

April 28, 2020

Attn: Ross S. Geller  
Applied Planning, Inc.  
11762 De Palma Road, 1-C 310  
Corona, CA 92883

RE: Proposed Merrill Commerce Center Specific Plan – Revised Historical Resource Survey

Mr. Geller,

At the request of Applied Planning, Inc. and the City of Ontario, Urbana Preservation & Planning, LLC (Urbana) has revised the February 7, 2020 historical resource survey package submitted for the proposed Merrill Commerce Center Specific Plan Project (proposed project) Environmental Impact Report (**Attachment 1**). As part of the revision effort, Urbana reviewed and responded to all comments provided by the City of Ontario (**Attachment 2**) and focused on enhancing analysis of whether the buildings and structures within the proposed project area are individually eligible for inclusion on the National Register of Historic Places, the California Register of Historical Resources, or the City of Ontario Register of Historic Landmarks, and whether the buildings qualify as contributing elements to the New Model Colony / Chino Valley Dairy Historic District identified within the City of Ontario New Model Colony Area Historic Context Statement. The period of significance for the district is 1915-1975. Contributor status is dependent upon several factors: an original construction date within the period of significance, meeting minimum characteristics of a property type or architectural style identified within the district context statement, and maintaining a moderate or high level of integrity to physically convey identified significance.

Urbana's previous field survey efforts, completed by Candice Croix, MSHP, and Ginger Weatherford, MPS, on January 15 and January 31, 2020, formed the basis of the original and revised DPR 523 series forms (**Attachment 3**). In response to City Staff comments, Urbana personnel (**Attachment 4**) revised property descriptions within each DPR set to better identify modifications, to provide conclusions on whether each of the major buildings in the survey boundaries meets minimum characteristics and retains integrity, and to improve map labels to specify location of major buildings within the survey area. Updated descriptions further relied on previous field survey observations and additional review of Residential Building Records (and associated record types) included within each DPR set.

As part of this updated survey package, four properties, each with multiple buildings and structures, were documented and evaluated as described above. The four properties are identified as follows:

- Borba Property,
- GH Dairy Property,
- Minaberry Property, and
- 9052 Merrill Ave LLC Property.

A fifth property, the Prologis LP property, was included in the survey boundaries, however, no buildings or structures were observed at the property.

The four developed properties include 17 buildings or structures. None of the 17 buildings or structures are identified as individually eligible. Four of the 17 buildings or structures appear to qualify as contributing elements to the New Model Colony / Chino Valley Dairy Historic District identified within the City of Ontario New Model Colony Area Historic Context Statement (**Attachment 2**). The five potential district contributors are identified as:

- 8643 Eucalyptus Avenue (Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence),
- 8731 Eucalyptus Avenue (Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence),
- 8831 Eucalyptus Avenue (1960s-1980s Ranch Style Residence),

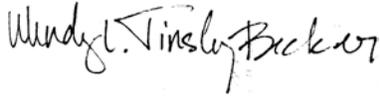
- 8888 Eucalyptus Avenue (1960s-1980s Ranch Style Residence), and
- 14651 S Grove Avenue (Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence).

The Proposed Project entails demolition or removal of all existing buildings and structures in order to establish new business park uses at the site. The identified district contributors would be materially impacted by the proposed project. Consistent with direction provided by the City, these contributors are recognized as likely eligible for listing on the local inventory. Mitigation for these impacts will be provided consistent with City requirements to include as applicable:

- Payment of mitigation fees,
- Provision of as-built drawings and HABS photo documentation,
- Issuance of a Certificate of Appropriateness, and
- Demolition application approval will be provided prior to issuance of any City permit.

Please contact me with any questions or comments regarding Urbana's survey efforts and eligibility conclusions.

Respectfully Submitted,



Wendy L. Tinsley Becker, RPH, AICP, Principal

# **ATTACHMENT 1.**

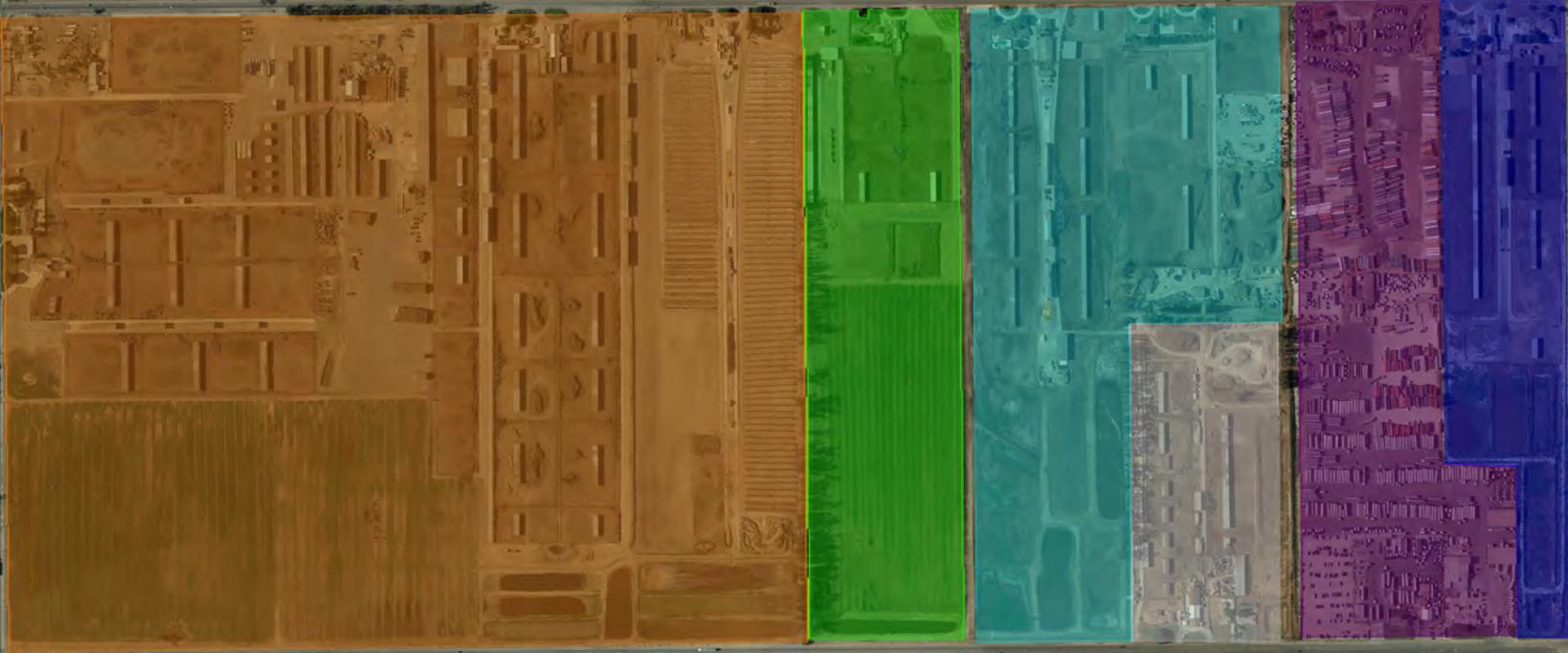
# **PROPOSED SURVEY AREA OVERVIEW MAP**

# Proposed Merrill Commerce Center Specific Plan

Historical Resource Survey

## Legend

-  9052 Merrill Ave LLC Property
-  Borba Property
-  GH Dairy Property / Henrietta Lee Property
-  Minaberry Property / Soares Property
-  Minaberry Property / Bauma Property
-  Prologis Property



Google Earth



2000 ft

# **ATTACHMENT 2.**

# **COMMENT & RESPONSE**

# **TABLE**

Comment	Response	Action Taken
1. Local designation criteria does not align specifically with the CRHR criteria as presented. As a result, some of the local criteria is missing from the evaluation such as Criterion D, which recognizes distinguishing architectural characteristics of a style, type, period, or method of construction. Please see local criteria below. Update survey as needed.	Noted - The significance statements on each BSO form includes a summary of eligibility criteria under the NRHP / CRHR / City of Ontario. Revise BSO significance statements to reflect alignment of criteria and to ensure that all criteria are addressed. Refer to tab 2 (Criteria Comparison) for alignment.	Revised accordingly.
2. Provide a sketch map and label the building and property location which corresponds with the survey record being completed. An aerial may be used in lieu of sketch map.	Sketch maps are contained within the Residential Building Record / Commercial Industrial Building Record included for each property (as available) in DPR 523 L (Continuation Sheets). Aerial imagery is additionally included demonstrating the evolution of improvements including contemporary arrangement of buildings and structures within each documented property.	A new aerial image is included on each DPR set depicting the location of existing features at each recorded property. This additional image supplements the previous maps / records and aerial views.
3. Include known or visible alterations to buildings, specifically residential buildings.	Each dwelling was reviewed for modifications that would affect integrity.	Updated current descriptions to identify modifications at dwellings.
4. State level of integrity (high, moderate, low) for each property/building that meets the minimum qualifications of one of these themes identified in the NMC dairy context. Use the integrity thresholds established in the context. Please note that properties which meet minimum characteristics and have high integrity will most likely be eligible for listing on the local inventory.	Noted - The significance statements on each BSO form includes an integrity conclusion.	Revised accordingly. Additionally, the integrity status is stated at the end of the current descriptions for dwellings.
5. If a property is determined to be eligible for listing on the local inventory and is determined to be a historic resource, additional mitigation measures will be included in the EIR for the demolition, including but not limited to, mitigation fees, as-built drawings, and HABS photo documentation. Issuance of a Certificate of Appropriateness and Demolition application approval is required prior to issuance of any City permit	None of the properties are opined as individually eligible for designation under the NRHP / CRHR / City of Ontario eligibility criteria.  However, in accordance with the New Model Colony Area Historic Context Statement, several of the documented properties appear eligible for recognition as contributing elements of the New Model Colony / Chino Valley Dairy District as they maintain moderate / high integrity and conform to the minimum qualifications within the established themes for the district.	Previous individual eligibility conclusions are revised to reflect district contributor status. Within the survey area, New Model Colony / Chino Valley Dairy District contributors, assigned 5D3 status codes are identified as follows. - 14651 S Grove Avenue with associated Milking Parlor, - 8731 Eucalyptus Avenue, - 8831 Eucalyptus Avenue, and - 8888 Eucalyptus Avenue.
Revision 1: Were the GH Dairy, Borba, and Minaberry properties, as currently documented, historically under single / unified ownership as they exist today? (1) Obtain complete ownership / chain of title from date of initial improvement forward. (2) Include additional narrative / paragraph and ownership summary table demonstrating when the property was historically combined into the present ownership configuration. (3) revise maps in DPR sets to reflect historic ownership boundaries / or insert a new map demonstrating historic ownership boundaries.	The Borba property was unified as such in ca. 1953 with the existing improvements dating between 1958 and 1980. The Borba's acquired the property in 1953 and completed the improvements.  The GH Dairy property was owned by Henrietta Lee, who acquired the property in 1965 from the Western Consumers Feed Co. Mrs. Lee is attributed to the 1965 construction of the existing dwelling.  The Minaberry Property was unified as such between 2000-2006. Portions of the property were owned by Joe & Eva Soares and later Candido & Maria Costa before being acquired by Minaberry. These portions are identified as 8810, 8816, and 8920 Merrill Avenue, which date to Other portions of the property were initially owned by the Long Beach Construction Company, who deeded the property to Theodore (Ted) and Janet Bauma / Bouma in 1968. The Bouma family retained ownership, through trustees or limited partnerships, until ca. 2003-2006 when it was acquired by the Minaberrys. This portion is identified as 8731, 8831, and 8888 Eucalyptus Avenue.	Revised accordingly.
Revision 2: Clarify whether each property meets moderate or high integrity - cannot reference both in spreadsheet. Revise spreadsheet and clarify in DPR sets (if not already done).	Revised accordingly.	Revised accordingly.
Revision 3: GH Dairy property - verify whether the property maintains an association with Dutch history / ethnography provided in existing context statement. Gambrel Roof barn is already documented in DPR set.	Ownership by Mrs. Lee demonstrates an association with Dutch history, a major immigrant group that helped to establish dairy operations in the New Model Colony area. Henrietta Lee was born outside of Amsterdam and moved to the United States with her family at the age of 15, settling in Long Beach. She grew up working at her father's dairy farm in nearby Cypress, milking and feeding cows and helping with the business. Within the New Model Colony area, the Dutch (and Portuguese) helped to modernize the dairy industry from free ranging dairy herds to dry-lot dairying that resulted in a quasi-factory setting. The Netherlands was a small country that lacked the space for free range dairying. Dutch farmers brought their knowledge of specialized dry-lot farming to the Los Angeles dairy industry, thereby countering the need for the expensive import of milk from the San Joaquin Valley.	Revised accordingly.

NRHP	CRHR	Local
A	1	a. The historic resource exemplifies or reflects special elements of the City's history;
B	2	b. The historic resource is identified with persons or events significant in local, state, or national history;
C	3	c. The historic resource is representative of the work of a notable builder, designer, architect, or artist;
C	3	d. The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
C	3	e. The historic resource is a noteworthy example of the use of indigenous materials or craftsmanship;
C	3	f. The historic resource embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
N/A	N/A	g. The historic resource has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City;
N/A	N/A	h. The historic resource is one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen: or
D	4	i. The historic resource has yielded, or is likely to yield, information important to the City's history or prehistory.

# **ATTACHMENT 3.**

# **REVISED SURVEY FINDINGS SUMMARY TABLE**

Property Resource Name	Associated APNs	Associated Addresses	Year Built	Associated Deed Year	Does Associated Deed Align With Year Built Date	Applicable Context / Evaluation Theme(s)	Meets Minimum Characteristics	Integrity / Ability To Convey Significance	CRHR Status Code Assigned	Individually Eligible	New Model Colony Historic District Contributor	Significant Building Square Footage (Source: SB County PIMS)
Borba Property	105412101 105412102 105416101 105415101 105420101 105435101 105411101 105411102 105422101 105422102 105433101 105433102 105413101 105414101 105421101 105434101 105413102 105414102 105421102 105434102	14525 S Grove Avenue 14545 S Grove Avenue 14651 S Grove Avenue 8321 Eucalyptus Avenue 8477 Eucalyptus Avenue 8521 Eucalyptus Avenue 8551 Eucalyptus Avenue	1958 1965 1965 1970 1980 1960 1965	<b>April 6, 1953</b> <b>Grantors:</b> Leo J. Lucas; Henry L. Lucas; Katherine R. Lucas; Eileen Sauer; Gabrielle E. Mikesell; Betty Anne Embree; Paul A. Lucas; Daniel D. Mikesell; Otis M. Embree; Mary Gertrude Lucas; Richard M. Lucas; Donald L. Lucas; and John W. Lucas. <b>Grantees:</b> Pete Borba and Sons, a Partnership composed of Pete Borba Sr., Pete Borba Jr., Joe Borba and George Borba. <b>Reference:</b> Book 3212, Pages 457-459	Yes - the property was deeded in 1953 and was developed with improvements from 1960 forward, including the subject district contributor dating to 1965.	Pre-1959 Ranch Style Residence 1960s-1980s Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy 1960s-1980s Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence	Does Not Meet Minimum Characteristics Does Not Meet Minimum Characteristics Meets Minimum Characteristics Does Not Meet Minimum Characteristics Not Applicable / Age Ineligible Does Not Meet Minimum Characteristics Does Not Meet Minimum Characteristics	No Integrity Not Significant But Retains Integrity Moderate Integrity Low / No Integrity Not Applicable / Age Ineligible No Integrity Not Significant But Retains Integrity	6Z 6Z 5D3 6Z 6Z 6Z	No No No No No No	Non-Contributing Non-Contributing Surveyed Eligible / Contributing Non-Contributing Non-Contributing Non-Contributing Non-Contributing	Not Significant Not Significant 3,853 Not Significant Not Significant Not Significant Not Significant
GH Dairy Property	105416103 105415102 105420102 105435102	8643 Eucalyptus Avenue	1965	<b>September 1, 1965</b> <b>Grantor:</b> Western Consumers Feed Co. <b>Grantee:</b> Henrietta C. Lee, a married woman as her sole and separate property. <b>Reference:</b> Book 6464, Page 563	Yes - the property was deeded in 1965 and was developed with improvements from 1965 forward, including the subject district contributor dating to 1965.	Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence	Meets Minimum Characteristics	High Integrity	5D3	No	Surveyed Eligible / Contributing	2,542
Minaberry Property	105436102 105419102 105417101 105417102 105418101 105419101 105436101 105416102 105417103 105417104 105418102	8810 Merrill Avenue 8816 Merrill Avenue 8920 Merrill Avenue 8731 Eucalyptus Avenue 8831 Eucalyptus Avenue 8888 Eucalyptus Avenue	1962 1958 1957 1968 1969 1969	<b>July 20, 1966</b> <b>Grantor:</b> Andover Land Company <b>Grantee:</b> Joe Silva Soares and Eva Soares, husband and wife, as community property. <b>Reference:</b> Book 6665, Page 960 <b>Corresponding Addresses:</b> 8810, 8816, 8920 Merrill Avenue *Joe and Eva Soares appear to have acquired the property with improvements at all three addresses. <b>August 2, 1968</b> <b>Grantor:</b> Long Beach Construction Co., an corporation organized under the laws of the State of California. <b>Grantee:</b> Theodore Bouma and Janet Bouma, husband and wife, as community property. <b>Reference:</b> Book 7070, Page 516 <b>Corresponding Addresses:</b> 8731, 8831, 8888 Eucalyptus Avenue *Ted and Janet Bouma appear to be the original owners of the 8731, 8831, and 8888 Eucalyptus Avenue improvements.	No - Joe & Eva Soares appear to have acquired the 8810, 8816, and 8920 Merrill Avenue properties with all or some of the existing improvements in place. Yes - the property was deeded to the Boumas in 1966 and was developed with improvements from 1968 forward, including the subject district contributors dating to 1968, 1969, and 1969.	1960s-1980s Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy / Pre-1959 Ranch Style Residence Pre-1959 Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence 1960s-1980s Ranch Style Residence 1960s-1980s Ranch Style Residence	Does Not Meet Minimum Characteristics Does Not Meet Minimum Characteristics Does Not Meet Minimum Characteristics Meets Minimum Characteristics Meets Minimum Characteristics Meets Minimum Characteristics	Not Significant But Retains Integrity Not Significant But Retains Integrity Low / No Integrity Moderate Integrity High Integrity High Integrity	6Z 6Z 6Z 5D3 5D3 5D3	No No No No No No	Non-Contributing Non-Contributing Non-Contributing Surveyed Eligible / Contributing Surveyed Eligible / Contributing Surveyed Eligible / Contributing	Not Significant Not Significant Not Significant 3,150 2,253 3,050
9052 Merrill Ave LLC Property	21826135 021826137 021826129	8911 Eucalyptus Avenue 8966 Merrill Avenue 9032 Merrill Avenue	1969 1956 1954	N/A	N/A	Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence Pre-1959 Ranch Style Residence Pre-1959 Ranch Style Residence	Does Not Meet Minimum Characteristics Does Not Meet Minimum Characteristics Does Not Meet Minimum Characteristics	Low / No Integrity Low / No Integrity Low / No Integrity	6Z 6Z 6Z	No No No	Non-Contributing Non-Contributing Non-Contributing	Not Significant Not Significant Not Significant
Prologis LP	021826134 021826127 021826128	9031 Eucalyptus Ave	Demolished	N/A	N/A	N/A - Not Extant	N/A - Not Extant	N/A - Not Extant	6Z	No	N/A - Not Extant	N/A

# **ATTACHMENT 4.**

# **REVISED DPR 523 SERIES**

# **FORMS**

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
CRHR Status Code: 5D3 / 6Z  
Other Listings: \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 59 \*Resource Name or #: (Assigned by recorder) Borba Property

P1. Other Identifier: Not Identified

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Bernardino County \*b. USGS 7.5' Quad: Prado Dam and Corona North Date: 2018

T:    R of    of Sec   : B.M.

c. Address: Multiple City: Ontario Zip: 91762

d. UTM: (Give more than one for large and/or linear resources) Zone: 11,   mE /   mN

e. Other Locational Data: The Borba Property includes 20 parcels on 189.75 acres: 105412101, 105412102, 105413101, 105413102, 105416101, 105411101, 105411102, 105414101, 105414102, 105415101, 105422101, 105422102, 105421101, 105421102, 105420101, 105433101, 105433102, 105434101, 105434102, 105435101.

