commission Expires January 28, 1930.

STATE OF CALIFORNIA, }
COUNTY OF SAN DIEGO. } ss.

On this 21st day of November in the year one thousand, nine hundred and 29, A. D.
before me, F. B. Myers, a Notary Public in and for said County, personally appeared Nick
Huntalas, known to me to be the Vice President, of the Corporation that executed the within
instrument, known to me to be the persons who executed the within instrument on behalf of
the Corporation within named, and acknowledged to me that such Corporation executed the
same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said
County, the day and year in this certificate first above written.



F. B. Myers,
Notary Public in and for the County of
San Diego, State of California.
My Commission Expires June 30, 1932.

Recorded at Request of Southern Title & Trust Co. Jun 2, 1930 at 9 o'clock A. M.

John H. Ferry, County Recorder
By L. B. Woodard, Deputy

26492 Fee \$2.90

RECORDED
Myrtle Sanders
SAN DIEGO COUNTY RECORDER

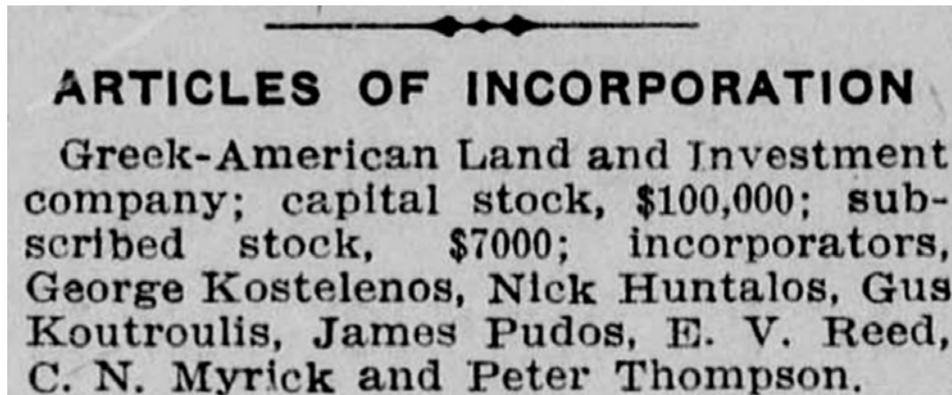
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Figure 22 San Diego County Recorder. Grantor: Greek American Land and Investment Company. Grantee: Nick Huntalas. Document No. 26492. Deed Book 1784. page 110-113. 6/2/1930, 4 of 4.

*Recorded by: Vonn Marie May & Nicole J. Purvis

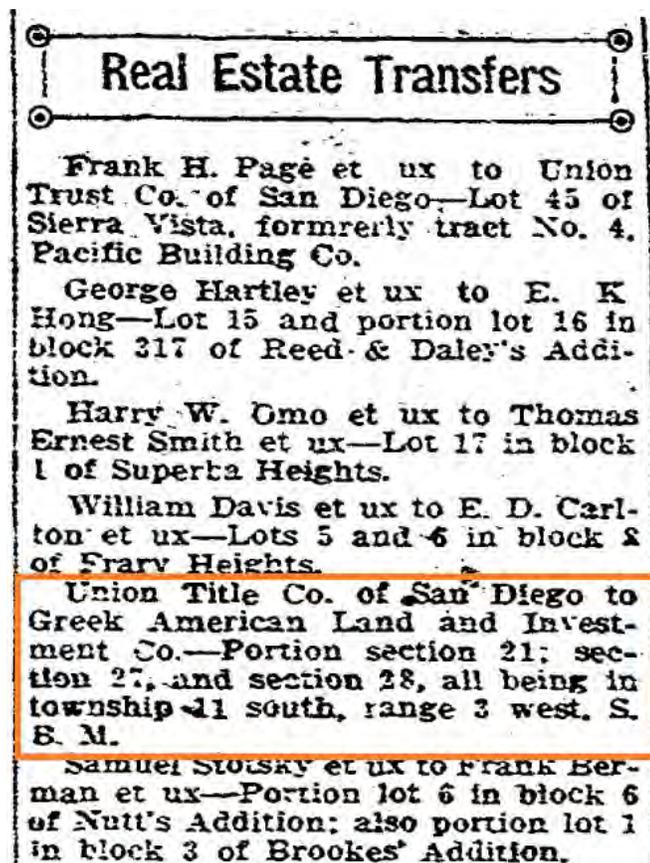
*Date: July 12, 2016 Continuation Update

G. Greek American Land & Investment Company—Announcements



ARTICLES OF INCORPORATION
Greek-American Land and Investment company; capital stock, \$100,000; subscribed stock, \$7000; incorporators, George Kostelenos, Nick Huntalos, Gus Koutroulis, James Pudos, E. V. Reed, C. N. Myrick and Peter Thompson.