\*P3a. Description:

Located at 14525 S Grove Avenue, 14545 Grove Avenue, 14651 Grove Avenue, 8321 Eucalyptus Avenue, 8477 Eucalyptus Avenue, 8521 Eucalyptus Avenue, and 8551 Eucalyptus Avenue, the Borba Property includes five residences designed in the Ranch style and constructed between 1958-1980, two offices (1965 / 1970), three Milking Parlors (1963-1980), associated utilitarian pole structures, and ancillary shed and storage structures. The property is set within the New Model Colony, an area that developed from the 22,000-acre Rancho Santa Ana Del Chino land grant. Granted in 1841, the land has historically been utilized for agricultural and cattle grazing purposes, with an increased emphasis on dairy farming beginning in the 1900s. Today the property and its environs are characterized by low density development and agricultural uses, primarily dairy farming.

See continuation sheet for additional information.

\*P3b. Resource Attributes: HP2, HP4, HP32, HP33

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



P5b. Description of Photo: View southeast of 14651 Grove Avenue (IMG 2515).

\*P6. Date Constructed/Age and Source:

Historic 1958 / 1960 / 1965

\*P7. Owner and Address:

Joseph & Doleen Borba  
400 N Mountain Ave #213,  
Upland, CA 91786

\*P8. Recorded By:

Candice Croix, MSHP  
Urbana Preservation & Planning, LLC  
www.urbanapreservation.com

\*P9. Date Recorded: February 2020

\*P10. Survey Type: CEQA Review

\*P11. Report Citation: Urbana Preservation & Planning, LLC, Historical Resource Survey - Proposed Merrill Commerce Center Specific Plan, February 2020.

\*Attachments:  NONE  Location 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):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Borba Property \*CRHR Status Code 5D3 / 6Z

Page 2 of 59

B1. Historic Name: Borba Property B2. Common Name: Borba Property

B3. Original Use: Dairy Farm B4. Present Use: Dairy Farm

\*B5. Architectural Style: Ranch style dwellings with gable roof Milking Parlors and utilitarian pole structures

\*B6. Construction History: The Borba Property was initially improved circa 1930-1942 with eight buildings along S Grove Avenue. These buildings were sited within two parcels addressed as 14525 S Grove Avenue and 14715 Grove Avenue. By the 1960s, the majority of the original buildings were demolished or replaced. Between 1958-1980, a second construction campaign occurred, beginning in 1958 with a single-family residence and Milking Parlor at 14525 S Grove Avenue. In 1960, 8521 Eucalyptus was constructed, followed by a second residence and associated Milking Parlor at 8551 Eucalyptus Avenue in 1965 and 1971. In 1965, a single-family residence and office were constructed at 14651 Grove Avenue and 14545 Grove Avenue, with the associated Milking Parlor constructed between 1963-1967. An office building and numerous ancillary sheds were constructed at 8321 Eucalyptus in 1970, and a single-family residence and associated Milking Parlor were constructed at 8477 Eucalyptus Avenue in 1980.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Post-1950 Scientific Large-Capacity Dairy / Pre-1959 Ranch Homes / 1960s-1980s Ranch homes  
Area Ontario New Model Colony Period of Significance N/A Property Type Dairy Farm Applicable Criteria NRHP / CRHR / City of Ontario

The subject property, as a complex, has not been found individually significant under the eligibility criteria of the NRHP / CRHR / City of Ontario. Although it developed as a post-1950 scientific large-capacity dairy, no information was identified in the New Model Colony Historic Context statement or within published and unpublished resources to attribute the subject property to important or innovative techniques, or high yields, in post-1950 dairy farming. The subject property has not been found individually eligible under NRHP / CRHR / City of Ontario Criterion A / 1 / a as the property has not in and of itself been directly associated with significant events or patterns of events in dairy farming in local, regional, state, or national history, nor does it individually exemplify or reflect special elements of the City's history. By 1994 the Borba Dairy property contained 2,000 cows, which by today's standards, may be regarded as a substantial milking herd. More information is needed to determine whether the property is regarded as a high-yielding facility within the local dairy industry, however, at this time, that assertion cannot be supported. The property, as a complex, is not individually eligible under NRHP / CRHR / City of Ontario Criterion B / 2 / b as it has not been identified as having a direct association with an important person or event in local, regional, state, or national history. Further study of Joseph Borba may identify Mr. Borba as important individual in post-1950s dairy farming in the Chino Valley, however, no specific information was identified to support that assertion at this time. Mr. Borba appears to have resided at 14651 S Grove Avenue, within the larger Borba property. That building may be an appropriate building to directly associate with Mr. Borba pending confirmation of his role and accomplishments in the Chino Valley dairy industry. The property is not individually eligible under NRHP / CRHR / City of Ontario Criterion C / 3 / c-f as the property has not been identified as embodying the distinctive or distinguishing characteristics of a style, type, period, or method of construction, nor has it been identified as representing the work of a master or notable builder, designer, architect, or artist, or an important or creative individual, and as a standard dairy property with multiple Ranch style home (several that do not meet minimum characteristics and one that is age ineligible), the property does not qualify as a significant structural, engineering, or architectural achievement or innovation. Similarly, the property does not in and of itself offer a unique location, a singular physical characteristic, or an established and familiar visual feature within the Ontario New Model Colony or the city of Ontario, nor is it in and of itself one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. As such the property is not individually eligible under City of Ontario Criterion g and h. Beyond what is documented in this DPR set, further study of the property would not likely yield information which would be considered important in local, regional, state, or national history and therefore the property is not individually eligible under NRHP / CRHR / City of Ontario Criterion D / 4 / i. See continuation sheet for additional significance summary, and contextual and property specific history.

B11. Additional Resource Attributes: N/A

\*B12. References: "The City of Ontario's Historic Context for the New Model Colony," Galvin & Associates, September 2004.; Ancestry.com for "Joseph Antonio Borba" and "Doleen D Bourgeois."

B13. Remarks:

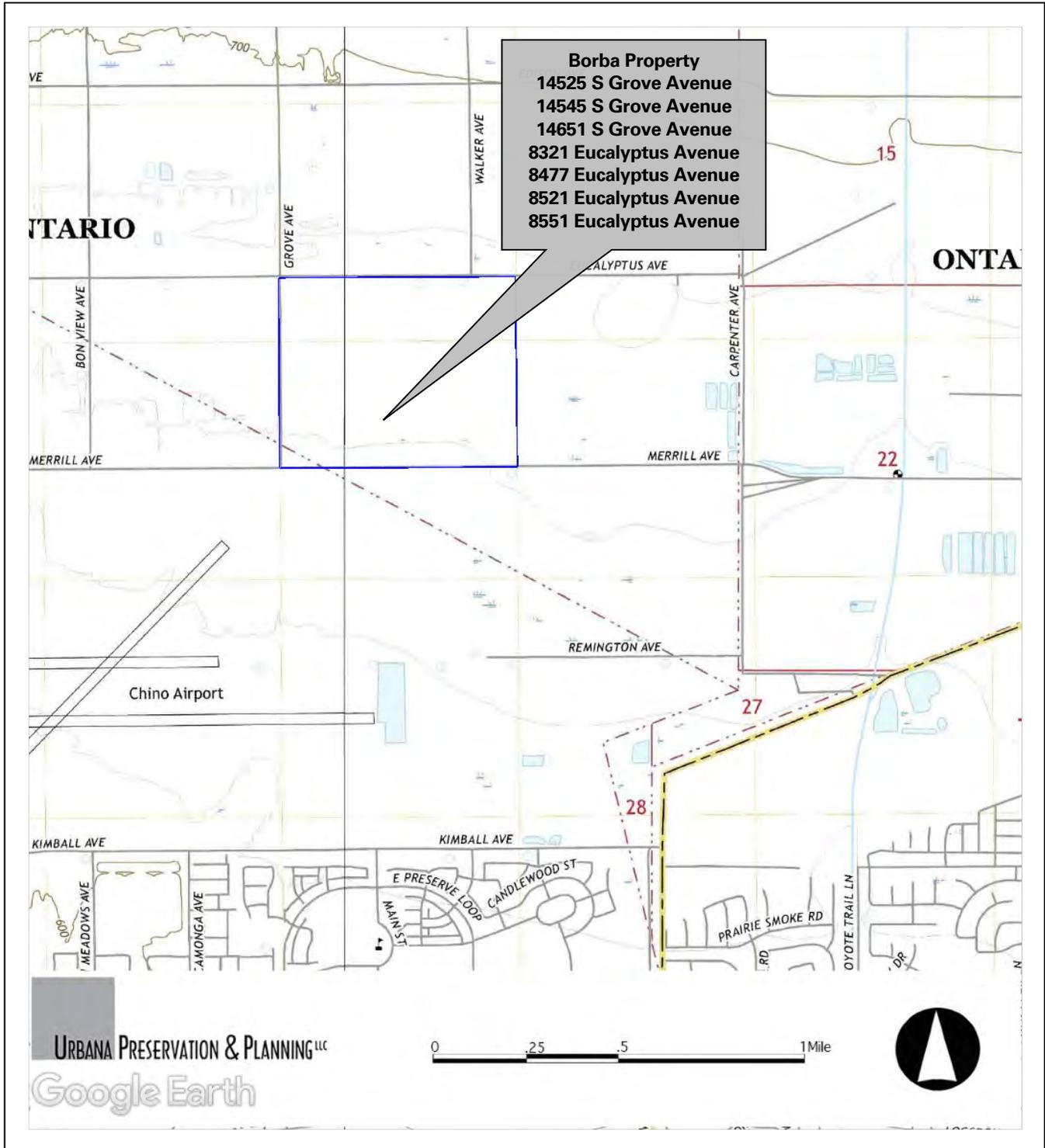
\*B14. Evaluator: Candice Croix and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

\*Date of Evaluation: February 2020

Property location is depicted on DPR 523J Location Map (page 3 of this DPR set).

Detailed aerial images showing property configuration are included on DPR 523 L Continuation Sheets (pages 27-31 of this DPR set).

(This space reserved for official comments.)



Page 4 of 59 \*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**\*P3A: Description (continued):**

**14525 S Grove Ave** (105412101)

The parcel includes a single-family residence with a detached garage, three sheds, a barn, and multiple temporary storage containers, constructed between 1958 to circa 1980.

- *14525 S Grove Avenue*—14525 S Grove Avenue is a single-family residence constructed in 1958 in a Ranch style. The 1,044 square foot residence features a side gable roof with composite shingles, beige stucco exterior, and brown trim. The west façade includes a hip roof bay on the southern end, a recessed entryway, and four gliding windows accented with brown trim. The north elevation includes an asymmetrically placed door flanked by two gliding windows accented with brown trim, and the south elevation includes one small window. There are two concrete steps leading to either door, and an L-shaped concrete driveway. **The building has been altered through new stucco coat, new windows and surrounds, and new roofing. The dwelling does not meet the minimum characteristics of a Pre-1959 Ranch style residence and it does not retain integrity.**
- *Garage*—The 360 square foot detached two-car garage is similar in style, with a gable roof and beige stucco exterior. The garage is sited north of 14525 Grove Avenue, and features a square footprint with a simple, unornamented design.
- *Sheds*—A small ancillary shed is sited south of 14525 Grove Avenue and features a gable roof and corrugated metal siding. There is a plywood-covered door on the south elevation, and a single window on the west and north elevations, both covered with metal mesh. Two larger ancillary sheds are sited near the center of the parcel, arranged perpendicular to each other, and measure approximately 120' x 30' in total. Constructed circa 1959-1966, the northern structure features a metal gable roof, and the southern structure features a metal shed roof.
- *Barn*—Directly northwest of the two large ancillary sheds, there is a barn constructed circa 1966-1980 with concrete block walls, a wood gable, and corrugated metal cross gable roof. The east elevation includes two door openings, two window openings of various sizes, and a loft window. The north elevation includes a door opening and chimney, and the west elevation includes one door opening and one window opening. The barn is in poor condition, with missing roof sections and weathered siding.

Page 5 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation  Update



View northeast of 14525 Grove Avenue, single-family residence and garage, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of 14525 Grove Avenue, single-family residence and garage, January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 6 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation  Update



View northeast of parcel and equipment, south façade of residence in background on left, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View east of parcel and equipment, January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 7 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation  Update



View northeast of ancillary shed, south and west facades, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of ancillary shed, north and west facades, January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 8 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation  Update



View southwest of parcel, including (from left) cow pen, two large ancillary sheds, and barn, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View south of two large ancillary sheds and barn, January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 9 of 59 \*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**8551 Eucalyptus Ave** (105416101)

The parcel includes two residences, 8551 Eucalyptus Avenue and 8521 Eucalyptus Avenue, and a Milking Parlor, constructed between 1960-1971. There are approximately 100 rows of free stalls sited on either side of the Milking Parlor.

- *8551 Eucalyptus Avenue*—8551 Eucalyptus Avenue is a single-family residence with a detached garage constructed in 1965. The Residential Building Record originally recorded the address as 8561 Eucalyptus Avenue. The 928 square foot single-family residence features a pyramid hip roof with composite shingles, beige horizontal wood siding, and brown trim. The north façade includes a shed-style portico roof supported by two plain wood post columns. The portico is raised four steps. There are two windows on the north façade, a six-pane gliding window and a twelve-pane single-hung window. The original aluminum windows appear to have been replaced with vinyl. The west elevation includes two single-pane gliding windows. The 308 square foot garage is similar in design, with a rectilinear footprint, gable roof, beige wood siding, and brown trim. **The dwelling does not meet the minimum characteristics of a 1960s-1980s Ranch style residence. Although the building is identified as an average example of domestic architecture and is inconsistent with the aesthetic of its established context, it does retain integrity. However, the building is not a significant example of architecture.**
- *Milking Parlor*—The Milking Parlor was originally recorded on the Residential Building Record with the address 8561 Eucalyptus Avenue. Constructed in 1971, the Milking Parlor consists of two sections. The front section of the Milking Parlor, the Milk House, is a 1,080 square foot building with a box gable roof, beige stucco exterior, and brown trim. The north façade is symmetrical, with a three-paneled entrance, including a glass door and two additional glass panels, flanked by a gliding window. The west elevation includes milk storing / cooling tanks and a shed roof pole structure, and the east elevation includes two windows. The rear section of the Milking Parlor, a 1,150 square foot double herringbone parlor, is covered by two overlapping pole structures with corrugated metal gable roofs. The lower pole structure is partially open to the air, connecting to the front section of the milking parlor. The eastern roof segment of the higher pole structure extends past that of the lower pole structure, and the east elevation is enclosed with corrugated metal. The remaining elevations are open to the air, and the western roof segment extends a few feet over that of the lower pole structure. Behind the herringbone parlor is a 4,150 open air wash. The milking parlor includes a semi-circular concrete driveway, and is flanked by dirt roads on either side that are used to access the dairy farm. **The Milking Parlor is associated with the Ranch style dwelling located at 8521 Eucalyptus Avenue described below.**
- *8521 Eucalyptus Avenue*—8521 Eucalyptus Avenue is a single-family residence with an attached garage constructed in 1960. The Residential Building Record originally recorded the address as 8551 Eucalyptus Avenue. The 1,843 square foot residence and 600 square foot garage were designed with an L-shaped footprint, utilizing a wood frame structure on a concrete block foundation. The residence features a gable roof with 30" eaves, beige stucco exterior, and brown trim. The north façade includes four three-panel gliding windows, one two-panel gliding window, and a recessed porch. The porch is supported by one wood column, enclosed by a metal handrail with vertical supports, and accented by brown horizontal wood siding. The west elevation includes a three-panel gliding window on the north end and a brick chimney on the south end. The east elevation / garage includes one picture window. All windows are aluminum frame. **At first glance, when viewed from the west, the dwelling appears to meet the minimum characteristics and retain integrity to the 1960s-1980s Ranch style. However, closer inspection of the dwelling reveals an extensive garage addition that comprises 50% of the north elevation and east elevations, leaving only the northwest corner of the dwelling intact. The property does not retain adequate integrity to convey the minimum characteristics and character-defining features of the 1960s-1980s Ranch style.**

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

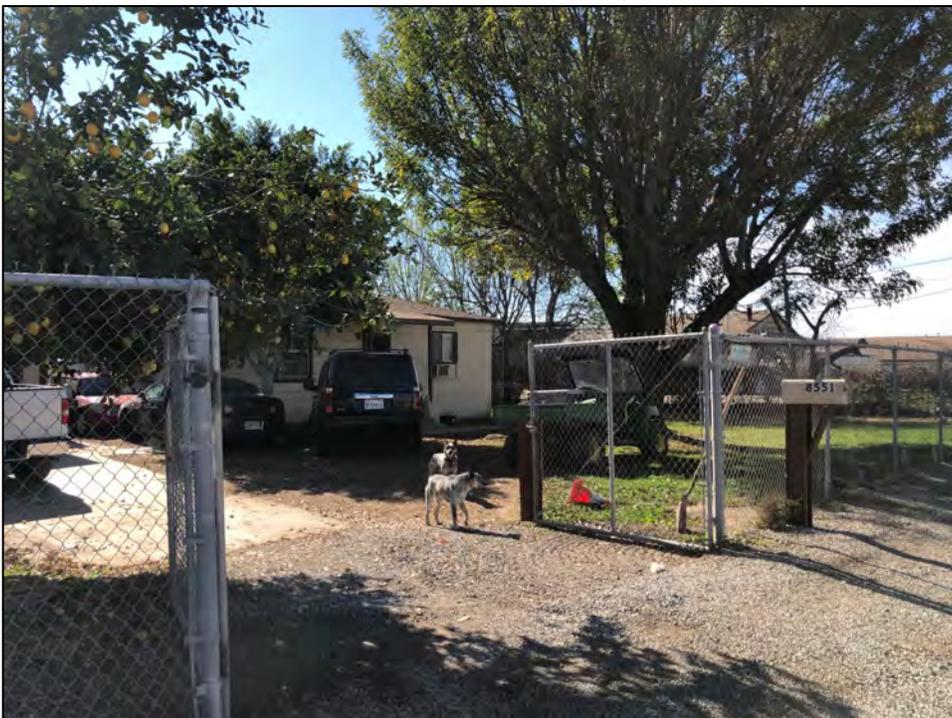
\*Date: February 2020

Continuation

Update



View south of 8551 Eucalyptus Ave, garage on left, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southwest of 8551 Eucalyptus Ave with Milking Parlor and 8521 Eucalyptus Ave on right, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

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View southeast of 8551 Eucalyptus Avenue and garage, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of Milking Parlor, with 8521 Eucalyptus Ave on right, January 2020  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View south of free stalls in background, with Milking Parlor on left and 8521 Eucalyptus on right, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View south of free stalls, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View southwest of 8521 Eucalyptus Avenue, January 2020.

Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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**14651 Grove Ave** (105411101)

The parcel includes a residence, 14651 Grove Avenue, an office, 14545 Grove Avenue, and a Milking Parlor constructed between 1963-1967. There are 18 pole structures associated with 14651 Grove Avenue, sited behind the residence.

- **14651 Grove Avenue**—14651 Grove Avenue is a single-family residence with an attached garage constructed in 1965. The 3,853 square foot single-story residence features a cross-hip roof with 48" overhanging eaves, beige stucco exterior with horizontal wood siding and stone accents, and a rectilinear footprint. The west façade includes a recessed front porch in the center accessible by two concrete steps, flanked by one small standard gliding window and one three-pane gliding windows to the north and two three-pane gliding windows to the south. There is a decorative stone pilaster between these two windows. The north bay features a second decorative stone pilaster flanked by three-pane gliding windows. The south end includes a door, a standard gliding window, a shorter three-pane gliding window, and decorative stone and horizontal wood siding wainscoting. The south elevation features the attached garage, including two single garage doors. The north elevation features a small gliding window. The residence is accessible by a semi-circular concrete driveway. The residence is approximately 102' long and 45' wide, with a 24' x 34' garage. **An original breezeway sited between the residence and the garage, and measuring 12' x 34', appears to have been partially enclosed with glazing although this suspected alteration appears reversible. The home exhibits the minimum characteristics of the Ranch style, and maintains a moderate level of character-defining features attributed to the 1960s-1980s timeframe including composition roofing, aluminum cased sliding windows, large picture windows (tri-partite rather than a single piece of glass), homogeneous exterior surface, stylized double doors with ornate panels and ornamental oversized hardware, horizontally arranged aluminum sliding windows, an attached two-car garage (connected via a breezeway). Additionally, the decorative stone elements appear to be period appropriate.** Missing character-defining features include arch patterns along the walkways, plain metal or wood post porch supports, concrete slab front porches located under a long narrow shed roof attached to the principal roof or recessed within the central bay of the building (the subject residence features a very limited concrete covered porch recessed into the center facade), large surrounds around the main entry and windows, and an expansive low pitched gable or cross gable roof (the subject dwelling features a hipped roof).
- **Milking Parlor**—The Milking Parlor consists of two sections, constructed between 1963-1967. The front section of the Milking Parlor, the Milk House, features a gable roof and stucco exterior. The 864 square foot Milk House includes a 30' x 25' (750 square foot) canopy that covers a segment of the circular driveway, supported by four metal poles. The west façade features a concrete step leading to a double door, with a covered window to the north and two gliding windows to the south. The south elevation includes a barred gliding window, and the north elevation includes a gliding window covered by a shed roof balcony supported by two metal poles. The rear of the Milking Parlor is 7,992 square feet and is divided into three sections that are covered by a corrugated metal gable roof. The north section measures approximately 27' x 148', and is used to house a press tank and pump. The south section, a herringbone parlor, measures 27' x 50', and the east section, a covered wash area, measures 34' x 98'. An uncovered wash area is sited behind the Milking Parlor, measuring 34' x 20'.
- **14545 Grove Avenue**—14545 Grove Avenue is an office constructed in 1965 with an observant Ranch influence. The 600 square foot office features a pyramid hip roof with overhanging eaves, beige stucco exterior, and a square footprint. The west facade includes a front door asymmetrically placed between two three-pane gliding windows. There are three concrete steps leading to the front door, flanked by a metal handrail with vertical supports. The north elevation includes three windows. There is a three-pane gliding window on the west end and two small standard gliding windows on the east end. The south elevation includes two asymmetrically placed three-pane gliding windows. All windows are barred with the exception of the south elevation's west window. The residence is surrounded by a brick planter and is accessible via a concrete driveway.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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Update



View northeast of 14651 Grove Avenue, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of 14651 Grove Avenue, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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Update



View northeast of Milking Parlor with cattle pen on right, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of Milking Parlor, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View east of 14545 Grove Avenue, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of 14545 Grove Avenue, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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Update

**8321 Eucalyptus Ave** (105413101)

The parcel includes an office building, large open-air storage shed, small ancillary shed, approximately 15 pole structures, and storage tanks / silos, constructed in 1970.

- *8321 Eucalyptus Avenue*—The office building features a gable roof, corrugated metal siding, and a rectilinear footprint. The building is predominantly enclosed with metal siding, with the exception of a small open space below the roofline on the north, east, and south elevations. The north façade includes a door sheltered by an unsupported shed roof, three three-pane gliding windows, and one standard gliding window. The west elevation also includes a door sheltered by an unsupported shed roof and a gliding window.
- *Storage / Equipment Shed*—The Storage / Equipment Shed is approximately 640 feet in length, and is sited perpendicular to Eucalyptus Ave. The Shed is covered with a gable roof. The north, east, and south elevations are enclosed by corrugated metal panels, and the west elevation is predominantly is open to the air. The shed is primarily utilized to store large dairy farm equipment and hay.
- *Ancillary Shed*—The ancillary shed is a simple rectilinear shape. The shed roof and walls are constructed with corrugated metal. The east and west elevations include a window opening covered in metal mesh.
- *Pole Structures*—The pole structures are sited to the south and west of the office building. Three pole structures feature a gable roof, and the remainder feature a shed roof. Seven pole structures feature a 25' x 25' square footprint, and the remainder feature a rectilinear footprint of various sizes, ranging from 100' to 330' in length.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View southeast of office at 8321 Eucalyptus Avenue, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View south of ancillary shed at 8321 Eucalyptus Ave, with office on right, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View southeast of Storage / Equipment Shed at 8321 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southwest of Storage / Equipment Shed at 8321 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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**8477 Eucalyptus Ave** (105413102)

The parcel includes a single-family residence and Milking Parlor constructed in 1980, as well as approximately 30 rectilinear pole structures of various sizes.

- *8477 Eucalyptus Avenue*—8477 Eucalyptus Avenue is a single-story single-family residence constructed in 1980. The Ranch style residence features an L-shaped footprint, cross-hip roof with composite shingles, beige vertical wood siding with brick wainscoting, and brown trim. The north elevation features three standard gliding windows and one three-panel gliding window. East of the front door, the north elevation includes a floor-to-ceiling window with geometric frame, flanked by a brick accent column on either end. The east elevation features a brick chimney and two-car attached garage. The west elevation features two gliding windows and a stucco exterior. **At the time of this evaluation, the building is 40 years old and does not meet age eligibility criteria for the NRHP, nor does it meet the 45-year 'rule of thumb' for CRHR consideration. The building is age ineligible, and was constructed five years beyond the end date of the established period of significance for the New Model Colony / Chino Valley Dairy District. The period of significance for the district is 1915-1975.**
- *Milking Parlor*—The Milking Parlor consists of two sections, constructed in 1980. The front section of the milking parlor is a building with a gable roof and beige stucco exterior. The north façade includes a French door and two brick pilasters. The east elevation includes two large storage / cooling tanks, and the west elevation includes a corrugated metal addition with a shed roof. The rear section includes a pole structure that is partially open to the air, with a gable roof and corrugated metal siding. The Milking Parlor includes a semi-circular concrete driveway. **At the time of this evaluation, the building is 40 years old and does not meet age eligibility criteria for the NRHP, nor does it meet the 45-year 'rule of thumb' for CRHR consideration. The building is age ineligible, and was constructed five years beyond the end date of the established period of significance for the New Model Colony / Chino Valley Dairy District. The period of significance for the district is 1915-1975.**

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

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View south of 8477 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of Milking Parlor at 8477 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

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View south of parcel with pole structures in background, view between Milking Parlor (on left) and 8477 Eucalyptus Ave (on right), January 2020. Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

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**\*B10. Significance (continued):**

The Borba Property is a large dairy property constructed after 1950, which includes at least one Ranch style residence, a herringbone style Milking Parlor, a circular driveway, numerous geometrically spaced rows of pole structures, and open space. However, of the seven primary structures that define the property, five do not meet minimum characteristics for either the Pre-1959 Ranch Style, the 1960s-1980s Ranch Style, or the Post-1950 Scientific, Large-Capacity Dairy, and one is less than 45 years old, having been built in 1980, five years after the end of the established period of significance for the New Model Colony / Chino Valley Dairy District. **As such, the Borba Property, as a whole, has not been identified as a contributing element of the New Model Colony / Chino Valley Dairy District. The remaining / seventh building, a Ranch style dwelling located at 14651 S Grove Avenue with an associated Milking Parlor, meets the minimum characteristics for 1960s-1980s Ranch Style and Post-1950 Scientific, Large-Capacity Dairy. In accordance with the approved New Model Colony Area Historic Context Statement, the 14651 S Grove Avenue property, within the larger Borba Property, appears eligible for recognition as a contributing element of the New Model Colony / Chino Valley Dairy District. The period of significance for the district is 1915-1975. The residence was constructed in 1965 and the associated milking parlor was constructed between 1963-1967. Both fall within the 1915-1975 period of significance established for the district.**

**History of the Subject Property and its Environs**

The subject property and its surrounding block are bound by Eucalyptus Avenue to the north, Carpenter Ave to the east, Merrill Avenue to the south, and Grove Avenue to the west. Between ca. 1930 and 1942, based on available aerial imagery, approximately 10 buildings or structures had been constructed in the survey area, with 8 located along Grove Avenue and 2 located along Eucalyptus. At this time, the survey area primarily included undeveloped land and agricultural fields. All circa 1930-1942 buildings and structures were demolished, the majority by the 1960s. By 1959, the northwest corner of the survey area became a large dairy farm (14525 Grove Ave), and buildings and structures were constructed at the southeast corner (9032 Merrill Ave). By 1967, three large dairy farms were constructed (14651 Grove Ave, 8643 Eucalyptus Ave, and 8810 Merrill Ave). By 1980, three additional large dairy farms were constructed along Eucalyptus Avenue (8731, 8911, and 9031 Eucalyptus Ave), including the construction of numerous pole structures throughout. A trucking operation was established in the southeast by 1994, and additional pole structures were constructed in the west. By 2002, the trucking operation expanded, reservoirs were constructed in the southeast, and additional pole structures were constructed throughout. By 2009, the southwest transitioned to agricultural fields, and the landscape of the northwest changed drastically. By 2014, the trucking operation expanded again, with a paved and graded lot extending from Merrill Avenue to Eucalyptus Ave. In 2019, all buildings and structures along Carpenter Ave were demolished, and is now a dirt lot. The earliest dairy farm in the survey area dates to the 1950s, with the majority of the farms developed in the 1960s-1970s, some with pole structures constructed through the 2000's.

Assessor records indicate that the property collectively termed herein as the "Borba Property" (APNs: 105412101, 105412102, 105413101, 105413102, 105416101, 105411101, 105411102, 105414101, 105414102, 105415101, 105422101, 105422102, 105421101, 105421102, 105420101, 105433101, 105433102, 105434101, 105434102, 105435101) was initially owned by the Chino Land and Water Company. Portions of the property were deeded to Southern California Edison, in 1910 and 1911, for utility easements. By the early 1950s the property was owned by multiple individuals including Leo J. Lucas, Henry L. Lucas, Katherine R. Lucas, Eileen L. Sauer, Gabrielle E. Mikesell, Betty Ann Embree, Paul A. Lucas, Daniel D. Mikesell, Otis M. Embree, Mary Gertrude Lucas, Richard M. Lucas, Donald L. Lucas, and John W. Lucas. This grouping of individuals deeded the property to Pete Borba and Sons, a partnership composed of Pete Borba Sr., Pete Borba Jr., Joe (Joseph) Borba, and George Borba on April 6, 1953. By the early 1970s the property was owned solely by Joseph and Doleen Borba. The Borba family has milked cows in the Chino Valley since 1925. Joseph Borba was born in Lemoore, CA in 1920, while Doleen was born in 1929 and raised in Upland, CA. Joseph joined the U.S. Army in 1946, and he and Doleen were married in 1950 in San Bernardino. The Borbas raised six children, and began residing at 14545 / 14651 S Grove Ave between 1962 and 1970. A dairyman and farmer, Mr. Borba additionally served on the Board of Directors for several organizations that worked towards the promotion of the dairy and farming industries including American Western Banker, Upland National Bank, Valley Milk Producers, and the Chino Grain and Milling Company. By 1994 the Borba Dairy property was cited in the *Chino Valley News* as having 2,000 cows.

Ownership by the Borba family demonstrates an association with Portuguese history, a major immigrant group that helped to establish dairy operations in the New Model Colony area. Within the New Model Colony area, the Portuguese (and Dutch) helped to modernize the dairy industry from free ranging dairy herds to dry-lot dairying that resulted in a quasi-factory setting. Portuguese milkers had been familiar with the dry-lot methods on the island of Azores and brought their knowledge of specialized dry-lot farming to the Los Angeles dairy industry, thereby countering the need for the expensive import of milk from the San Joaquin Valley.

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**New Model Colony Historic Context**

Per the *City of Ontario's Historic Context for the New Model Colony Area*, the County of San Bernardino designated 14,000 acres of agricultural land as the San Bernardino County Agricultural Preserve in 1967. The Preserve, located in the Chino Valley in the southwest area of San Bernardino County, was protected by Williamson Act contracts and the 1965 Land Conservation Act, and evolved into a world-class dairy center by 1980. By the 1990s, farmers within the Preserve were pressured to relocate their dairies as dairy operation costs and demand for housing increased. In 1999, the City of Ontario annexed 8,200 acres and named the area *New Model Colony* after the original *Model Colony of Ontario* established in 1882. **Two historic contexts, "Post-1950 scientific, large-capacity dairy properties" and "Ranch style houses," are applicable to the survey area.**

*Post-1950 scientific, large-capacity dairy properties:* The historic context for post-1950 scientific, large-capacity dairies coincides with the third phase of dairy farming, with a period of significance between 1950-1969. In this period, the introduction of scientific feeding and breeding resulted in larger herds and more productive operations. The average size of a property associated with this context was 40 acres or more, and included one or more large residences, an attached garage, milking parlor, numerous pole structures, and a large expanse of open space. The majority of residences were designed in the Ranch architectural style with a matching milking parlor, and a property may have included additional smaller residences to house hired workers. Additional residences were sited on either side of the milking parlor and designed and painted in the same color scheme. The milking parlors were designed in the herringbone style, a new milking parlor design in which stalls were placed at an angle and slight elevation to utilize space more efficiently and eliminate a worker's need to kneel, saving labor and time. The properties featured a circular driveway in front of the milking parlor and typically included designed landscaping. Additional dairy facilities associated with a property, including pole structures, silos, etc., were laid out behind the milking parlor in a perpendicular or parallel fashion.

The *minimum characteristics* required to identify a post-1950 dairy property are: at least one residence dating to the period of significance, designed in the Ranch architectural style with little alteration; a large "herringbone style" milking parlor designed in the Ranch style; a circular driveway; numerous geometrically spaced rows of pole structures and related dairy facilities; and a vast expanse of open space to the rear of the property. A property may include multiple large residences and a few smaller workers' residences.

A post-1950 dairy property exhibiting *high integrity* exhibits the minimum characteristics. The property must include one large residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. Individual elements will possess high integrity of location, design, setting, association, feeling, materials, and workmanship individually, and the property will possess high integrity as a whole. Buildings and structures will retain their original uses. If abandoned, they should clearly depict their original operational uses.

A post-1950 dairy property exhibiting *moderate integrity* exhibits the minimum characteristics. The property must include one residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. The property will possess original location and physical relationships, though the individual elements may have lost some historic integrity. The property conveys historic association with a post-1950 dairy property but has a few minor alterations.

A post-1950 dairy property exhibiting *low integrity* does not exhibit the minimum characteristics. One or more of the characteristics is missing, and the majority of buildings do not date to the period of significance. The property and individual resources lack integrity of location, design, setting, association, feeling, materials, and workmanship. The property no longer conveys historic association with a post-1950 dairy property.

**The majority of dairy properties in the New Model Colony study area are associated with the "Post-1950 scientific, large-capacity dairy properties" context.**

*Ranch style houses:* The historic context for Ranch style houses includes three distinct phases: pre-1959, 1960-1980, and post-1980. Originating in the mid-1930s in California, the Ranch style gained popularity during the 1940s and became the dominant style throughout the county during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period that dotted the landscape of the Rancho Santa Ana del Chino, several local building magazines featured ranch style homes and building plans in the 1950s-1960s, and local builders and architects utilized large lots to design and construct large, rambling plans. The majority of large Ranch style houses in the New Model Colony area date to the 1960s, demonstrating the higher income levels associated with the mechanization and industrialization of dairy operations.

The *minimum characteristics* required to identify a Ranch style residence include: single-story, expansive, horizontally-emphasized rambling footprint; low-pitched gabled, hipped or intersecting gable roof with expansive overhanging open or boxed

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eaves; wood shingle roof; "U," "L," or "S"-shaped plan; attached garage, breeze port, or covered walkway; wide prominent chimney; integral or recessed front porch; concrete slab foundation; large picture windows; plain post porch supports; wide entry doors or French style paneled front entry door; sliding glass doors sited at rear of residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. The residence must exhibit the majority of the minimum characteristics in addition to character-defining features specific to each period.

Character-defining features of the **pre-1959 Ranch** style include: wood single roofs with wide overhanging eaves and wood-cased multi-light windows; square or diamond pattern lights on the windows; glazed and paneled doors; a single-width entry door; a combination of siding materials such as horizontal wood siding and stucco with a contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on main façade; and a multi-light picture window or large picture window.

Character-defining features of the **1960s to 1980s Ranch** style include: asbestos shingles, asphalt singles, or a composition roofing material; aluminum-cased sliding windows; a large picture window; attached two-car garage; plain metal or wood post porch supports; concrete slab front porch located under a long, narrow shed roof attached to the principal roof or recessed within the central bay of the building; homogenous exterior surface; the use of stone or masonry; arch patterns along walkways; main entry and window surrounds; stylized double doors with ornate panes; glazing and ornamental oversized hardware; and horizontally arranged aluminum siding windows sheltered by an expansive low-pitched gable or cross-gable roof.

Character-defining features of the **post-1980 Ranch** include: a clay tile roof; larger floor plan; split-level; contemporary and shed-building styles; diagonal siding; wide board trim; window surrounds; and false half-timbering, Spanish Colonial Revival influences.

A Ranch style exhibiting **high integrity** exhibits the minimum characteristics. The property maintains at least 90% of its original exterior features and must retain the essential features that were part of the original design intent. The property retains its original use. If it is abandoned, the original use is evident due to a lack of alterations. The property retains integrity of location, design, setting, association, feeling, materials, and workmanship.

A Ranch style exhibiting **moderate integrity** exhibits the minimum characteristics. The property maintains at least 50% of its original exterior features. The property may have a few minor alterations, but continues to convey its historic association. The property retains integrity of location, design, feeling, association, and the majority of its workmanship and materials.

A Ranch style exhibiting **low integrity** does not exhibit the minimum characteristics. The property does not maintain at least 50% of its original exterior features, and the major features of the residence have been altered or replaced. The property does not retain integrity of location, design, setting, association, feeling, materials, and workmanship, and is no longer being used as its original purpose.