Figure 24 Los Angeles Herald, Articles of Incorporation, 11/1/1911, 7.



Real Estate Transfers
Frank H. Page et ux to Union Trust Co. of San Diego.—Lot 45 of Sierra Vista, formerly tract No. 4. Pacific Building Co.
George Hartley et ux to E. K. Hong.—Lot 15 and portion lot 16 in block 317 of Reed & Daley's Addition.
Harry W. Omo et ux to Thomas Ernest Smith et ux.—Lot 17 in block 1 of Superba Heights.
William Davis et ux to E. D. Carlton et ux.—Lots 5 and 6 in block 2 of Frary Heights.
Union Title Co. of San Diego to Greek American Land and Investment Co.—Portion section 21; section 27, and section 28, all being in township 11 south, range 3 west. S. S. M.
Samuel Stolsky et ux to Frank Berman et ux.—Portion lot 6 in block 6 of Nutt's Addition; also portion lot 1 in block 3 of Brookes' Addition.

Figure 23 San Diego Union, Real Estate Transfers, 9/21/1920.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

G. Greek American Land & Investment Company—Announcements

**GREEK AMERICAN CO.
BUSY IMPROVING LANDS**

One of the largest enterprises of the Vista district is that of the Greek American Land and Investment Co., who are the owners of several hundred acres of fine land under the irrigatoin district. Much of this land has already been put under a pressure system of irrigation by the installation of a complete steel pipe pressure ilne and part of the land is at presnt in winter vegetables.

There are 30 acres of tomatoes, 7 in bell peppers, and 15 each in peas and string beans, making about 70 acres now planted, and 50 acres more soon will be added by planting ni the next few weeks to potatoes and beans. This will make a tota lof 120 acres in vegetables by this company alone.

Nickolas Huntales, the superintendent, has quite a large force of men working at present and the shipment of tomatoes is just beginning to the eastern markets... Mr. Huntales is an experienced horticulturist and has been in the gardening and vegetable business for many years and has one of the best gardening developments in the district.

This company has in all over 400 acres in the irrigation district and it is the intention to sell part of this in small tracts and reserve the balance for their own use.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick Huntalas—World War I Registration Card

A-829

REGISTRATION CARD

SERIAL NUMBER	3558	ORDER NUMBER	
1	Nick	Huntalas	
	(First name)	(Middle name)	(Last name)
2	PERMANENT HOME ADDRESS:		
	(No.)	(Street or R. F. D. No.)	(City or town)
			(County) (State)
	Vista San Diego Calif		
3	Age in Years	4	Date of Birth
	36	May	20 1882
	(Month)	(Day)	(Year)
RACE			
5	6	7	8
White	Negro	Oriental	Indian
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			Citizen Noncitizen
U. S. CITIZEN		ALIEN	
10	11	12	13
Native Born	Naturalized	Citizen by Father's Naturalization Before Registrant's Majority	Declarant
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15			
If not a citizen of the U. S., of what nation are you a citizen or subject?			
16		17	
PRESENT OCCUPATION		EMPLOYER'S NAME	
Farmer		For self	
18			
PLACE OF EMPLOYMENT OR BUSINESS:			
	(No.)	(Street or R. F. D. No.)	(City or town)
			(County) (State)
NEAREST RELATIVE	Name	19	
	Address	20	
		Bevie Huntalas (Wife)	
		Vista San Diego Calif	
		(No.)	(Street or R. F. D. No.)
		(City or town)	(County) (State)
* I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE			
P. M. G. O.		Nick Huntalas	
Form No. 1 (Red)		(Registrant's signature or mark)	
		(OVER)	

Figure 27 Nick Huntalas World War I Registration Card, 9/12/1918, 1 of 2.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation

Update

H. Nick Huntalas—World War I Registration Card, cont'd.

REGISTRAR'S REPORT 4-4-33. C

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF EYES	COLOR OF HAIR
Tall	Medium	Short	Slender	Medium	Stout		
21	22 ✓	23	24 ✓	25	26	Brown	Black

29 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified?
(Specify.)
No

30 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:

Chas E. Kelsey
(Signature of Registrar)

Date of Registration *Sept 12 1918*

Local Board for the County of
San Diego, State of California,
San Diego, Cal.
(STAMP OF LOCAL BOARD)

(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)

7-1-5171 (OVER)

Figure 28 Nick Huntalas World War I Registration Card, 9/12/1918, 2 of 2.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick Huntalas—World War II Registration Card