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1938 Aerial View.  
Source/Citation: [Historicaerials.com](http://Historicaerials.com)



1959 Aerial View.  
Source / Citation: [Historicaerials.com](http://Historicaerials.com)

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\*Resource Name or # (Assigned by recorder): Borba Property

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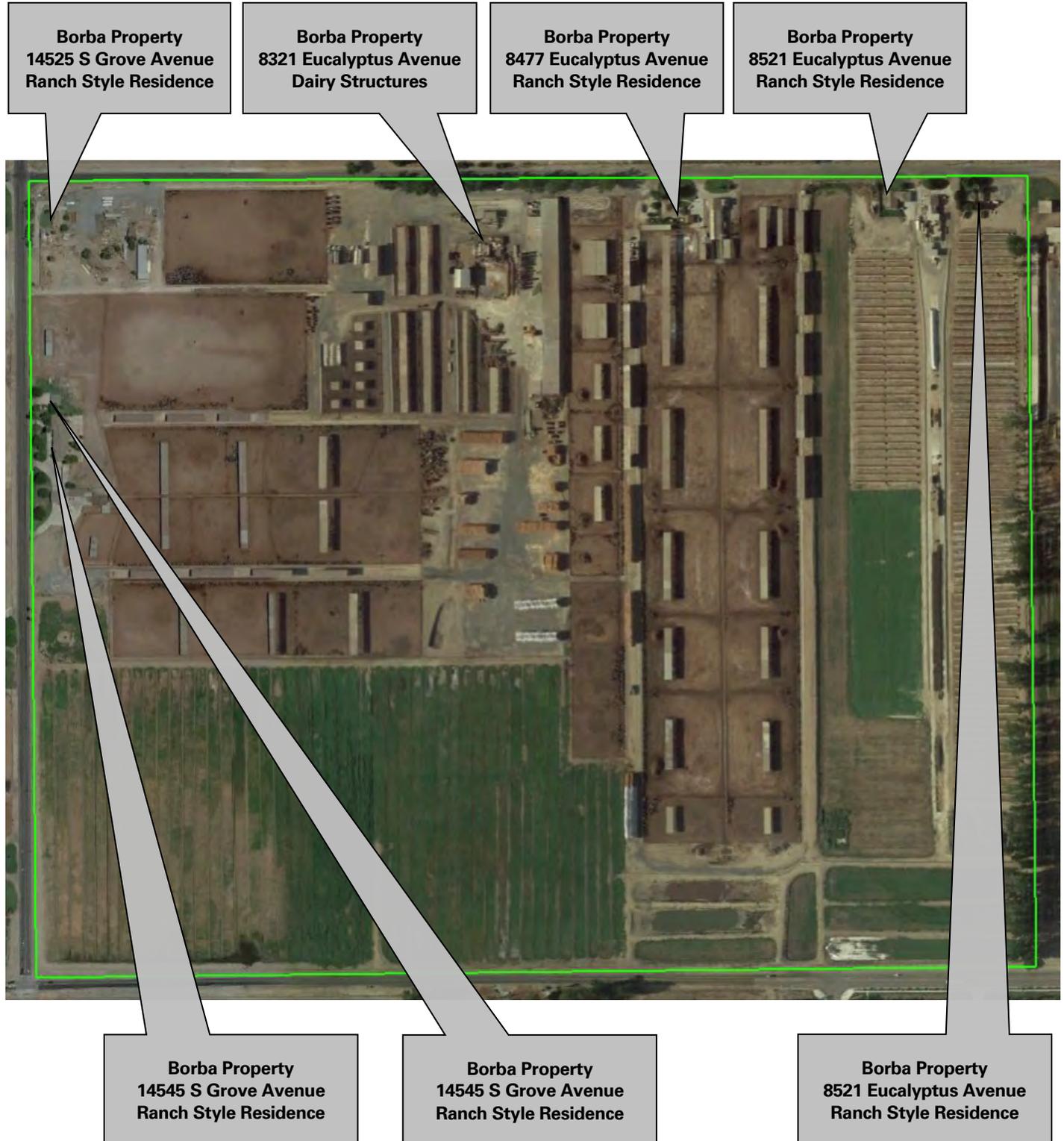
Update



1994 Aerial View.  
Source / Citation: Google Earth



2014 Aerial View.  
Source / Citation: Google Earth



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 32 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

RESIDENTIAL BUILDING RECORD															PARCEL				
ADDRESS: <u>14525 GROVE AVE, SAN BERNARDINO COUNTY, CA 92406</u>															SHEET <u>1</u> OF <u>87</u> SHEETS				
DESCRIPTION OF BUILDING															1054-121-01				
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF			LIGHTING		AIR CONDITION		ROOMS	FLOORS		ROOM AND FINISH DETAIL					
				Flat	A	Pitch	Wiring	K.T.	Conduit	Forced		Cooling	B	I	2	Material	Grade	TRIM	INTERIOR FINISH
<u>DSC</u>	<u>Light</u>	<u>Frame</u>	<u>Stucco on</u>	<u>Shingles</u>	<u>Flat</u>	<u>A</u>	<u>Pitch</u>	<u>Wiring</u>	<u>Forced</u>	<u>Cooling</u>									
	<u>Sub-Standard</u>				<u>Gable</u>	<u>4</u>		<u>K.T.</u>	<u>Conduit</u>	<u>Forced</u>	<u>Cooling</u>								
<b>ARCHITECTURE</b>	<u>Standard</u>	<u>Sheeting</u>	<u>Siding</u>		<u>W/a</u>	<u>4</u>		<u>B.X.</u>	<u>Cable</u>	<u>Gravity</u>	<u>Normal</u>	<u>All</u>							
	<u>Above-Standard</u>	<u>Concrete Block</u>			<u>Shed</u>	<u>4</u>				<u>Fixtures</u>	<u>Wall Unit</u>								
	<u>Special</u>	<u>B&amp;B</u>	<u>T&amp;G</u>		<u>Cur Up</u>			<u>Fan</u>	<u>Cheap</u>										
<b>USE TYPE</b>		<u>Brick</u>		<u>Shingles</u>				<u>Avq</u>	<u>Medium</u>	<u>Floor Unit</u>									
<u>Single</u>	<b>FOUNDATION</b>	<u>Adobe</u>		<u>Shakes</u>				<u>Many</u>	<u>Special</u>	<u>Zone Unit</u>									
<u>Double</u>	<u>Concrete</u>	<u>Floor Joist</u>	<u>B&amp;B</u>	<u>T&amp;G</u>	<u>Gutters</u>					<u>Central</u>									
<u>Duplex</u>	<u>Reinforced</u>	<u>1st: "x" "</u>																	
<u>Apartment</u>	<u>Brick</u>	<u>2nd: "x" "</u>		<u>Brick</u>	<u>Shingle</u>														
<u>Flat</u>	<u>Wood</u>	<u>Sub Floor</u>		<u>Stone</u>	<u>Shake</u>					<u>Oil Burner</u>									
<u>Court</u>	<u>Piers</u>			<b>WINDOWS</b>	<u>Tile</u>														
<u>Motel</u>				<u>D.M.</u>	<u>Casement</u>	<u>Tile Trim</u>		<u>Water Heater</u>		<u>M-BTU</u>									
	<u>Units</u>	<u>Light</u>	<u>Heavy</u>	<u>Insulated Ceilings</u>	<u>Steel Sash</u>	<u>Composition</u>		<u>Automatic</u>		<u>Fireplace</u>	<u>200</u>								
				<u>Insulated Walls</u>	<u>Screens</u>	<u>Comp. Shingle</u>		<u>Gas</u>	<u>Elect.</u>										
<b>CONSTRUCTION RECORD</b>															<b>BATH DETAIL</b>				
Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)			FI. No.	FINISH		FIXTURES		SHOWER		
1			E1918			Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-Form	Storage Space	Work-Cupb'd	Clas't	Ship		
						34	20	150	47	A	A	A	A	A	A	A	A	A	A
						40	20	200	50	A	A	A	A	A	A	A	A	A	A
						49	14	135	41	F	F	F	F	F	F	F	F	F	F
						50	14	135	41	F	F	F	F	F	F	F	F	F	F
						73	55	150	47	A	A	A	A	A	A	A	A	A	A
						74	36	150	46	A	A	A	A	A	A	A	A	A	A
<b>COMPUTATION</b>															<b>SPECIAL FEATURES</b>				
Appraiser	Date	Unit Cost	Area	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	
	5/11/52	1456	440	6386	670	4480	750	10920	887	12915	675	14196							
		87	150	130	926	196	250	217	295	257	325	283							
		646	320	1408	280	2144	375	2400	443	2835	450	2880							
						200		200		200		200							
<b>TOTAL</b>				8144		12206		12833		13787		14207							
<b>NORMAL % GOOD</b>				47		1006		50		194		41							
<b>R.G.L.N.D.</b>				3828		6144		5262		5632		7617							

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 34 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

RESIDENTIAL BUILDING RECORD															PARGEL <u>1054-127-01</u>									
ADDRESS <u>14525 GROVE AVE</u>															SHEET <u>2</u> OF <u>7</u> SHEETS									
DESCRIPTION OF BUILDING															1054-127-01									
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOMS					FLOORS		FLOOR FINISH		TRIM		INTERIOR FINISH						
<u>D3A</u>	<input checked="" type="checkbox"/> Light <input checked="" type="checkbox"/> Sub-standard	<input checked="" type="checkbox"/> Frame <u>2x4-16</u>	Stucco on	Flat <u>4</u> Pitch	Wiring <input checked="" type="checkbox"/> K.T. Conduit <input checked="" type="checkbox"/> B.X. Cable	<input checked="" type="checkbox"/> Heating <input checked="" type="checkbox"/> Cooling	ROOMS	B	I	E	FLOORS	B	I	E	FLOOR FINISH	Material	Grade	TRIM	Interior	Finish				
ARCHITECTURE	Standard	Sheathing	<input checked="" type="checkbox"/> Siding <u>M</u>	Gable <u>4</u> Hip <u>4</u> Shed <u>4</u>	<input checked="" type="checkbox"/> Fixtures	<input checked="" type="checkbox"/> Heating <input checked="" type="checkbox"/> Cooling	All							<u>Paint</u>	<u>A</u>	<u>OP</u>	<u>W.R.</u>	<u>W.B.</u>						
USE TYPE	Single	Foundation	Brick	Shingles	Dormers	Aug	Medium	Floor Unit	Living	1														
Double	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Floor Joist	BBB	T&G	Gutters	Many	Special	Central	Dining															
Duplex	<input checked="" type="checkbox"/> Reinforced	<input checked="" type="checkbox"/> 14" x 16"							Bed	2														
Apartment	Brick	2x4	Brick	Shingle	Shake			Oil Burner	Bed															
Flat	Wood	Sub Floor	Stone	Shake																				
Court	Piers																							
Motel																								
Units	Light	Heavy	Insulated Walls	<input checked="" type="checkbox"/> Screens	<input checked="" type="checkbox"/> Comp. Shingle	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elect	Drain Bd.	Material	Lead	Lgth	2	Fi.	Splash										
CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)				BATH DETAIL										
No	Permit	Amount	Date			Age	Remain. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con. Form	Storage	Space	Work. Cupb'd	Clas. Lmshp	FI. No.	FINISH		FIXTURES		SHOWER	
1			<u>1928</u>		<u>1928</u>	<u>24</u>	<u>22</u>	<u>51</u>	<u>51</u>	<u>F</u>	<u>E</u>	<u>E</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>		<u>2 1/2"</u>	<u>W.B.</u>	<u>1 1/2"</u>	<u>A</u>	<u>O</u>
2			<u>68</u>		<u>40</u>	<u>16</u>	<u>RSD</u>	<u>45</u>	<u>45</u>	<u>F</u>	<u>E</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>F</u>						
			<u>73</u>		<u>45</u>		<u>RSD</u>	<u>53</u>	<u>53</u>															
			<u>74</u>		<u>46</u>		<u>RSD</u>	<u>52</u>	<u>52</u>	<u>F</u>														
															SPECIAL FEATURES									
															Book Cases	Shutters	Built-in Bees	Venetian Blinds						
COMPUTATION																								
Appraiser & Date	<u>6/11/2019</u>	<u>11/20</u>	<u>11/14/19</u>	<u>7-7-66</u>	<u>200</u>	<u>260</u>	<u>12-23-69</u>	<u>260</u>	<u>9-11-75</u>	<u>310</u>	<u>11-2-73</u>													
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	
<u>1</u>	<u>576</u>	<u>3,50</u>	<u>2016</u>	<u>5,20</u>	<u>9203</u>	<u>6,20</u>	<u>3571</u>	<u>7,89</u>	<u>4545</u>	<u>7,68</u>	<u>5000</u>													
<u>2</u>	<u>80</u>	<u>70</u>	<u>70</u>	<u>1,30</u>	<u>104</u>	<u>1,55</u>	<u>124</u>	<u>1,97</u>	<u>158</u>	<u>2,17</u>	<u>174</u>													
TOTAL			<u>2088</u>		<u>3,157</u>		<u>3576</u>		<u>3695</u>		<u>4703</u>				<u>5174</u>									
NORMAL % GOOD			<u>51</u>		<u>1904</u>		<u>54</u>		<u>45</u>		<u>1864</u>				<u>46</u>									
R.C.L.M.D.			<u>10605</u>		<u>1705</u>		<u>1609</u>		<u>1663</u>		<u>2493</u>				<u>2690</u>									
															<u>388 = 320</u>									

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 36 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

RESIDENTIAL BUILDING RECORD															PARCEL <u>1054-121-01</u>																
ADDRESS <u>14525 GROVE AVE, EMERALD CITY</u>															SHEET <u>3</u> OF <u>7</u> SHEETS																
DESCRIPTION OF BUILDING															1054-121-01																
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL																								
<u>D2A</u>	<input checked="" type="checkbox"/> Light <input checked="" type="checkbox"/> Sub-Standard	<input checked="" type="checkbox"/> Frame	<input checked="" type="checkbox"/> Stucco on	<input checked="" type="checkbox"/> Flat 4 Pitch	<input checked="" type="checkbox"/> R.T. Wiring	<input checked="" type="checkbox"/> Heating <input checked="" type="checkbox"/> Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH																				
ARCHITECTURE	<input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> Above-Standard	<input checked="" type="checkbox"/> Sheathing <input checked="" type="checkbox"/> Concrete Block	<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Hip 4 <input checked="" type="checkbox"/> Shed 4	<input checked="" type="checkbox"/> B X Cable <input checked="" type="checkbox"/> Fixtures	<input checked="" type="checkbox"/> Gravity Humid <input checked="" type="checkbox"/> Wall Unit	B	I	2	Material	Grade	Walls	Ceilings																		
USE TYPE	<input checked="" type="checkbox"/> Special	<input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> T&G	<input checked="" type="checkbox"/> Shingles	<input checked="" type="checkbox"/> Cut Up <input checked="" type="checkbox"/> Dormers	<input checked="" type="checkbox"/> Few Cheap <input checked="" type="checkbox"/> Avg Medium <input checked="" type="checkbox"/> Many Special	<input checked="" type="checkbox"/> Floor Unit <input checked="" type="checkbox"/> Zone Unit <input checked="" type="checkbox"/> Central	Ent. Hall	Living	Dining																						
FOUNDATION	<input checked="" type="checkbox"/> Single <input checked="" type="checkbox"/> Double <input checked="" type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Reinforced	<input checked="" type="checkbox"/> Adobe <input checked="" type="checkbox"/> Floor Joist	<input checked="" type="checkbox"/> Shakes <input checked="" type="checkbox"/> Shingles <input checked="" type="checkbox"/> T&G	<input checked="" type="checkbox"/> Gutters																										
PLUMBING																															
WINDOWS																															
CONSTRUCTION RECORD																															
Permit No. For		Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E,G,A,F,P)				BATH DETAIL																		
						Age	Remain. Life	Table	%	Cond	Arch	Attr	Func	Plan	Can-	form	Storage	Space	Wors-	Fl. No.	FINISH	FIXTURES	SHOWER								
																					Floors	Walls	Wc	Lo	Tub	Type	Grade	St	DT	FG	Finish



MISCELLANEOUS BUILDING RECORD										20		PARCEL <u>14525 GROVE AVE</u>					
ADDRESS: <u>14525 GROVE AVE</u>												SHEET <u>4</u> OF <u>7</u> SHEETS					
DESCRIPTION OF BUILDINGS										1254-121-01							
Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.							
					Type	Cover											
1	WALL	24x20	1935	RAIN BLK	CORR METAL		CONE NO VAL		1935	R-20							
2	WALL	24x20	"	RAIN BLK	"		NO VAL		"	"							
3	WALL	30x50	1980	FR METAL	"		(No Value)		1980	R-20							
10	12-CORRALS	1000	1900	EACH 832 UNITS	②40				②1960	R-20							
11	9-CORRALS	1200	1900	EACH MISC CORRALS	-				②1960	R-20							
12	Feed Room	21x30							1946	R-20							
13	EQUIPMENT SHED	26x60		FR OPEN FRONT	GA	GI	DIET		②1950	R-20							
14	CALF BARN	70x76	CONC	FR BLOCK	GA	GI	DIET WITH CORR CORRALS		②1950	R-20							
COMPUTATION										OR 30							
Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
6/24/71 1-29-52	720	2.00	1440	49	1058	54	396	43	1703	5.50	3960	M10	396	5.50	3960	M10	396
8/4	84	1.00	84	49	41	1.00	84	43	36	1.00	84	M10	8	1.00	84	M10	8
2	5120	2.25	11520	49	5645	2.40	12312	43	5724	2.60	13312	M10	1331	2.60	13312	M10	1331
196	196	1.00	196	49	96	1.00	196	43	84	1.00	196	M10	19	1.00	196	M10	19
3	3	500	1500	42	630	1400	4200	30	1260			NA/VAL					
10	12				100	12000	48	5760		12000	29	3480		12000	27	3240	
11	3				1900	5700	100	3900		3900	55	2145		3900	53	2067	
540					230	1140	100	1848	2.20	1848	29	536	2.20	1848	27	499	
<b>Total</b>			15460		7470		39500		11560	20315		1800	7915		1460	7560	
Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
260	9-11-72	2.00	1800	20	360	3.10	2790		10-31	1973				19			
1	720	2.00	1440	20	288												
1a	84	1.00	84	20	17												
2	5120	2.00	10240	20	2048												
CCP	196	1.00	196	20	39												
10			12000	27	3240		22400	14	469								
11			3900	43	1677		3500	44	1232								
12	840	2.00	1680	27	454	2.00	1680	14	235								
13	1560				1.00	1560	23	3588									
14	5320	2.00			3.00	10440	23	2447									
<b>Total</b>			1471		7763				173	7971							

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County



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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

MISCELLANEOUS BUILDING RECORD																					
ADDRESS																		20		6101 1054-121-01 PARCEL 4117-217-181-01 SHEET 6 OF 7 SHEETS	
DESCRIPTION OF BUILDINGS																					
Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.											
					Type	Cover															
1	Garage	40x28	WD	B+D	GAR	ST	DIRT		1923	20-40											
2	Shed	16x48	WD	POST METAL	Shed	METAL	DIRT		1923	4 R-25											
3	"	14x28	WD	B+D	GAR	"	"		1923	GR-25											
4	"	20x24	CONC	B+D	"	"	CONC		"	"											
5	"	22x24	WD	B+D	"	"	DIRT		"	"											
6	GAR	12x18	WD	T+G.	"	SK	DIRT		"	"											
7	Shed	16x20	CONC	FR METAL	"	GI	CONC		1940	12-40											
8	HOI Shed	40x26	POST	POST	"	"	DIRT		1956	12-25											
9	"	20x180	"	"	"	"	"		1956	"											
10	CHECKSHEET										196	R-30									
11	Sheet 4 of 7										1958	R-30									
COMPUTATION																					
Appraiser - Date	185 11-14-59				154 8-16-61				200 7-7-1966				20% 12-23-1969								
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.				
1	400	1.40	676	41	2778	1.40	676	41	2778	No Value - Area To Fill Down											
2	262	.60	157	41	114																
3	262	.80	314	41	129	.80	314	41	129	.50	314	MID	31	.80	314	MID	31				
4	480	1.20	576	41	236	1.20	576	41	236	1.20	576	MID	58	1.20	576	MID	58				
5	528	1.00	528	41	216	1.00	528	41	216	1.00	528	MID	53	1.00	528	MID	53				
6	216	1.75	378	41	155	1.75	378	41	155	1.75	378	MID	38	1.75	378	MID	38				
7	320	1.40	448	59	264	1.40	448	59	264	1.40	448	49	220	1.40	448	49	215				
8	3840	.70	2688	44	1848	1.00	4608	44	2028												
9	3600	.70	2520	39	983	1.70	6120	44	2693												
Total			30589	44	18471	18810	1452	8627		1701	3316		1967		3208						
Appraiser - Date	260 9-11-1972				310 11-13-1973				19				19								
3	392	.80	314	20	63	.80	314	MID	31												
4	480	1.20	576	20	115	1.20	576	MID	58												
5	528	1.00	528	20	106	1.00	528	MID	53												
6	216	1.75	378	20	76	1.75	378	MID	92												
7	320	1.40	448	44	197	1.40	448	42	188												
8	3840	.70	2688	39	1848	1.00	4608	44	2028												
9	3600	.70	2520	39	983	1.70	6120	44	2693												
Total			1471	2588		1493	5143														

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County

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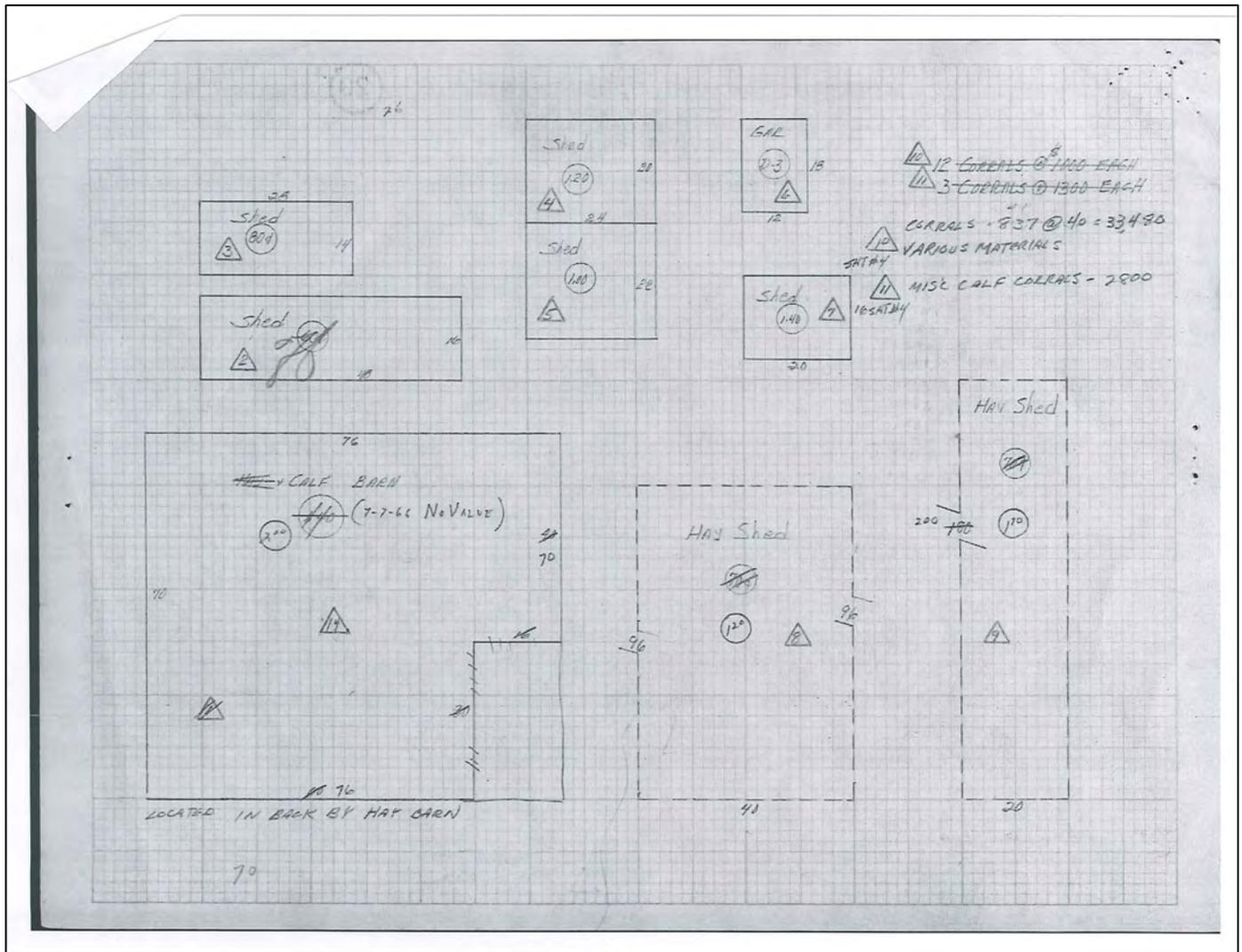
\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 14525 Grove Ave / 105412101

Source / Citation: San Bernardino County

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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

MISCELLANEOUS BUILDING RECORD										20								
ADDRESS _____										6101 1054-121-01 PARCEL <del>217-121-04</del> SHEET 6 OF 7 SHEETS								
DESCRIPTION OF BUILDINGS																		
Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.								
					Type	Cover												
1	WALL	7 1/2' x 15' AP	1350	EST GLEN 10x5x20			Total 3300	EST	50	OR 30								
2	PR. TANK	<del>2000</del> 2000							1950	R-30								
COMPUTATION																		
Appraiser - Date		1-4-6 1961			2-0-0			7-7 1966			2-0-1969		12-23 1969		2-60		9-11 1972	
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
1					1600										2200	22	968	
2					500										1000	22	440	
<b>Total</b>					2100		1966	2100		1969	2100		71				1408	
Appraiser - Date		3-10 11-13 1973			19			19			19							
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
1			4300	47	1806													
2			1000	47	428													
<b>Total</b>					1973	22264												

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 43 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

*MOVE IN*  
**RESIDENTIAL BUILDING RECORD**

DISTRICT 20 PARCEL 1054-121-01  
 SHEET 7 OF 7 SHEETS

ADDRESS 14525 GROVE AVE

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM & FINISH DETAIL				
ARCHITECTURE		Light	Frame	FL R B	Flat	WIRING	Heating	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
USE TYPE		Sub-Standard	Concrete Block	Stucco	Gable	K.T. Conduit	Forced Gravity	B	I	2	Material	Grade
Single		Standard	Concrete Block	Siding	Hip	Flex	Refrig	All	Y	None	PC	PC
Multiple Res.		Above Standard	Concrete Block	Shingles	Shed	FIXTURES	Wall Unit	Ent Hall				
-Down		Special	B-B T-G	Shakes	Cut Up	Few Cheap	Floor Unit	Living				
-Up		Brick	B-B T-G	B-B	Dorm	Aug Med	Zone Unit	Dining				
B-B		FOUNDATION	Adobe	T-G	Shingle	Many Special	Centrl Unit					
S-S		Concrete	Floor Joist	Brick	Lt. Med Hvy	PLUMBING	Heat Pump	Bed				
Motel		Concrete Block	1st X		Eaves	Few Cheap	Ground Attic	Bed				
Unity		Piers	2nd X		Boxed	Aug Med	Evap. Cooler	Bed				
Light		Wood	Sub Floor	WINDOWS	Open	Many Special	Radiant	Family				
Heavy		Stone	Concrete Slab	Wood Casement	Tile Trim	Automatic	M-BTU	Rumous				
Light		Insulated Ceilings	Alum.	Steel D.H.	Composition Shingle	Gas	Fireplace	Addn				
Heavy		Insulated Walls	Screens	Compo	Blk Up	Elect.	Utility	Utility				

CONSTRUCTION RECORD				EFFECTIVE YEAR				DEPRECIATION YEAR				NORMAL % GOOD				RATING (E,G,A,F,P)			
No	Permit For	Amount	Date	Year	Year	Year	Year	Age	Remaining Life	Table	%	Cont'd	Arch. Attr.	Func. Plan.	Con. Form.	Storage Space	Work-Shop	Serv. Parch	Kitchen
14138	Move In	2500	1-66	1989	66	8	52	860	92	A	A	A	A	A	A	A	A		
					68	10	50	860	90	A	A	A	A	A	A	A	A		
					73	15	55	86	A	A	A	A	A	A	A	A	A		
					74	16	55	85	A	A	A	A	A	A	A	A	A		

COMPUTATION												SPECIAL FEATURES									
APPRAISER & DATE		11-8-11-4-65	7-7-66	200	200/260	12-23-67	260	9-11-72	810	11-13-73	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	
Reo	Area	2044	8.20	8561			890	9292	10.27	10826	11.44	11743									
AC				160			160	160		160	160										
Max		360	250	900			250	900	4.28	1541	4.70	1692									
ufd				100			100	100		100	700										
TOTAL				9721			9825	10452		12627		14495									
NORMAL % GOOD		116	92	1161	90	1164	90	1171	86	1173	85										
R.C.L.N.D.		8943		8843			9407		10859		12321										

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County

Page 44 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size
Gar	2000	1000	2000	FL 5/16/10			1000
Yard Imps.		FL 6/4	100				100
CHAIN LINK FENCE CONC							600
						TOTAL	1000

18 x 6 =	78
42 x 23 =	966
	1044
18 x 20 =	360

REMARKS: 11-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100  
 LOOKS LIKE 14 YRS OLD EFF YR TO 58  
 COMPLETE YRDS.

Residential Building Record: 14525 Grove Ave / 105412101  
 Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 45 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**RESIDENTIAL BUILDING RECORD**

ADDRESS: 8551 Eucalyptus

DISTRICT: 20 PARCEL: 1054-161-01  
 SHEET: 3 OF 3 SHEETS

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM & FINISH DETAIL											
CLASS MODIFY		Light	Sub-Standard	Modular	Stucco	Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	INTERIOR FINISH					
ARCHITECTURE		Standard	Pre-Fab	Shingles	Shingles	Shingles	Shingles	Wiring	Forced	Refrig	B	I	Z	Material	Grade	TRIM	Walls	Ceilings	
USE TYPE		Special	Concrete Block	B-B	T-G	Shingles	Shingles	Wiring	Forced	Refrig	All	1	2	Hardw/Slip	OP	Pl-Ft	Pl-Ft	Pl-Ft	
FOUNDATION		Brick	B-B	T-G	Shingles	Shingles	Shingles	Wiring	Forced	Refrig	Living	1	2	Hardw/Slip	OP	Pl-Ft	Pl-Ft	Pl-Ft	
CONSTRUCTION RECORD		Concrete	Brick	T-G	Shingles	Shingles	Shingles	Wiring	Forced	Refrig	Dining	1	2	Hardw/Slip	OP	Pl-Ft	Pl-Ft	Pl-Ft	
PERMIT		Concrete	Brick	T-G	Shingles	Shingles	Shingles	Wiring	Forced	Refrig	Bed	1	2	Hardw/Slip	OP	Pl-Ft	Pl-Ft	Pl-Ft	
APPRaiser & DATE		Concrete	Brick	T-G	Shingles	Shingles	Shingles	Wiring	Forced	Refrig	Family	1	2	Hardw/Slip	OP	Pl-Ft	Pl-Ft	Pl-Ft	
27968		18015-16		3000		4-12		60		60		13		855		88		A	
27968		18015-16		3000		4-12		60		60		14		855		87		A	
27968		18015-16		3000		4-12		60		60		16		855		85		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
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27968		18015-16		3000		4-12		60		60		18		855		76		A	
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27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855		76		A	
27968		18015-16		3000		4-12		60		60		18		855					

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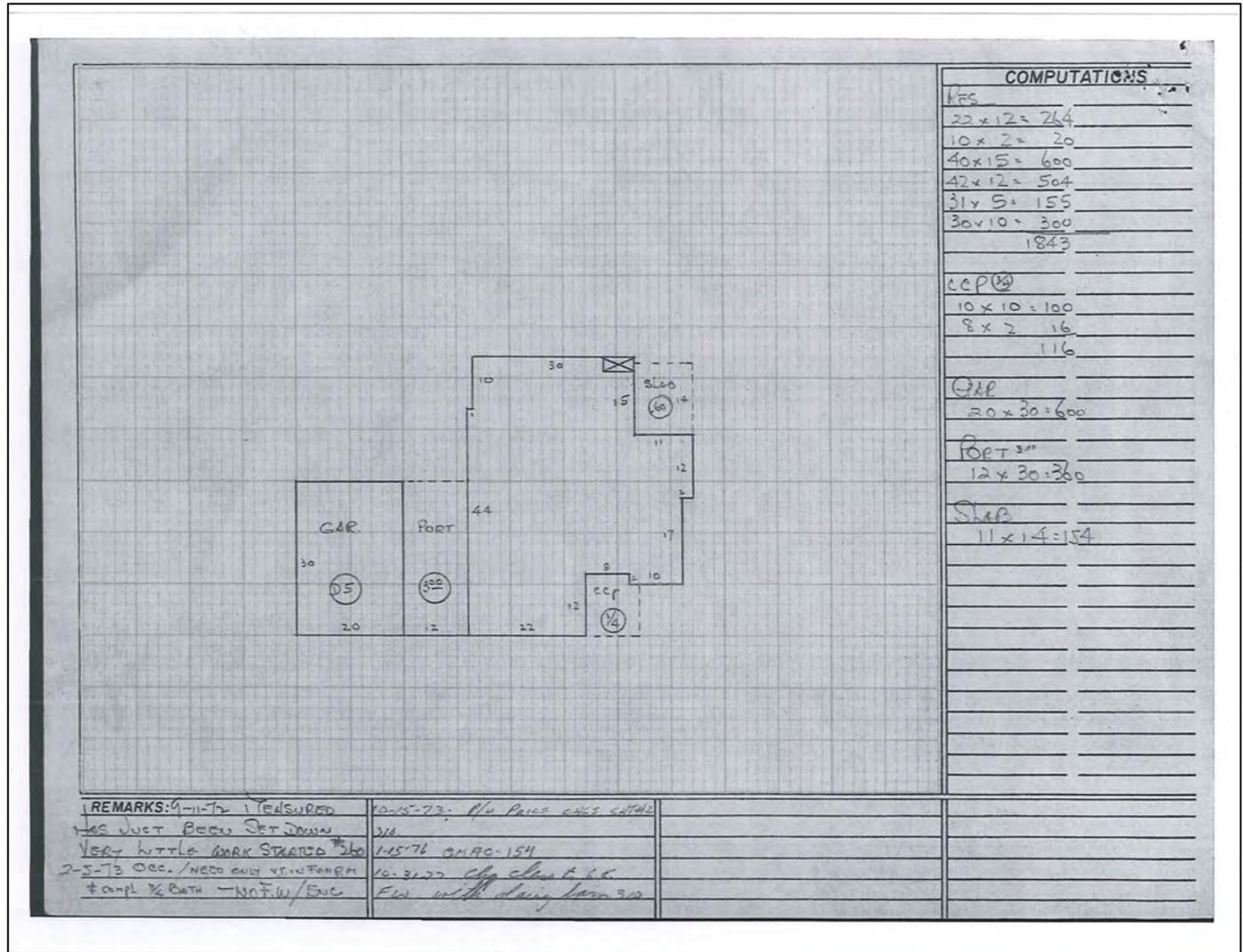
\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 8551 Eucalyptus Ave / 105416101  
 Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 47 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**RESIDENTIAL BUILDING RECORD**

8561 Eucalyptus ADDRESS China DISTRICT 20 PARCEL 1054-161-01 SHEET 1 OF 23 SHEETS

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM & FINISH DETAIL					
D5A		Light	<input checked="" type="checkbox"/> Frame	F L R B	Flat At Pitch	WIRING	<input checked="" type="checkbox"/> Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
ARCHITECTURE		Sub-Standard	Sheathing	XXXX	Siding	K.T. Conduit	Forced Gravity		All	X	Hardw. A	a P	PL-PT PL-PT
USE TYPE		Multiple Res.	Concrete Block	Brick	B-B	Shingles	Shed At	FIXTURES					
FOUNDATION		Concrete	Floor Joist	Brick	T-G	Shingles	Shake	WALL UNIT					
WINDOWS		Wood	Sub Floor	Steel	Alum.	Sliding	Composition	PLUMBING					
RATING (E,G,A,F,P)		NORMAL % GOOD				RATING (E,G,A,F,P)				RATING (E,G,A,F,P)			
COMPUTATION		COMPUTATION				COMPUTATION				COMPUTATION			
APPRaiser & DATE		APPRaiser & DATE				APPRaiser & DATE				APPRaiser & DATE			
TOTAL		TOTAL				TOTAL				TOTAL			
NORMAL % GOOD		NORMAL % GOOD				NORMAL % GOOD				NORMAL % GOOD			
R.C.L.N.D.		R.C.L.N.D.				R.C.L.N.D.				R.C.L.N.D.			