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER U <u>2751</u>	1. NAME (Print) <u>Nick</u> (First) <u>(none)</u> (Middle) <u>Huntalas</u> (Last)	ORDER NUMBER _____
2. PLACE OF RESIDENCE (Print) <u>Foot Hill Drive, Vista, San Diego Co., Calif.,</u> (Number and street) (Town, township, village, or city) (County) (State) [THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]		
3. MAILING ADDRESS <u>R. F. D. Box 205, Vista, Calif.,</u> (Mailing address if other than place indicated on line 2. If same insert word same)		
4. TELEPHONE <u>Vista 2181</u> (Exchange) (Number)	5. AGE IN YEARS <u>57</u>	6. PLACE OF BIRTH <u>Cantyla,</u> (Town or county) <u>Greece</u> (State or country)
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS <u>Mrs. Bessie Huntalas, Box 205, R.F.D., Vista, Calif.</u>		
8. EMPLOYER'S NAME AND ADDRESS <u>Self</u>		
9. PLACE OF EMPLOYMENT OR BUSINESS <u>Self, Rancher,</u> (Number and street or R.F.D. number) <u>above address</u> (Town) (County) (State)		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.		
D. S. S. Form 1 (Revised 4-1-42)	(over)	16-21830-2 <u>Nick Huntalas</u> (Registrant's signature)

Figure 29 Nick Huntalas World War II Registration Card, 4/25/1942, 1 of 2.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick Huntalas—World War II Registration Card

REGISTRAR'S REPORT

DESCRIPTION OF REGISTRANT

RACE	HEIGHT (Approx.)	WEIGHT (Approx.)	COMPLEXION	
White	5' 7½"	144	Sallow	
			Light	
Negro	EYES		HAIR	
	Blue	Blonde	Ruddy	
Oriental	Gray	Red	Dark XX	
	Hazel	Brown	Freckled	
Indian	Brown XX	Black	Light brown	
	Black	Gray XX	Dark brown	
Filipino		Bald	Black	

Other obvious physical characteristics that will aid in identification.....
 none

I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark and that all of his answers of which I have knowledge are true, except as follows:

None to my knowledge

Dale C. Wood
 (Signature of registrar)

Registrar for Local Board 169, Vista, San Diego Co., Calif.
(Number) (City or county)

Date of registration April 25, 1942.

(STAMP OF LOCAL BOARD)

(The stamp of the Local Board having jurisdiction of the registrant shall be placed in the above space)

Figure 30 Nick Huntalas World War II Registration Card, 4/25/1942, 2 of 2.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick and Bessie Huntalas — Articles



Makes Big Profits on Vegetables at Vista!

Mr. Huntalas, shown in the above photograph among his early corn, believes VISTA soils and VISTA climate cannot be beat. The sweet corn, which will be harvested from the 15th to 20th of next month (June), will average, according to Mr. Huntalas, about 20¢ lugs per acre and will bring about \$2 per lug. The cost of planting and labor will approximate \$35 per acre, leaving a handsome profit for his SIX months' crop.

Before planting this corn Mr. Huntalas raised winter tomatoes on the same ground which produced an income of approximately \$500 per acre. Following the harvesting of the corn next month the land will again be planted to winter tomatoes.

Almost \$1000 Income Per Acre in Twelve Months' Time

And that's only one source of income from the lands in this great irrigated, fertile agricultural district. ORANGES, LEMONS, AVOCADOS, BERRIES, BULBS are being grown at VISTA, successfully and profitably. And it is doubtful if a more ideal location can be found anywhere for raising POULTRY.

Vista Lands, now selling as low as \$450 acre, should be doubled in value in few years.

Climate, water and soil, together with RAPID development, are making this one of the most desirable districts for making money in all Southern California. VISTA is, undoubtedly, the fastest growing community within a radius of 200 miles of Los Angeles. More than 1000 acres now planted to vegetables; hundreds of acres planted to Avocados and citrus; large acreage will be planted to bulbs and rhubarb; many new homes constructed and others in

course of building. All improvements are substantial and clearly indicate a great future for the district.

Edwin G. Hart, Inc., pioneer developers of the Vista Irrigation District, will sell you 2, 5, 10 or more acres of this wonderful soil on terms of 20% cash and the remainder over a period of 5 or 8 years. They will advise you what to plant and how and when. How to make the most money from your land. If desired they will plant it to Avocados, care for the grove and harvest the fruit for an indefinite period at the minimum of cost to you. A staff of expert horticulturists is maintained for this purpose—men who have had long years experience in avocado and citrus culture.

Get the facts. FREE literature tells you all about this great district and other interesting information. No obligation. Just fill in and mail the coupon.

EDWIN G. HART, Inc.

724 Van Nuys Building, Los Angeles
Tel. TRinity 4521

Figure 35 Nick Huntalas pictured promoting Vista agricultural land, Los Angeles Times 5/31/1927, A:13.

HOPE TO GET BOUNDARY LINES SETTLED SOON

Development is being retarded and land sales interferred with in the district of the Edg Hill ranch and the Huntalas lands, but according to Nick Huntalas, one of the interested land owners, it is hoped to have the matter of boundaries settled soon. Resurveys have been made by competent engineers and if various parties who are affected by the change of lines will agree it will be unnecessary to take the matter into court.