Residential Building Record: 8551 Eucalyptus Ave / 105416101  
 Source / Citation: San Bernardino County

Page 48 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

75 BASE 165100 X 1.06 = 175000  
 CARRALS 50000 X 0 50000  
225000

MISCELLANEOUS STRUCTURES							
Structure	Found.	Cons.	Est.	Roof	Floor	Int.	Size, etc.
NOTE							
COR		FR	STC				
Yard Imps.	NONE						

COMPUTATIONS

Res  
 $32 \times 29 = 928$

COR  
 $8 \times 3 = 24$

CUP  
 $5 \times 5 = 25$

RAW  
 $14 \times 22 = 308$

REMARKS: 2-7-73 Compl. P.O.C.C. 260  
 9-11-73 COR - just transfer in - still up on blocks - 260  
 in end slope of former lot 13 14/11 now 260  
 4/18/84 D/O DAILY TAPS Post L-42001  
 T-319097. 310

Residential Building Record: 8551 Eucalyptus Ave / 105416101  
 Source / Citation: San Bernardino County

MISCELLANEOUS BUILDING RECORD										DISTRICT	1054-161-01	
ADDRESS: 8561 Eucalyptus Ave										7	PARCEL	217-122-12
										20	SHEET 7 OF 23 SHEETS	
BLDG. NO.	STRUCTURE	SIZE	FOUND.	WALL & EXTERIOR	ROOF		FLOOR & INTERIOR DETAIL	SECOND STORY or LOFT	YEAR BUILT	Est. Total Life-Years		
					Type	Cover						
1	MILK HSE	36x30	CONC	FR / STC	GAB	SHK	CONC - STC		71	R-30		
2	HEPP BARN	23x50	"	CONC	"	G.I.	"		71	R-30		
3	WASH/OPEN	50x83	"	"	"	"	" / S PKLS		71	R-30		
4	Hay SHEDS (2)	25x200	"	POLES	GAB	G.I.	CONC		71	R-30		
5	PRESS SYS	2000/15HP	5000	CONSTR TK	25HP	820	1645 TOTAL 6645		71	R-30		
6	FRED TANKS	1000 x 200	1000	50% - 700	2500 x 1000	1000	5000	4000	71	R-30		
7	HOLD/HOSE/CHUTE	1000 x 2000							71	R-30		
8	CORRALS	684	UNITS	0.80 = 54720			35	12500	71	R-30		
9	FLAT Wk	CONC		70% - 50% 1150 (BLK TOP)		11750	11750	29724	71	R-30		

COMPUTATION																		
APPRAISER-DATE	260			2-7 1972			260			9-11 1977			3/0 10-15- 1973			154 1-15 1976		
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	
1	1080	14.00	15120	100	15720	14.00	15120	96	14515	16.00	17280	97	15377	22.00	23760	82	17483	
2	1150	17.00	19550	100	19550	17.00	19550	96	18768	20.00	23000		20470	24.00	27600		22632	
3	4150	2.60	10790	100	10790	2.60	10790	96	10358	3.20	13280		11819	5.50	22825		18716	
4	10000	1.20	12000	100	13000	1.20	12000	96	12480	1.70	17000		15130	1.70	17000		13940	
5			6645	100	6645		6645	96	6379		6645		5914		9580		7855	
6			900	100	900		1800	50	900		2100		1829		4000		3280	
7			1000	100	1000		1000	96	960		1000		890		1000		820	
8			54720	100	54720		54720	96	52531		54720		48701		77760		63763	
9			8872	100	8872		8872	96	8518		12291		12291		29724		24374	
TOTAL			1470		130598				171		125409		73		182463		174964	

APPRAISER-DATE	3/0 N.T. 10-31 1977			19			19			19							
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
1	1080	22.00	23760	75	17820												
2	1150	24.00	27600		20700												
3	4150	4.50	18675		14006												
4	10,000	2.00	20,000		15000												
5		DWS	10,000		7500												
6			5800		4350												
7			2000		1500												
8		DWS	165720		124290												
9		DWS	31935	75	23951												
TOTAL			313490	1977	235117												

Residential Building Record: 8551 Eucalyptus Ave / 105416101  
 Source / Citation: San Bernardino County



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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

MISCELLANEOUS BUILDING RECORD																	
ADDRESS _____															DIST. NO. _____		PARCEL <u>1054-161-01</u>
															SHEET _____ OF _____ SHEETS		
DESCRIPTION OF BUILDINGS																	
UNIT NO.	STRUCTURE	SIZE	AREA	EXTERIOR				INTERIOR			REMARKS	YEAR BUILT	LIFE TABLE				
				ROOF	FOUND.	WALLS	FINISH	CEIL.	FLOOR	WALLS							
1	Dairy Work SHEET																
COMPUTATION																	
APPRaiser - DATE		<u>3/10 4/18</u>		19 <u>84</u>		19			19			19					
UNIT No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
1	DWS		68470														
			1563 ROLL				45713 X 1.97 =				750627						
			1564 ADULT. IPN								68470						
							319097										
TOTAL																	
APPRaiser - DATE				19		19			19			19					
UNIT No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
TOTAL																	

Residential Building Record: 8551 Eucalyptus Ave / 105416101  
 Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

Page 52 of 59

\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**RESIDENTIAL BUILDING RECORD**

DISTRICT 20 PARCEL 1054-111-01  
 SHEET 1 OF 2 SHEETS

ADDRESS: 14651 GROVE

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM & FINISH DETAIL					
ARCHITECTURE		Light	Frame	F L R B	Flat	WIRING	Heating	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH	
USE TYPE		Sub-Standard	Concrete Block	Stucco	Gable	K.T. Conduit	Forced Gravity	B 1 2	B 1 2	Material	Grade	Walls	ceilings
D.F.S.C.		Standard	Concrete Block	Siding	Hip	Flux	Refrig.	All					
Single		Above Standard	Brick	Shingles	Shed	Flux	Refrig.	Ent Hall	1			OP	PL
Multiple Res.		Special	B-B T-G	Shakes	Out Up	Few	Cheap	Living	1	WOOD	G	OP	PL
-Down		FOUNDATION	Adobe	T-G	Gutters	Many	Special	Dining	1				PL
B-B S-S		Concrete	Floor Joist	Brick	Shingle	Many	Special	Bed					
Metal		Concrete Block	Brick	Shingles	Shake	Many	Special	Bed	5	WOOD	G	OP	
Units		Wood	Sub Floor	Wood	Shingle	Many	Special	Family	1				PL
		Stone	Concrete Slab	Wood	Shingle	Many	Special	Rumpus					PL
		Insulated Ceilings	Insulated Walls	Alum.	Shingles	Many	Special	Utility	1	WOOD	G	OP	PL
		Insulated Ceilings	Insulated Walls	Alum.	Shingles	Many	Special	Serv Porch					PL
		Insulated Ceilings	Insulated Walls	Alum.	Shingles	Many	Special	Kitchen					PL
		Insulated Ceilings	Insulated Walls	Alum.	Shingles	Many	Special	Drain Bd.					PL

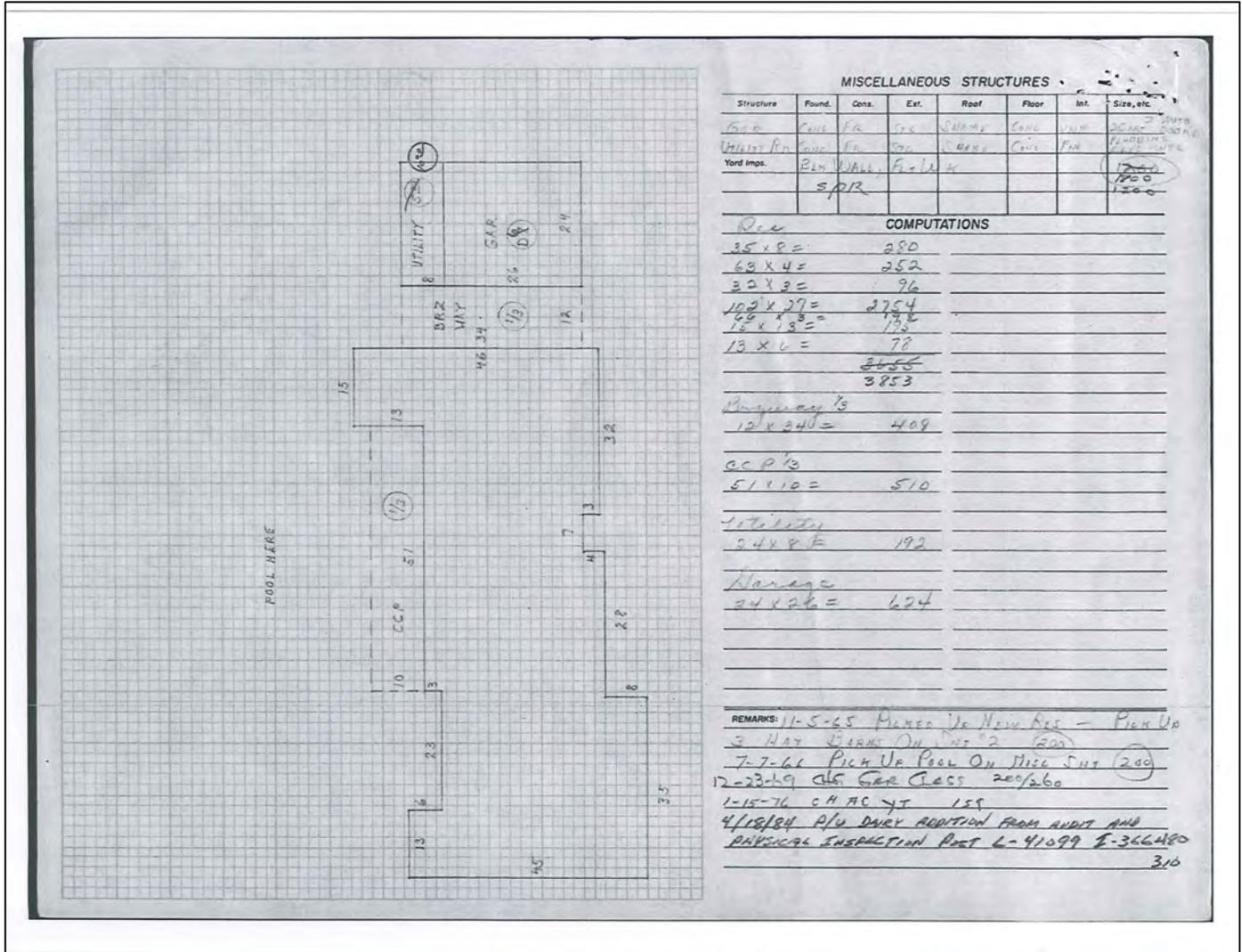
CONSTRUCTION RECORD		EFFECTIVE YEAR	DEPRECIATION YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)						
Permit No	For	Amount	Date	Age	Remaining Life	Table	%	Cond	Arch Attr.	Func Plan	Con-form	Storage	Spec. Cupbd	Workmanship
16196	Pool	3700	1-27-26	73	8	855	93	G						
16196	Pool	3700	1-27-26	76	11	855	91	G						

COMPUTATION												SPECIAL FEATURES					
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
3853		11.90	43494			12.30	44956	15.59	60068	17.21	66310	22.72	87540				
408		3.95	1612			4.10	1673	5.70	2122	5.73	2338	4.57	3059				
510		3.95	2014			4.10	2091	5.20	2652	5.73	2922	7.57	3861				
192		5.00	960			5.00	960	5.00	960	5.00	960	10.00	1920				
			4089				4089		4268		3853		6165				
											800		1000				
624		2.70	1685			2.30	1435	4.64	2895	5.09	3176	6.72	4193				
			1260				1200		1200		1200		3000				
TOTAL			55054			55034	56404		74165		81559		110768				
NORMAL % GOOD			461			99	1761		98		96		1771				
R.C.L.N.D.			54503			53733	54487		68973		75034		100799				

Residential Building Record: 14651 Grove Ave / 105411101  
 Source / Citation: San Bernardino County

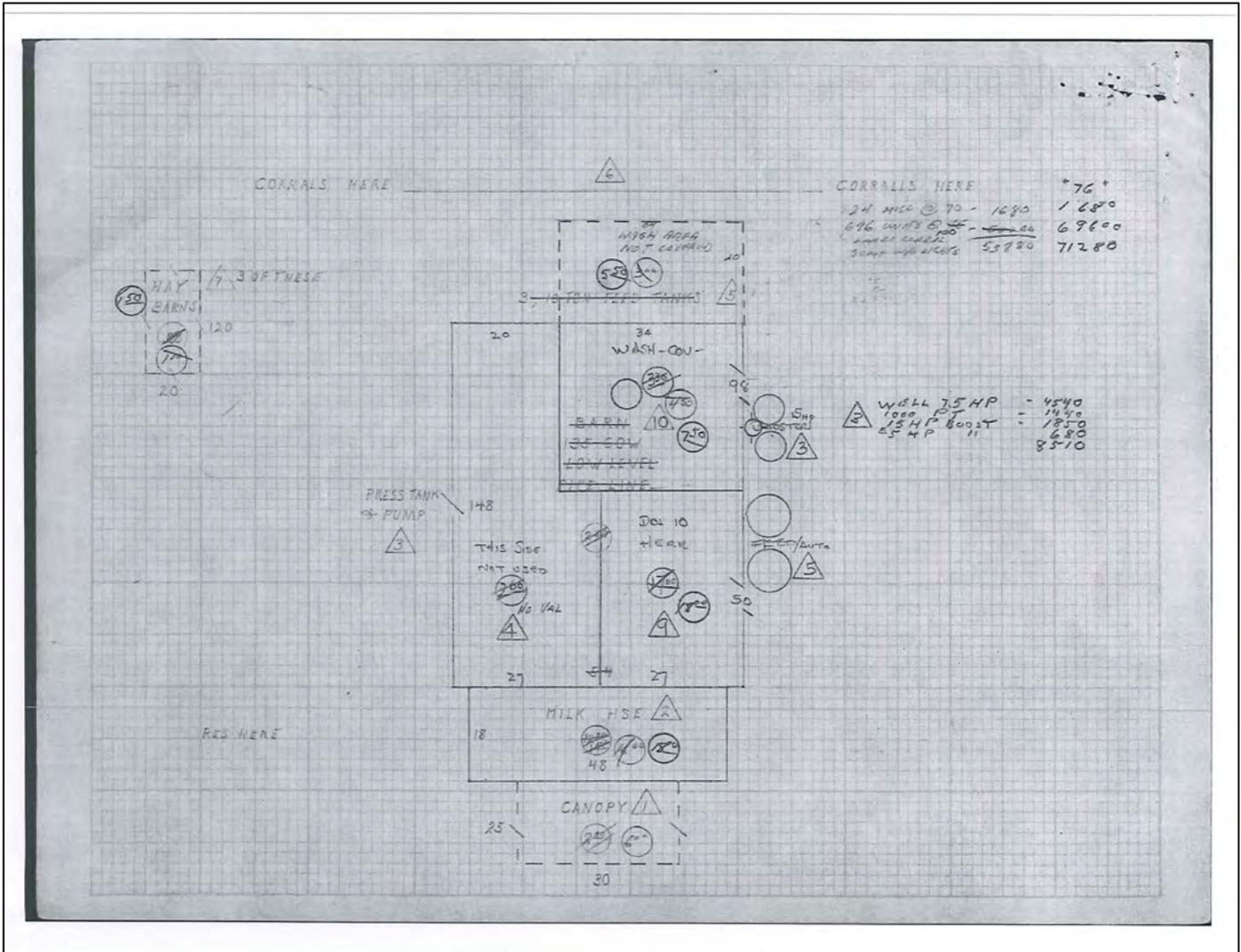
Page 53 of 59 \*Resource Name or # (Assigned by recorder): Borba Property  
 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update



Residential Building Record: 14651 Grove Ave / 105411101  
 Source / Citation: San Bernardino County

MISCELLANEOUS BUILDING RECORD										20		6101 1054-111-01 PARCEL 217-121-05					
ADDRESS: Grove St, LINDSEY PT, FL										SHEET 2 OF 4 SHEETS							
Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.							
					Type	Cover											
1	CANOPY	25' x 30'	-	OPEN	WOOD	SHED	CONC - STR CORRUG		1976	60	30						
2	Mix Use	16' x 26'	CONC	STC	WOOD	SHED	CONC FIN - 41/2" DIA		1967	60	30						
3	PAVED DRIVE	EST. 7.5' x 111'	CONC	REF 200' x 111' - 20' x 111' - 20' x 111' - 20' x 111'	CONC	CONC	1600' x 560' TOTAL 5440'		1967	DR 30	90						
4	PAVED	CONC	CONC	CONC	WOOD	SHED	CONC	2500'	1967	DR 30	90						
5	FEED TANK	2' x 10' x 10'	CONC	CONC	WOOD	SHED	CONC	85' x 10'	1967	DR 30	90						
6	7 HP GEN	CONC	CONC	CONC	WOOD	SHED	CONC	20' x 7'	1967	DR 30	90						
7	MIX BUILDING	13' x 33'	CONC	CONC	WOOD	SHED	CONC	1967	DR 30	90							
8	SUNBATH	20' x 40'	CONC	CONC	WOOD	SHED	CONC	5000'	1966	DR 30	90						
9	HOOP MIX BUILD	21' x 50'	CONC	CONC	WOOD	SHED	CONC	3900'	1963	DR 30	90						
PERMIT # 16196-POOL-3900-1/31/66										COMPUTATION		ALL GR. PRICE + TRK USE					
Appraiser - Date	201		7-7 1964		200		11-5 1965		200		7-7 1966		200		12-23 1969		
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	750	2.00	1500	95	1425	3.00	1500	86	1290	2.00	1500	81	1215	2.00	1500	77	1155
2	864	12.00	10368	95	9850	12.00	10368	86	8916	12.00	10368	81	8398	12.00	12096	77	9312
3			4600	50	2300		4600	86	3956		4600	50	2300		4600	50	2300
4	7992	2.50	19980	95	18981	3.50	19980	86	17183	2.50	19980	81	16184	2.50	19980	77	15385
5			1380	50	690		1380	86	1187		1380	50	690		1380	50	690
6			20760	95	19722		20760	86	17854		20760	81	16816		24120	77	18572
7	7200					.80	5760	95	5472	.80	5760	90	5184	.80	5760	86	4954
8											3900	96	3744		3900	93	3627
Total			46152968		46152968		46152968		46152968		46152968		46152968		46152968		46152968
Appraiser - Date	260		9-11 1972		30		10-19- 1973		157		1-15 1976		19				
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	750	2.00	1500	72	1080	6.00	4500	75	3375	6.00	4500	53	2385				
2	864	14.00	12096	72	8709	16.00	13824	75	10368	18.00	15552	53	8043				
3			5410	72	3895		6700	75	5025		6700	53	3551				
4	3310	2.00	6620	72	4766						2500	53	1325				
5			1380	50	690		1200	75	900		8510	53	4510				
6			24120	72	17366		51850	75	40410		71280	53	37778				
7	7200	.80	5760	72	4147	.10	7920	67	5306	.150	10800	50	5400				
8			3900	75	2925		3900	71	2767		5000	53	2650				
9	1350	17.00	22950	72	16524	19.00	25850	60	15270	18.00	24300	46	11128				
Total			147160100		147160100		147160100		147160100		147160100		147160100		147160100		147160100

Residential Building Record: 14651 Grove Ave / 105411101  
 Source / Citation: San Bernardino County



Residential Building Record: 14651 Grove Ave / 105411101  
 Source / Citation: San Bernardino County



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\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

MISCELLANEOUS BUILDING RECORD										DISTRICT <b>20</b>	PARCEL <u>1054-111-01 217-12103</u>	SHEET <u>4</u> OF <u>4</u> SHEETS									
ADDRESS _____																					
DESCRIPTION OF BUILDINGS																					
BLDG NO.	STRUCTURE	SIZE	FOUND.	WALL & EXTERIOR	ROOF		FLOOR & INTERIOR DETAIL	SECOND STORY or LOFT	YEAR BUILT	Est. Total Life-Years											
					Type	Cover															
1	OFFICE	24X75	CONC	BR STC	HIP	SHAKE	CARPET & BOTS #LOUNGER	E	1905	R-40											
2	FLATWORK			9000 <sup>10</sup> 270 =		5600			"	"											
COMPUTATION																					
APPRaiser-DATE		3-3-1975				154				1-15 1976				19				19			
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.				
1	600	125	7200	77	5544	14.00	8400	74	6216												
2			500	77	385		5600	74	4144												
TOTAL					74	5929			75	10360											
APPRaiser-DATE		19				19				19				19							
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.				
TOTAL																					

Residential Building Record: 14651 Grove Ave / 105411101  
 Source / Citation: San Bernardino County

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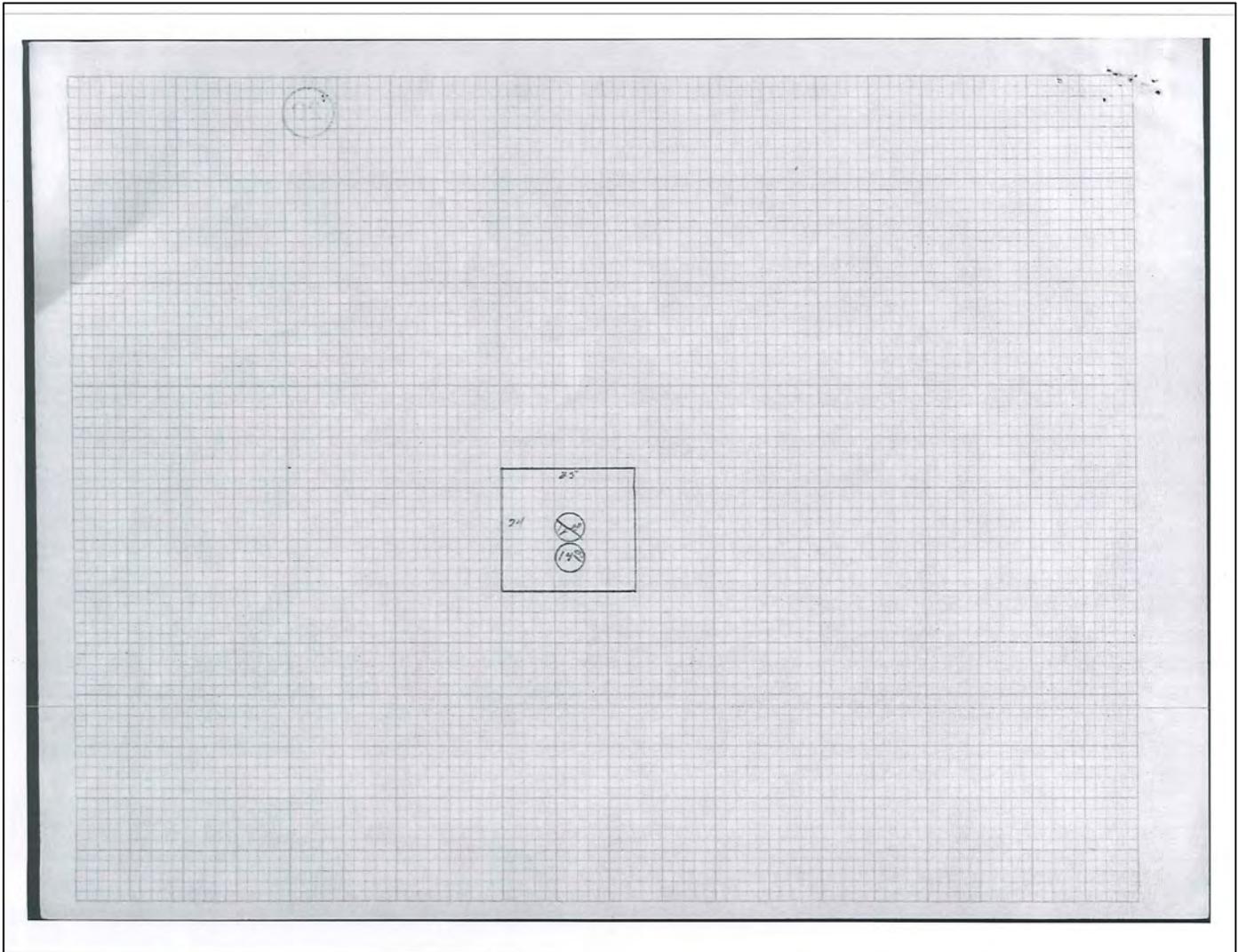
\*Resource Name or # (Assigned by recorder): Borba Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 14651 Grove Ave / 105411101

Source / Citation: San Bernardino County



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
CRHR Status Code: 5D3  
Other Listings: \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) GH Dairy Property

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Bernardino County \*b. USGS 7.5' Quad: Corona North Date: 2018 T    ; R of    ; of Sec    ; B.M.

c. Address: 8643 Eucalyptus Ave City: Ontario Zip: 91762

d. UTM: (Give more than one for large and/or linear resources) Zone: 11,   mE /   mN

e. Other Locational Data: The GH Dairy Property includes four parcels on a total of 37.3 acres: 105416103, 105415102, 105420102, 105435102.