In some instances buyers of land have found a portion of it claimed by a neighbor, or a county road or a fence runs a cross a portion of their land.

Figure 33 Vista Press, *Hope to Get Boundary Lines Settled Soon*, 3/23/1928, 2.

Many Acres Planted To Vegetables

Large plantings of vegetables are being made constantly on the rich lands of Nick Huntalas. Last fall 9000 lugs of tomatoes were harvested from 13 acres. Blight did far less damage there than in other localities, it is said.

At present the following plantings are in:

- Potatoes, British Queen, 10 acres.
- Squash, 6 acres.
- Cucumbers, 3 acres.
- Sweet corn, 10 acres.
- Watermelons, 2 acres.

In addition to this, there are 60 acres leased to gardeners that is planted to a variety of vegetables.

Figure 34 Vista Press, *Many Acres Planted to Vegetables* 3/23/1928, 7.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick and Bessie Huntalas — Articles

Vegetable Growers Need Protection

Nick Huntalas, prominent Vista farmer, has returned from an extensive trip to the northern part of the state, accompanied by his family. They visited along the coast and in San Francisco, Oakland and Stockton. Mr. Huntalas states that vegetables grown here are larger than those in the northern sections and that the plants appear to be more thrifty.

He states that prices this season have been very unsatisfactory, and attributes one of the reasons for the low prices to be the competition of Mexican vegetable growers. It is his conviction, along with other vegetable growers here, that a protective duty should be placed on the importation of vegetables from Mexico. Otherwise the American grower cannot succeed in the business, declares Mr. Huntalas.

Figure 36 Vista Press, *Vegetable Growers Need Protection*, 6/1/1928, 1.

Nick Huntalas brought in to the Vista Press this week a watermelon that weighed 35½ pounds. It was certainly a beauty and was just "ripe enough." Another melon on the same vine weighed 34½ pounds and there were also a number of others somewhat smaller. Mr. Huntalas has already harvested 16 tons of melons from a patch of about two acres.

Figure 38 Vista Press, *Impressions*, 8/8/1929, 1:1.

Mr. Morris is passing out invitations to the first of a series of Buena improvement meetings. He says the idea came to him last spring when he was unable to direct people to his ranch, where he advertised strawberries for the picking.

Name your ranch and get the Vista sign painter to make you a sign.

Figure 37 Vista Press, *Name Your Ranch*, 8/8/1929, 2.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick and Bessie Huntalas — Articles

Nick Huntalas, Farmer, Dies At 98

Nick Huntalas, a well-known North County farmer for 69 years who helped found the Vista Irrigation District, died Thursday at his Vista ranch home. He was 98.

Services will be held at 11 a.m. today at Allen Brothers Mortuary Chapel in Vista. Entombment will be in Eternal Hills Memorial Park. The family suggested donations to St. Spyridon Greek Orthodox Church of San Diego.

Mr. Huntalas was born in Kadilla, Greece, and came to California in 1902. Until 1911, Mr. Huntalas worked for the Southern Pacific Railroad in the Bakersfield area and rose to be section foreman.

He then moved to Vista, bought 420 acres, and began farming, concentrating on avocado and citrus production. In 1930 he and a few other farmers joined in the formation of the water district.

Mr. Huntalas also was one of the initial stockholders of the First National Bank of Vista. He was a charter member of the Vista Grange, a member of St. Spyridon church, and the Greek Club of San Diego.

Mr. Huntalas and his wife were honored for their pioneer contributions to Vista in 1976 when Mayor Lloyd Tracy proclaimed Sept. 2 to be "Nick and Bessie Huntalas Day." On that day the couple celebrated their 60th wedding anniversary.

Survivors include his wife; two sons, including Theodore of Vista; one daughter; six grandchildren, and three great-grandchildren.

A rosary will be said at 8:30 a.m. Monday at St. Patrick's Catholic Church, followed by funeral services. Burial will be at Holy Cross Cemetery.

Mrs. Fanning, a native of Illinois, was a member of the Culver United Spanish War Veterans Auxiliary Post 94, and the Third Order of St. Francis.

There are no local survivors.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

H. Nick and Bessie Huntalas — Articles

Bessie Huntalas, 95, dies came to Vista as bride in '16

When Bessie Huntalas came here on her honeymoon in 1916, there were only a few scattered families in the entire community. In fact, both the town and the stranger she had met only three days before marrying him were so little-known to her brother-in-law that he made the bridegroom, Nicholas Huntalas, sign an agreement to give his wife a specified amount of money if the marriage failed. There was no need for the contract. The Huntalases had been married 64 years by the time of Nicholas' death in 1980 at the age of 98. Bessie Huntalas, 95, died Saturday in a local hospital.

Her son, Theodore, also of Vista, said she had been in failing health for the past several months. But, he said, she had been a dynamo in her younger days, donning slacks and bandanna to climb avocado trees on the family estate and knock the fruit to the ground. Her daughter, Annie Drakos of San Marcos, recalls how Mrs. Huntalas used a shotgun to scare off rabbits who had been eating her prized vegetables. The Huntalases began by raising vegetables on the 420-acre spread Nicholas had bought in 1911 when he and several partners formed the Greek American Land Co. At the time, the Greek-born Huntalas, who came to the United States in 1902, was foreman of a railroad crew in Bakersfield. In 1916, he decided to go back to Greece for a wife and to move to his Vista land. A cousin, Despo, had been writing him about her roommate in New Jersey, a Greek girl named Bessie Papsino, and he stopped off to meet her on his way to the old country. He never went any farther. They were married three days later. The family still calls Despo the matchmaker.

When Mrs. Huntalas arrived in Vista 76 years ago, her son said, the farm had no electricity and the only water came from a well on the property, dubbed Rancho Minerva for the goddess. The closest neighbors, the Delpys, lived two miles away -- and a shopping trip to Escondido and back by buggy took the entire day. The local school needed five children to stay open, so the Huntalases' oldest son, William, was enrolled before he was the proper age. Huntalas built a wooden farmhouse and grew grain and vegetables. But a steady water supply was needed, so he helped form the Vista Irrigation District in 1924 and then turned to citrus farming, planting thousands of trees and helping the University of California Extension develop the tangelo and study root rot.

In 1933, he built for his wife a beautiful new home of thick adobe brick. The Spanish-style house with the Rancho Minerva sign at the entry on Foothill Avenue has become a Vista landmark and site of local home tours. On their 60th wedding anniversary in 1976, Vista Mayor Lloyd Tracy declared "Nick and Bessie Huntalas Day" throughout the community to honor the pioneer couple.

Funeral services will be at 11 a.m. today in the chapel at Eternal Hills Cemetery, Oceanside. Besides her daughter and two sons, Mrs. Huntalas is survived by six grandchildren and five great-grandchildren.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation

Update

I. Builder, John E. Deardorff—Adobe Wall Construction Patent

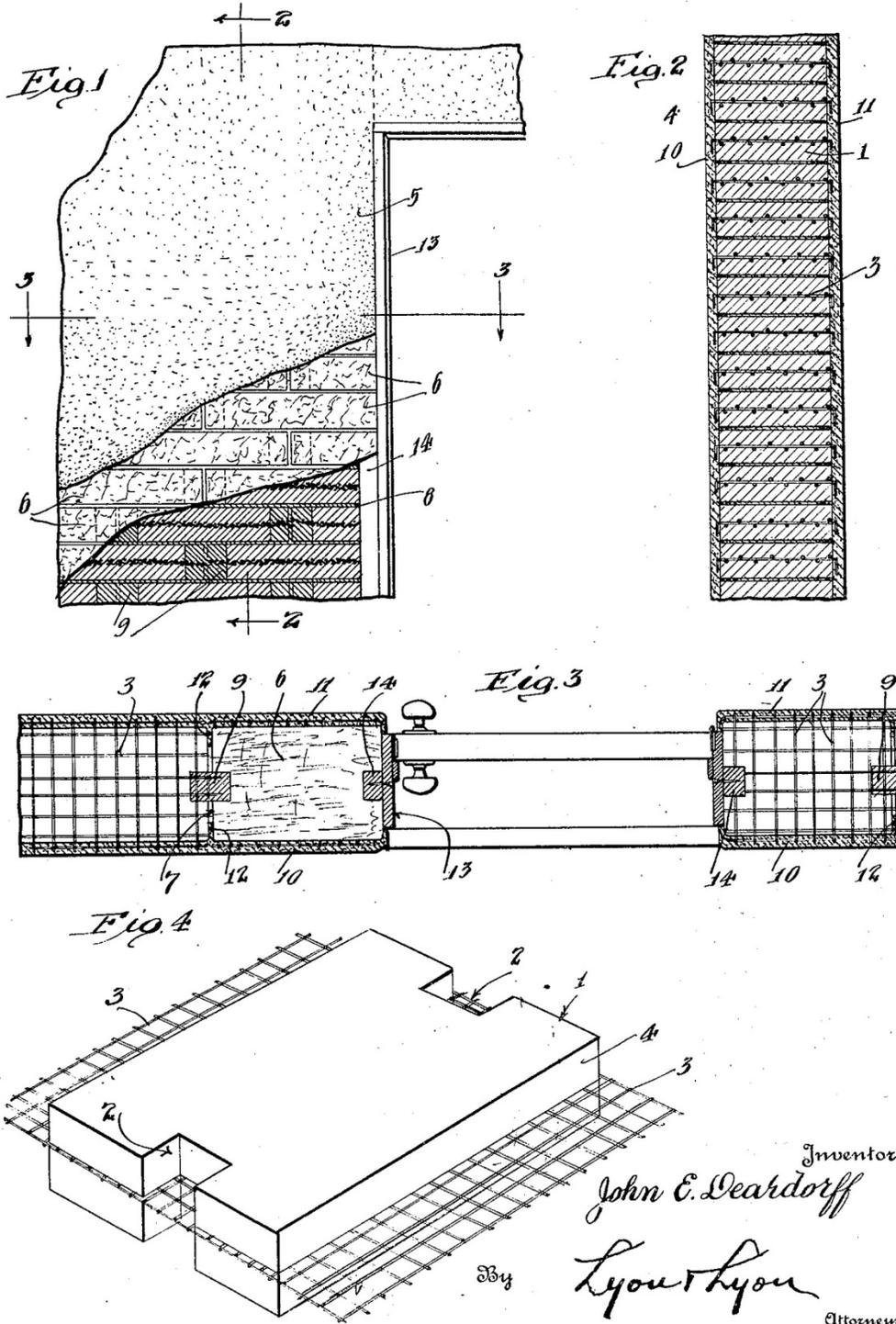
Oct. 2, 1928.