\*P3a. Description:

Located at 8643 Eucalyptus Avenue, the GH Dairy Property includes a single-family residence designed in the Ranch style and constructed in 1965, a Milking Parlor, cow pen, and approximately 28 associated pole structures. The property is set within the New Model Colony, an area that developed from the 22,000-acre Rancho Santa Ana Del Chino land grant. Granted in 1841, the land has historically been utilized for agricultural and cattle grazing purposes, with an increased emphasis on dairy farming beginning in the 1900s. Today the property and its environs are characterized by low density development and agricultural uses, primarily dairy farming.

See continuation sheet for additional information.

\*P3b. Resource Attributes: HP2, HP4, HP32, HP33

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



P5b. Description of Photo: View southeast of 8643 Eucalyptus (IMG 2084).

\*P6. Date Constructed/Age and Source:

Historic 1965

\*P7. Owner and Address:

GH Dairy  
14651 S Grove Ave  
Ontario, CA 91762

\*P8. Recorded By:

Candice Croix, MSHP  
Urbana Preservation & Planning, LLC  
www.urbanapreservation.com

\*P9. Date Recorded: February 2020

\*P10. Survey Type: CEQA Review

\*P11. Report Citation: Urbana Preservation & Planning, LLC, Historical Resource Survey – Proposed Merrill Commerce Center Specific Plan, February 2020.

\*Attachments:  NONE

Location 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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) GH Dairy Property \*CRHR Status Code 5D3

Page 2 of 15

B1. Historic Name: Henrietta Lee property B2. Common Name: GH Dairy Property

B3. Original Use: Dairy Farm B4. Present Use: Dairy Farm

\*B5. Architectural Style: Ranch style dwelling with gambrel roof Milking Parlor and utilitarian pole structures

\*B6. Construction History: The GH Dairy Property was initially improved in 1938 with three buildings and structures. These original improvements were demolished and replaced with the construction of the single-family residence (1965), Milking Parlor (1965), and cow pen (1965). Pole structures within the cow pen were constructed between 2002-2005.

\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Post-1950 Scientific Large Capacity Dairy / 1960s-1980s Ranch Homes Area Ontario New Model Colony Period of Significance N/A Property Type Dairy Farm Applicable Criteria NRHP / CRHR / City of Ontario

Without evidence to indicate otherwise, the subject property has not been found individually significant under the eligibility criteria of the NRHP / CRHR / City of Ontario. Although it developed as a post-1950 scientific large capacity dairy, no information was identified in the New Model Colony Historic Context statement or within published and unpublished resources to attribute the subject property to important or innovative techniques, or high yields, in post-1950 dairy farming, and as such, the subject property has not been found individually eligible under NRHP / CRHR / City of Ontario Criterion A / 1 / a as the property has not in and of itself been directly associated with significant events or patterns of events in dairy farming in local, regional, state, or national history, nor does it individually exemplify or reflect special elements of the City's history. The property is not individually eligible under NRHP / CRHR / City of Ontario Criterion B / 2 / b as it has not been identified as having a direct association with an important person or event in local, regional, state, or national history. Further study of Harold and Henrietta Lee may identify the Lees as important individuals in post-1950s dairy farming in the Chino Valley, however, no specific information was identified to support that assertion relative to the subject property. Moreover, the Lees do not appear to have resided at the subject property. Rather, the couple resided in Orange County from the time of their marriage in the early 1960s until Mrs. Lee's death in 2008. Henrietta's last documented address was in the city of Buena Park. The property is not individually eligible under NRHP / CRHR / City of Ontario Criterion C / 3 / c-f as the property has not been identified as embodying the distinctive or distinguishing characteristics of a style, type, period, or method of construction, nor has it been identified as representing the work of a master or notable builder, designer, architect, or artist, or an important or creative individual, and as a standard dairy property with an indistinctive 1960s Ranch style home, the property does not qualify as a significant structural, engineering, or architectural achievement or innovation. Similarly, the property does not in and of itself offer a unique location, a singular physical characteristic, or an established and familiar visual feature within the Ontario New Model Colony or the city of Ontario, nor is it in and of itself one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. As such the property is not individually eligible under City of Ontario Criterion g and h. Beyond what is documented in this DPR set, further study of the property would not likely yield information which would be considered important in local, regional, state, or national history. As such, the property is not individually eligible under NRHP / CRHR / City of Ontario Criterion D / 4 / i.

The GH Dairy Property meets the minimum characteristics of a post-1950 scientific, large-capacity dairy property including a single-family residence, circular driveway, geometrically spaced rows of pole structures, and open space to the rear of the property. It additionally meets the minimum characteristics of a 1960s-1980s Ranch style residence including a one-story, rambling floor plan, hip roof, cupola, and covered breezeway. Although it is not an individually significant example under either historic context, the subject property does possess a high level of integrity. As such, in accordance with the approved New Model Colony Area Historic Context Statement, the GH Dairy Property appears eligible for recognition as a contributing element of the New Model Colony / Chino Valley Dairy District. The period of significance for the district is 1915-1975. The subject property was constructed in 1965 within the last ten years of the district's period of significance.

B11. Additional Resource Attributes: None

\*B12. References: "The City of Ontario's Historic Context for the New Model Colony," Galvin & Associates, September 2004.; Ancestry.com.

B13. Remarks:

\*B14. Evaluator: Candice Croix and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

\*Date of Evaluation: February 2020

(This space reserved for official comments.)

Property location is depicted on DPR 523J Location Map (page 3 of this DPR set).

Detailed aerial images showing property configuration are included on DPR 523 L Continuation Sheets (pages 11-15 of this DPR set).

DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

HRI# \_\_\_\_\_  
Trinomial# \_\_\_\_\_

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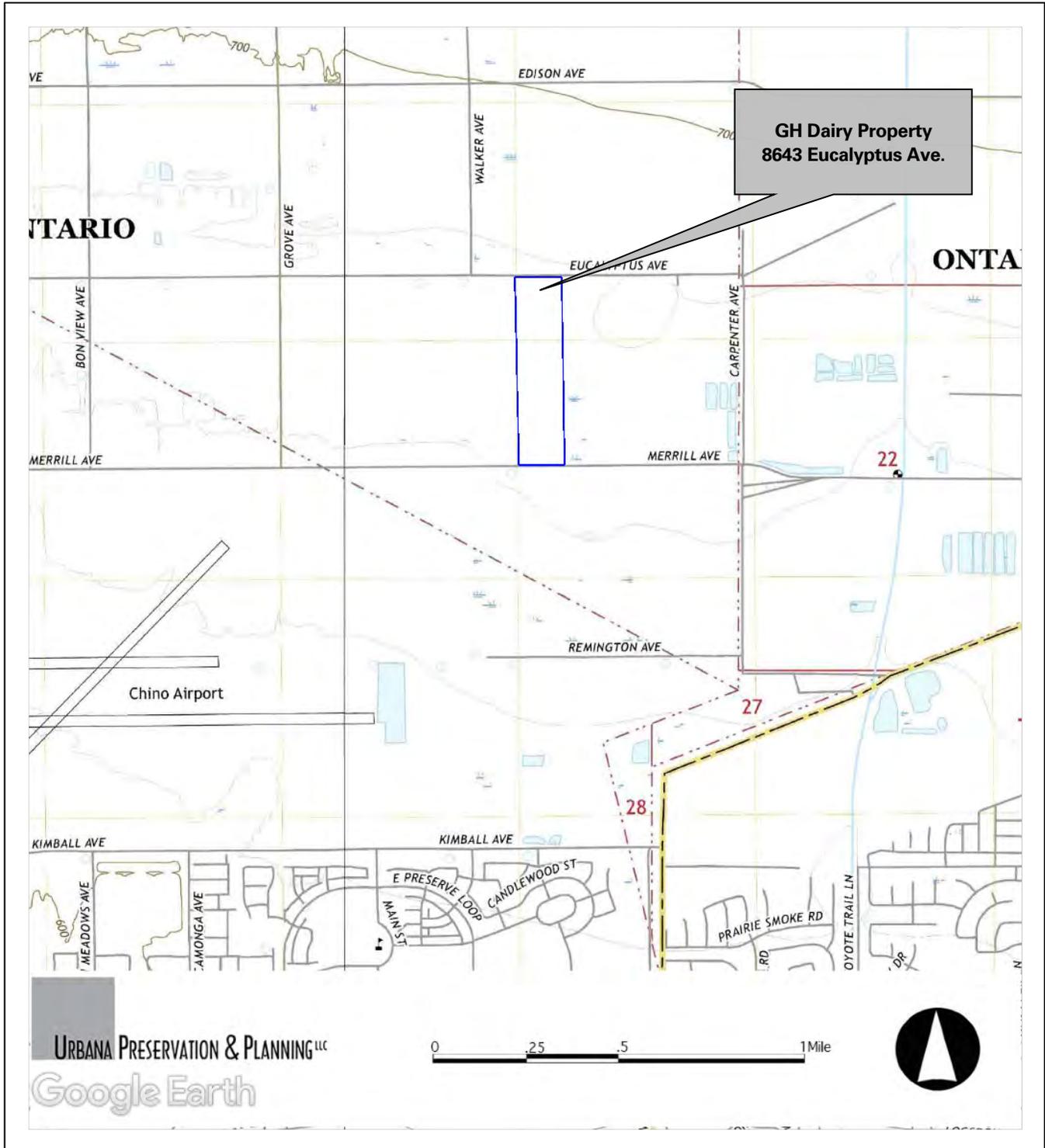
\*CRHR Status Code: 5D3

\*Resource Name or # (Assigned by recorder) GH Dairy Property

Map Name: Prado Dam and Corona North Quadrangles

Date: 2018

Scale: 1:24,000



Page 4 of 15 \*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

\*P3A: Description (continued):

**8643 Eucalyptus Avenue** (105416103)

- *8643 Eucalyptus Avenue*—8643 Eucalyptus Avenue is a single-family residence constructed in 1965. The Ranch style home features a combination hip roof, stucco exterior with horizontal board accents, and aluminum gliding windows. A detached garage is connected to the residence by a covered breezeway. The north façade of the garage includes two gliding windows set within a bay. The north façade of the residence includes a picture window and gliding window at the east end, a double-door, a four-panel gliding window set within a bay, and two gliding windows at the west end. Both bays are covered in painted brown horizontal wood siding. The west elevation includes two gliding windows, and the east elevation is void of windows. The residence also features a cupola with a pyramid hip roof sited at the east elevation, a brick chimney sited in the center of the residence, and aluminum frame windows. There is minimal decorative landscaping around the residence, limited to a grass lawn and four trees. There is a low concrete block wall surrounding the west, south, and portion of the east boundaries of the lawn, separating the residence from the cow pen. The residence is accessible by a concrete driveway, which splits from the Milking Parlor's circular driveway. **Limited modifications were observed at the dwelling, and none were identified in available municipal records. A single window appears to have been replaced with a vinyl unit. Although it is an average example of the Ranch style, the home does appear to retain a high degree of integrity.**
- *Milking Parlor*—The Milking Parlor consists of two sections, constructed in 1965. The front section of the Milking Parlor, the Milk House, features a gambrel roof and stucco exterior. The north façade features a glass-paneled entrance, with a gliding window on either side. The east elevation includes a shed roof covered area, and the west elevation includes a plywood-covered opening and a gliding window. The back section of the Milking Parlor features a gable roof and stucco exterior, and the rear of the Milking Parlor is open air, enclosed on the east and west boundary with a concrete wall. The Milking Parlor is accessible by a semi-circular concrete driveway.
- *Pole Structures*—One pole structure features a square footprint, and is sited to the west of the residence. The remainder feature a rectilinear footprint in various sizes, and are sited behind the residence. All pole structures feature a shed roof.

Page 5 of 15 \*Resource Name or # (Assigned by recorder): GH Dairy Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation

Update



View southeast of 8643 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.



View south of 8643 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.

Page 6 of 15 \*Resource Name or # (Assigned by recorder): GH Dairy Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation  Update



View south of Milking Parlor associated with 8643 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.



View southeast of Milking Parlor associated with 8643 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.

Page 7 of 15 \*Resource Name or # (Assigned by recorder): GH Dairy Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020

Continuation  Update



View south of parcel, view between 8643 Eucalyptus Ave (right) and its associated Milking Parlor (left). Source: Urbana Preservation & Planning, LLC.



View southeast of pole structures, west of 8643 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.

Page 8 of 15 \*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**\*B10. Significance (continued):**

**History of the Subject Property and its Environs**

The subject property and its surrounding block are bound by Eucalyptus Avenue to the north, Carpenter Ave to the east, Merrill Avenue to the south, and Grove Avenue to the west. Between ca. 1930 and 1942, based on available aerial imagery, approximately 10 buildings or structures had been constructed in the survey area, with 8 located along Grove Avenue and 2 located along Eucalyptus. At this time, the survey area primarily included undeveloped land and agricultural fields. All circa 1930-1942 buildings and structures were demolished, the majority by the 1960s. By 1959, the northwest corner of the survey area became a large dairy farm (14,525 Grove Ave), and buildings and structures were constructed at the southeast corner (9032 Merrill Ave). By 1967, three large dairy farms were constructed (14,651 Grove Ave, 8643 Eucalyptus Ave, and 8810 Merrill Ave). By 1980, three additional large dairy farms were constructed along Eucalyptus Avenue (8731, 8911, and 9031 Eucalyptus Ave), including the construction of numerous pole structures throughout. A trucking operation was established in the southeast by 1994, and additional pole structures were constructed in the west. By 2002, the trucking operation expanded, reservoirs were constructed in the southeast, and additional pole structures were constructed throughout. By 2009, the southwest transitioned to agricultural fields, and the landscape of the northwest changed drastically. By 2014, the trucking operation expanded again, with a paved and graded lot extending from Merrill Avenue to Eucalyptus Ave. In 2019, all buildings and structures along Carpenter Ave were demolished, and is now a dirt lot. The earliest dairy farm in the survey area dates to the 1950s, with the majority of the farms developed in the 1960s-1970s, some with pole structures constructed through the 2000's.

Assessor records indicate that all of the property collectively termed herein as the "GH Dairy Property" (APNs: 1054-151-02-0-000; 1054-161-02-0-000; 1054-161-03-0-000; 1054-201-02-0-000; and 1054-351-02-0-000) was initially owned by the Western Consumers Feed Company and was granted to Henrietta Lee, a married woman as her sole and separate property, on September 1, 1965. Henrietta Lee was born outside of Amsterdam and moved to the United States with her family at the age of 15, settling in Long Beach. She grew up working at her father's dairy farm in nearby Cypress, milking and feeding cows and helping with the business. There, she met Harold Lee, who would later become her husband. Harold E. Lee owned a construction company and specialized in construction work for dairy farms. After they were married, Henrietta Lee helped her husband's sister, June, with the bookkeeping for the construction company. Their main office was in Garden Grove, and much of their building work was done in the Chino area. Mr. Lee passed away in 1990. Subsequent to her husband's death, in 1997, Mrs. Lee established the Harold E. and Henrietta C. Lee Breast Center within the USC/Norris Comprehensive Cancer Center and Hospital. Mrs. Lee passed away in 2008. The subject property remained under the ownership of the Lee Trust until August 6, 2013 when it was sold to G.H. Dairy. The property was acquired by Liberty Property Limited Partnership in 2019 per San Bernardino County property information records.

Ownership by Mrs. Lee demonstrates an association with Dutch history, a major immigrant group that helped to establish dairy operations in the New Model Colony area. Within the New Model Colony area, the Dutch (and Portuguese) helped to modernize the dairy industry from free ranging dairy herds to dry-lot dairying that resulted in a quasi-factory setting. The Netherlands was a small country that lacked the space for free range dairying. Dutch farmers brought their knowledge of specialized dry-lot farming to the Los Angeles dairy industry, thereby countering the need for the expensive import of milk from the San Joaquin Valley.

**New Model Colony Historic Context**

Per the *City of Ontario's Historic Context for the New Model Colony Area*, the County of San Bernardino designated 14,000 acres of agricultural land as the San Bernardino County Agricultural Preserve in 1967. The Preserve, located in the Chino Valley in the southwest area of San Bernardino County, was protected by Williamson Act contracts and the 1965 Land Conservation Act, and evolved into a world-class dairy center by 1980. By the 1990s, farmers within the Preserve were pressured to relocate their dairies as dairy operation costs and demand for housing increased. In 1999, the City of Ontario annexed 8,200 acres and named the area *New Model Colony* after the original *Model Colony of Ontario* established in 1882. **Two historic contexts, "Post-1950 scientific, large-capacity dairy properties" and "Ranch style houses," are applicable to the survey area.**

*Post-1950 scientific, large-capacity dairy properties:* The historic context for post-1950 scientific, large-capacity dairies coincides with the third phase of dairy farming, with a period of significance between 1950-1969. In this period, the introduction of scientific feeding and breeding resulted in larger herds and more productive operations. The average size of a property associated with this context was 40 acres or more, and included one or more large residences, an attached garage, milking parlor, numerous pole structures, and a large expanse of open space. The majority of residences were designed in the Ranch architectural style with a matching milking

Page 9 of 15 \*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

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parlor, and a property may have included additional smaller residences to house hired workers. Additional residences were sited on either side of the milking parlor and designed and painted in the same color scheme. The milking parlors were designed in the herringbone style, a new milking parlor design in which stalls were placed at an angle and slight elevation to utilize space more efficiently and eliminate a worker's need to kneel, saving labor and time. The properties featured a circular driveway in front of the milking parlor and typically included designed landscaping. Additional dairy facilities associated with a property, including pole structures, silos, etc., were laid out behind the milking parlor in a perpendicular or parallel fashion.