1,686,228

J. E. DEARDORFF

ADOBÉ WALL CONSTRUCTION

Filed Nov. 23, 1926



Inventor

John E. Deardorff

By

Lyon & Lyon

Attorneys

Figure 41 John Deardorff, Adobe Wall Construction, United States Patent 1,686,228, 10/23/1928, 1 of 3.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation

Update

I. Builder, John E. Deardorff—Adobe Wall Construction Patent

Patented Oct. 2, 1928.

1,686,228

UNITED STATES PATENT OFFICE.

JOHN E. DEARDORFF, OF VISTA, CALIFORNIA.

ADOBE WALL CONSTRUCTION.

Application filed November 23, 1926. Serial No. 150,173.

This invention relates to an adobe wall construction. The general object of the invention is to produce a wall construction of this character in which the bricks can be readily
5 laid in courses, and in which the bricks in the wall will be bonded together so as to produce a rigid and strong wall; also to provide a construction for the wall which will operate to hold stucco or plastering securely on the wall
10 and also which will facilitate the laying of the bricks against the side of a door frame, so as to enable them to hold the door frame securely in the wall.

A further object of the invention is to provide a construction for such a wall which will enable the adjacent bricks of a course to be bonded together and at the same time laid so that they present an end space between the bricks which can receive stucco when applied
15 to the face of the wall.

A further object of the invention is to produce an adobe brick having a special construction facilitating its being bonded when laid into a wall, and facilitating the application and securing of stucco and mortar to the exposed faces of the brick.
20

Further objects of the invention will appear hereinafter.

The invention consists in the novel parts and combination of parts to be described hereinafter, all of which contribute to produce an efficient adobe wall construction.

A preferred embodiment of the invention is described in the following specification, while the broad scope of the invention is pointed out in the appended claims.
25

Figure 1 is a side elevation of an adobe wall construction embodying my invention, broken away and illustrating a part of a door frame; this view shows a part of the wall in elevation and a part of the wall in section, as though the stucco had been removed, the remainder of the wall being shown in vertical section passing through the bodies of the
30 bricks.

Figure 2 is a vertical section through the wall taken about on the line 2—2 of Fig. 1.

Figure 3 is a horizontal section through the wall, taken about on the level of the line 3—3 and passing completely through the opposite sides of the door frame so as to show portions of the wall contiguous to the door frame at each side.
35

Figure 4 is a perspective of one of the adobe
40 bricks.

In practicing the invention, I prefer to

form adobe bricks of a thickness to correspond with the desired thickness of the wall, that is to say, the wall has a thickness the width of the brick. The brick preferably has
45 a length equal to twice the thickness of the wall, for example, in a twelve-inch wall I employ an adobe brick of two feet in length.

In Figure 4 I illustrate the preferred form of the adobe brick. In this view, 1 represents the brick and 2 represents aligning notches which are formed in the end faces of the brick. The end faces are plane, and simply abut against each other. Embedded in the brick, I provide a wire mesh or gauze
50 3 which is in the form of a sheet located in a plane substantially parallel with the plane of the large faces of the brick. This sheet is preferably in the middle plane of the brick, extends across the notches and projects beyond the side edges 4 of the brick at each side. The notches 2 extend completely through the brick.

In laying the brick to form a wall 5 (see Fig. 1), the bricks are laid in courses 6, one upon the other, in the usual way in laying bricks, but I do not provide any mortar between the adjacent end faces 7 of the bricks (see Fig. 3). However, the bricks are laid in mortar 8 between the horizontal courses.
55 Furthermore, the bricks are laid so that the two adjacent courses "break joints" with respect to each other. As each course of bricks is laid, I bond the adjacent bricks together at their ends by placing a filler 9 of mud or similar material into the aligning notches (see Fig. 3). The filler embeds the wire mesh which crosses these notches, and securely bonds the bricks together. It prevents any relative lateral movement of the bricks.
60 Hence the ends of the bricks may be made plane and devoid of any projections.

I employ the projecting portions of the wire mesh to produce the effect of laths for assisting in securing stucco 10 on the outer face of the wall and plaster 11 on the inner face. Fig. 2 illustrates the manner in which these projecting portions of the gauze sheet 3 are utilized in this respect. I prefer to bend these projecting portions downwardly, as indicated, and in such a way that when the plaster or stucco is applied, the mesh is embedded in the same and operates as lath to hold the stucco and plaster on the face of the wall. By reason of the end spaces 7 between the end faces of the brick in each
65 course, a space is provided into which the

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation

Update

I. Builder, John E. Deardorff—Adobe Wall Construction Patent

2

1,686,228

stucco and plaster protrude, as indicated at 12 in Fig. 3. These spaces of course only extend through the height of each course, so that these spaces also assist materially in
5 securing the stucco and plaster on the face of the wall. They effectively prevent lateral shifting of the stucco and cooperate with the wire mesh to hold the stucco and plaster very securely on the face of the wall.

10 Where it is necessary to build a door frame, such as the door frame 13, in the wall, I provide the door frame with a vertical cleat 14 (see Fig. 3). This cleat has a cross section which will enable it to fit in the notches 2.
15 The bricks which are laid against this door frame will have the wire gauze cut out of the notches so as to enable them to be laid snugly against the door frame, as indicated.

20 It is understood that the embodiment of the invention described herein is only one of the many embodiments this invention may take, and I do not wish to be limited in the practice of the invention, nor in the claims, to the particular embodiment set forth.

25 What I claim is:—

1. In a wall construction, the combination of a plurality of bricks laid in courses, said bricks having aligning notches extending completely through the bricks at their adjacent ends, and having wire mesh sheet embedded in a substantially horizontal plane in the bricks substantially parallel with the plane of the large side faces of the brick, extending across the said notches, and a filler
30 of bonding material received in the aligning notches to bond the adjacent bricks together.

2. In an adobe wall construction, the combination of a plurality of bricks laid in courses end to end and having aligning notches on their adjacent end faces, said bricks having wire mesh in the form of horizontal sheets embedded therein extending across the notches and having edges projecting beyond the side face of the wall, a bonding filter received in the abutting recesses, and stucco
45 covering the face of the wall and embedding the projecting edges of the wire mesh.

3. In an adobe wall construction, the com-

50 bination of a plurality of bricks laid in courses, the adjacent ends of the bricks of each course having aligning notches in their adjacent ends, wire mesh in the form of horizontal sheets embedded in the bricks and extending across the notches, a filler of bonding material received in the notches and em-
55 bedding the wire mesh in the notches to bond the adjacent bricks of a course together, the end faces of adjacent bricks in a course being disposed slightly apart to form end spaces between the bricks, said wire mesh having
60 edges projecting beyond the side face of the wall, and stucco covering the wall, embedding the projecting wire mesh and protruding into the said end spaces between the bricks.

4. In an adobe wall construction, the combination of a plurality of bricks laid in courses and having notches in their adjacent end faces, the bricks of each course being disposed slightly apart so as to form an end space between the ends of adjacent bricks,
70 said bricks having wire gauze in the form of substantially horizontal sheets embedded therein and having edges projecting beyond the faces of the bricks on each side of the wall, said wire gauze also extending across the said
75 notches, fillers of bonding material received in the said notches and bonding together adjacent bricks of each course, stucco on the outer face of the wall embedding the projecting
80 edges of the wire gauze and extending into the said end spaces, and plaster on the inner face of the wall embedding the projecting wire gauze and extending into the said end spaces.

5. An adobe brick having notches in its ends extending completely through the brick and having wire gauze embedded in the same and extending across the said notches.

6. An adobe brick having notches in its end faces extending completely through the brick and having wire gauze embedded in the body of the brick and with the gauze extending beyond the side edges of the brick.

Signed this 6th day of November, 1926.

JOHN E. DEARDORFF.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

J. Previous Historical Resource Survey Forms, 1987

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

HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Loc _____ Ser. No. _____ UTM: A _____ C _____ B _____ D _____	SHL No. _____ NR Status _____
---	-------------------------------

IDENTIFICATION V. 04

1. Common name: Rancho Minerva

2. Historic name: Rancho Minerva

3. Street or rural address: 2317 Foothill Dr.

City Vista Zip 92083 County San Diego

4. Parcel number: 178-130-57

5. Present Owner: Huntalas, Bessie Papsino Address: 2317 Foothill Dr.

City Vista Zip 92083 Ownership is: Public _____ Private X

6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: French Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: One and two story house with T-plan gabled roof with Mission tile roofing and canales at the facade gable end. The wall sheathing is stucco finish as is the right side, exterior chimney. The second story extends vertical to the main portion. Roof lines do not meet. There is a single story shed roofed addition to the right. Windows are multi-paned fixed, and central double hung with arch at the facade. Wrought iron railings extend across the lower portion of the windows which are located at either side of the entry. Other windows are metal casement. The entry is central, located under a shed roof porch. A concrete walkway leads to the arched porch. The entry door is original of wood panel. Vegetation is lush with mature plantings. The house sets slightly back from the street on a large corner lot with formal front garden in pristine condition.



8. Construction date: 1931-1932
 Estimated _____ Factual X
9. Architect: Unknown
10. Builder: Unknown
11. Approx. property size (in feet)
 Frontage 30 Depth 80
 or approx. acreage 14.9
12. Date(s) of enclosed photograph(s)
4/87

Figure 45 City of Vista, Historic Resource Survey Vista, California, Marben-Laird Associates, 1987, 21.

*Recorded by: Vonn Marie May & Nicole J. Purvis

*Date: July 12, 2016 Continuation Update

J. Previous Historical Resource Survey Forms, 1987

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: Left side shed roof addition (sensitive)
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: Citrus and avocado groves adjacent to house, begun in 1909, detached garage and shed to rear

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 In 1902, Nick Huntalas came to the United States from Greece. He arrived in Vista in 1909, and pursued a career as surveyor and supervisor for the construction of several railroads. In 1911, Huntalas purchased 420 acres of land and established the Rancho Minerva, named after the Greek goddess of Wisdom. On September 3, 1916, Nick Huntalas married Bessie Papsino, in New Jersey and upon returning to the ranch, built a farmhouse in which the family lived until 1931. The house was later moved across the street and eventually torn down. The current Huntalas home was built between 1931 and 1932. It was constructed of dirt excavated from the basement. The dirt was made into adobe brick, which was sundried, then covered with chicken wire and stuccoed. The home as well as the garage were constructed in this manner. Rancho Minerva began as a cattle ranch, and remained a dry land farm until 1927, when Huntalas played a major role in establishing the Vista Irrigation District, which brought water to the dry land. After 1927, Huntalas began his orchards, planting 3,500 orange, lemon and avocado trees. By 1960, nearly 5,000 trees were in production. Portions of Rancho Minerva have been sold off over the years, though many of the crop remain. The ranch now comprises 125 acres. Throughout his life, Nick Huntalas was active in many organizations. He worked in the development of "tangelos," was a life and charter member of the Vista Grange; a founder of the Pan Arcadian Society, one of the (see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture _____ Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement
 Government _____ Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
 Doyle, Harrison and Ruth, A History of Vista, Hillside Press, 1983; San Diego County Directory, 1911 to 1938; San Diego Historical Society photo and clippings file.
22. Date form prepared 6/17/87
 By (name) _____
 Organization Marben-Laird Associates
 Address: 38 Alpine Avenue
 City Los Gatos Zip 95030
 Phone: (408) 356-1973

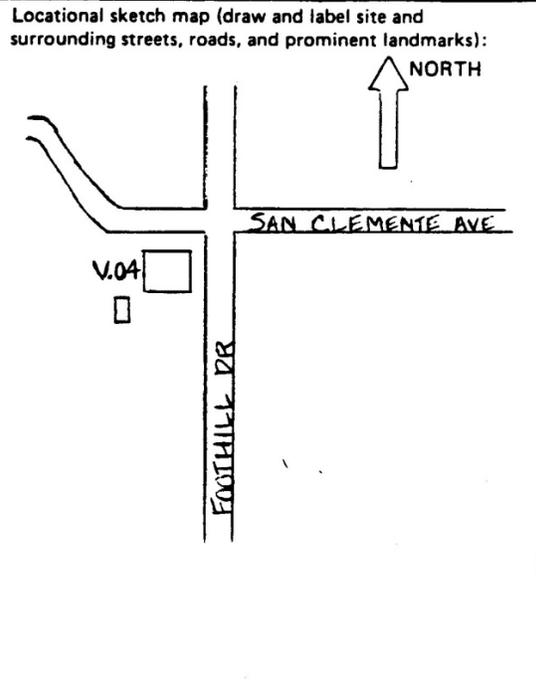


Figure 46 City of Vista, Historic Resource Survey Vista, California, Marben-Laird Associates, 1987, 22.