The **minimum characteristics** required to identify a post-1950 dairy property are: at least one residence dating to the period of significance, designed in the Ranch architectural style with little alteration; a large "herringbone style" milking parlor designed in the Ranch style; a circular driveway; numerous geometrically spaced rows of pole structures and related dairy facilities; and a vast expanse of open space to the rear of the property. A property may include multiple large residences and a few smaller worker's residences.

A post-1950 dairy property exhibiting **high integrity** exhibits the minimum characteristics. The property must include one large residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. Individual elements will possess high integrity of location, design, setting, association, feeling, materials, and workmanship individually, and the property will possess high integrity as a whole. Buildings and structures will retain their original uses. If abandoned, they should clearly depict their original operational uses.

A post-1950 dairy property exhibiting **moderate integrity** exhibits the minimum characteristics. The property must include one residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. The property will possess original location and physical relationships, though the individual elements may have lost some historic integrity. The property conveys historic association with a post-1950 dairy property but has a few minor alterations.

A post-1950 dairy property exhibiting **low integrity** does not exhibit the minimum characteristics. One or more of the characteristics is missing, and the majority of buildings do not date to the period of significance. The property and individual resources lack integrity of location, design, setting, association, feeling, materials, and workmanship. The property no longer conveys historic association with a post-1950 dairy property.

**The majority of dairy properties in the New Model Colony study area are associated with the "Post-1950 scientific, large-capacity dairy properties" context.**

**Ranch style houses:** The historic context for Ranch style houses includes three distinct phases: pre-1959, 1960-1980, and post-1980. Originating in the mid-1930s in California, the Ranch style gained popularity during the 1940s and became the dominant style throughout the county during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period that dotted the landscape of the Rancho Santa Ana del Chino, several local building magazines featured ranch style homes and building plans in the 1950s-1960s, and local buildings and architects utilized large lots to design and construct large, rambling plans. The majority of large Ranch style houses in the New Model Colony area date to the 1960s, demonstrating the higher income levels associated with the mechanization and industrialization of dairy operations.

The **minimum characteristics** required to identify a Ranch style residence include: single-story, expansive, horizontally-emphasized rambling footprint; low-pitched gabled, hipped or intersecting gable roof with expansive overhanging open or boxed eaves; wood shingle roof; "U," "L," or "S"-shaped plan; attached garage, breeze port, or covered walkway; wide prominent chimney; integral or recessed front porch; concrete slab foundation; large picture windows; plain post porch supports; wide entry doors or French style paneled front entry door; sliding glass doors sited at rear of residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. The residence must exhibit the majority of the minimum characteristics in addition to character-defining features specific to each period.

Character-defining features of the **pre-1959 Ranch** style include: wood single roofs with wide overhanging eaves and wood-cased multi-light windows; square or diamond pattern lights on the windows; glazed and paneled doors; a single-width entry door; a combination of siding materials such as horizontal wood siding and stucco with a contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on main façade; and a multi-picture window or large picture window.

Character-defining features of the **1960s to 1980s Ranch** style include: asbestos shingles, asphalt singles, or a composition roofing material; aluminum-cased sliding windows; a large picture window; attached two-car garage; plain metal or wood post porch supports; concrete slab front porch located under a long, narrow shed roof attached to the principal roof or recessed within the central bay of the building; homogenous exterior surface; the use of stone or masonry; arch patterns along walkways; main entry and

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\*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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window surrounds; stylized double doors with ornate panes; glazing and ornamental oversized hardware; and horizontally arranged aluminum siding windows sheltered by an expansive low-pitched gable or cross-gable roof.

Character-defining features of the **post-1980 Ranch** include: a clay tile roof; larger floor plan; split-level; contemporary and shed-building styles; diagonal siding; wide board trim; window surrounds; and false half-timbering, Spanish Colonial Revival influences.

A Ranch style exhibiting **high integrity** exhibits the minimum characteristics. The property maintains at least 90% of its original exterior features and must retain the essential features that were part of the original design intent. The property retains its original use. If it is abandoned, the original use is evident due to a lack of alterations. The property retains integrity of location, design, setting, association, feeling, materials, and workmanship.

A Ranch style exhibiting **moderate integrity** exhibits the minimum characteristics. The property maintains at least 50% of its original exterior features. The property may have a few minor alterations, but continue to convey its historic association. The property retains integrity of location, design, feeling, association, and the majority of its workmanship and materials.

A Ranch style exhibiting **low integrity** does not exhibit the minimum characteristics. The property does not maintain at least 50% of its original exterior features, and the major features of the residence have been altered or replaced. The property does not retain integrity of location, design, setting, association, feeling, materials, and workmanship, and is no longer being used as its original purpose.

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\*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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1938 Aerial View.  
Source/Citation: [Historicaerials.com](http://Historicaerials.com)

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\*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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1959 Aerial View.  
Source / Citation: [Historicaerials.com](http://Historicaerials.com)

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\*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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1994 Aerial View.  
Source / Citation: Google Earth

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\*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

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2014 Aerial View.  
Source / Citation: Google Earth

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\*Resource Name or # (Assigned by recorder): GH Dairy Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

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Update



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
**CRHR Status Code:** 5D3 / 6Z  
Other Listings: \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 45 \*Resource Name or #: (Assigned by recorder) Minaberry Property

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Bernardino County \*b. USGS 7.5' Quad: Corona North Date: 2018 T ; R of ; of Sec ; B.M.

c. Address: Multiple City: Ontario Zip: 91762

d. UTM: (Give more than one for large and/or linear resources) Zone: ; ; mE / ; mN

e. Other Locational Data: The Minaberry Property includes 11 parcels on 73.85 acres: 105416102, 105417101, 105417102, 105418101, 105419101, 105436101, 105417103, 105417104, 105418102, 105419102, 105436102.

\*P3a. Description:

The Minaberry Property includes six residences designed in the Ranch style and constructed between 1957-1969, two Milking Parlors (1966 / 1968), and approximately 30 pole structures. The residences are addressed as 8810 Merrill Avenue, 8816 Merrill Avenue, 8920 Merrill Avenue, 8731 Eucalyptus Avenue, 8831 Eucalyptus Avenue, and 8888 Eucalyptus Avenue. A short road within the property, Vineyard Avenue, provides access to a fertilizer center sited between 8888 Eucalyptus Avenue and 8810 Merrill Avenue. The property is set within the New Model Colony, an area that developed from the 22,000-acre Rancho Santa Ana Del Chino land grant. Granted in 1841, the land has historically been utilized for agricultural and cattle grazing purposes, with an increased emphasis on dairy farming beginning in the 1900s. Today the property and its environs are characterized by low density development and agricultural uses, primarily dairy farming.

See continuation sheet for additional information.

\*P3b. Resource Attributes: HP2, HP4, HP32, HP33

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



P5b. Description of Photo: View northwest of Minaberry property from Merrill Avenue (IMG 2510).

\*P6. Date Constructed/Age and Source:

Historic 1957 / 1968-1969 (see B6)

\*P7. Owner and Address:

Henri Laurant Minaberry

8731 Eucalyptus Ave

Ontario, CA 91762

\*P8. Recorded By:

Candice Croix, MSHP

Urbana Preservation & Planning, LLC

www.urbanapreservation.com

\*P9. Date Recorded: February 2020

\*P10. Survey Type: CEQA Review

\*P11. Report Citation: Urbana Preservation & Planning, LLC, Historical Resource Survey – Proposed Merrill Commerce Center Specific Plan, February 2020.

\*Attachments:  NONE  Location 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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Minaberry Property \*CRHR Status Code 5D3 / 6Z

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B1. Historic Name: Not Identified B2. Common Name: Minaberry Dairy

B3. Original Use: Dairy Farm B4. Present Use: Dairy Farm

\*B5. Architectural Style: Ranch style dwelling with gable roof Milking Parlor and utilitarian pole structures

\*B6. Construction History: The Minaberry Property was initially improved with three residences: 8920 Merrill Avenue (built in 1957 per County records), 8816 Merrill Ave (built in 1958 per County records), and 8810 Merrill Ave (built in 1962 per County records), as well as the associated Milking Parlor (built in 1966 and addressed with 8920 Merrill Avenue). **While Residential Building Records for these buildings indicate effective years of 1962, 1958, 1957, and 1966 respectively, historic aerial imagery shows the land area as vacant in 1966, and improved by 1967, thus revealing a circa 1967 construction date.** In 1968, 8731 Eucalyptus Avenue and an associated Milking Parlor were constructed. One year later, in 1969, the 8831 Eucalyptus Ave and 8888 Eucalyptus Avenue properties were constructed. Additional cow pens were constructed behind 8831 and 8888 Eucalyptus between 1980-1994, and utilitarian pole structures were erected within these cow pens between 1994-2002.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Post-1950 Scientific Large Capacity Dairy / 1960s-1980s Ranch homes Area Ontario New Model Colony Period of Significance N/A Property Type Dairy Farm Applicable Criteria NRHP / CRHR / City of Ontario

**Without evidence to indicate otherwise, the subject property has not been found individually significant under the eligibility criteria of the NRHP / CRHR / City of Ontario.** Although it developed with multiple post-1950 scientific large capacity dairies, no information was identified in the New Model Colony Historic Context statement or within published and unpublished resources to attribute the subject property to important or innovative techniques, or high yields, in post-1950 dairy farming. The subject property has not been found individually eligible under **NRHP / CRHR / City of Ontario Criterion A / 1 / a** as the property has not in and of itself been directly associated with significant events or patterns of events in dairy farming in local, regional, state, or national history, nor does it individually exemplify or reflect special elements of the City's history. The property is not individually eligible under **NRHP / CRHR / City of Ontario Criterion B / 2 / b** as it has not been identified as having a direct association with an important person or event in local, regional, state, or national history. The property, collectively, or divided into six separate addresses (8810 Merrill Ave., 8816 Merrill Ave., 8920 Merrill Ave., 8731 Eucalyptus Ave., 8831 Eucalyptus Ave., and 8888 Eucalyptus Ave.) is not individually eligible under **NRHP / CRHR / City of Ontario Criterion C / 3 / c-f** as neither the property in its entirety, or its individual addresses within, has been identified as embodying the distinctive or distinguishing characteristics of a style, type, period, or method of construction, nor has it been identified as representing the work of a master or notable builder, designer, architect, or artist, or an important or creative individual, and as a standard dairy property with Ranch style homes built in the 1950s and 1960s, the property does not qualify as a significant structural, engineering, or architectural achievement or innovation. Similarly, the property is not individually eligible under **City of Ontario Criterion g and h** as the property does not in and of itself offer a unique location, a singular physical characteristic, or an established and familiar visual feature within the Ontario New Model Colony or the city of Ontario, nor is it in and of itself one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. Beyond what is documented in this DPR set, further study of the property would not likely yield information which would be considered important in local, regional, state, or national history. As such, the property is not individually eligible under **NRHP / CRHR / City of Ontario Criterion D / 4 / i**. See continuation sheet for additional significance summary, and contextual and property specific history.

B11. Additional Resource Attributes: N/A

\*B12. References: "The City of Ontario's Historic Context for the New Model Colony," Galvin & Associates, September 2004.; Ancestry.com for "Henri Minaberry" and "Michel Minaberry."

B13. Remarks:

\*B14. Evaluator: Candice Croix and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

\*Date of Evaluation: February 2020

Property location is depicted on DPR 523J Location Map (page 3 of this DPR set).

Detailed aerial images showing property configuration are included on DPR 523 L Continuation Sheets (pages 22-26 of this DPR set).

(This space reserved for official comments.)

DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

HRI# \_\_\_\_\_

Trinomial# \_\_\_\_\_

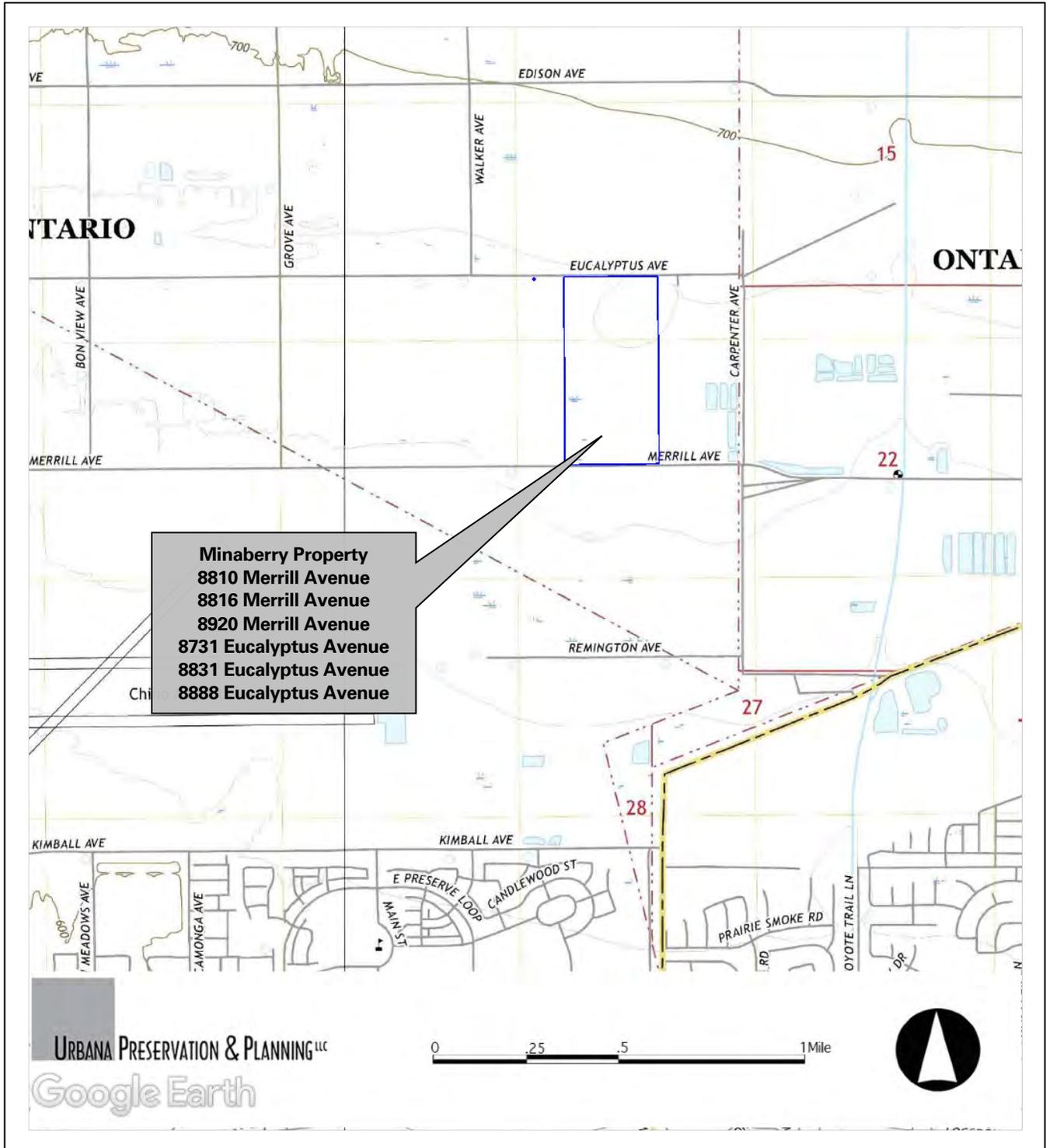
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\*CRHR Status Code: 5D3/6Z

\*Resource Name or # (Assigned by recorder) Minaberry Property

Map Name: Prado Dam and Corona North Quadrangles Date: 2018

Scale: 1:24,000



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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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**\*P3A: Description (continued):**

**8810 Merrill Avenue** (105436102)

The parcel includes three residences (8810 Merrill Avenue, 8816 Merrill Ave, and 8920 Merrill Avenue), a Milking Parlor, a storage shed, two ancillary buildings, and approximately 20 utilitarian pole structures.

- *8810 Merrill Avenue*—8810 Merrill Avenue is a single-story single-family residence constructed in 1962. The 1,451 square foot Ranch style dwelling features a hip and valley roof, stucco exterior, rectilinear footprint, and attached 399 square foot garage. The south façade features four gliding windows, one double gliding window, and a covered porch. The stucco exterior between the garage and front door is accented with red-colored vertical wood wainscoting, and the double gliding window is accented with terracotta-colored wood trim and vertical wood siding. The garage features a wood double door that opens left and right, accessible by a concrete driveway. The east elevation includes two gliding windows. All windows throughout the residence appear to be original aluminum frames. Landscaping is minimal, limited to a simple grass lawn and a few trees, and the residence is surrounded by a low concrete block wall on the north, east, and west elevations. **The building is identifiable as a Ranch style dwelling with some minimum characteristics, however, it is missing several minimum characteristics and character-defining features attributed to the 1960s-1980s period including: breeze port and covered walkway, wide prominent chimney, plain metal or wood post porch supports, a concrete slab front porch located under a long narrow shed roof attached to the principal roof or recessed within the central bay of the building, the use of stone and masonry, arch patterns along walkways, large surrounds around the main entry and windows, stylized double doors with ornate panels, glazing and ornamental oversized hardware, horizontally arranged aluminum sliding windows all sheltered by an expansive low pitched gable or cross gable roof. The home is an average example of the Ranch style and does not rise to the minimum characteristics or character-defining features such that it can be regarded as significant under the 1960s-1980s context for Ranch style dwellings. Although integrity appears to be high, the building lacks the necessary qualities to be significant in the first place.**
  - There is a large storage shed behind 8810 Merrill Avenue. Constructed between 1980 and 1994, the structure is approximately 160' x 45', sited perpendicular to Merrill Ave, and is set back approximately 200' from the road. The structure features a shed roof and is enclosed on three sides, with the west elevation open to the air.
- *8816 Merrill Avenue*—8816 Merrill Avenue is a single-story, single-family residence constructed in 1958. The 1,661 square foot residence exhibits an aesthetic appearance closer to a Minimal Traditional style home, but with an extended floor plan indicative of the Ranch style. The building features a cross gable roof with 12" eaves, stucco exterior, attached garage, and an L-shaped footprint. The south façade features a covered porch in the southwest corner supported by a single plain post, as well as four double-hung windows of various sizes. The west elevation features three double-hung windows, a stone chimney, and the front entrance, and the east elevation features three double hung windows. All windows are wood-framed. The 420 square foot attached garage is sited at the north end of the residence, accessible by a concrete L-shaped driveway. 8816 Merrill Avenue is sited directly west of 8810 Merrill Avenue, between 8810 Merrill Avenue and the Milking Parlor. **Visual observation and a review of the Residential Building Record disclosed that half of the original front porch has been infilled for additional interior space. This awkwardly placed addition is demarcated by the shed roof extension, and it is not delineated on the Residential Building Record. The boxy appearance of the front, street-facing volume conflicts with the true Ranch aesthetic, which is generally more low-slung and horizontal massing. Beyond its L-shaped plan, cross-gabled roof, and attached garage, the dwelling does not appear to meet the minimum characteristics of the Ranch style and additionally, does not exhibit the majority of character-defining features attributed to pre-1959 Ranch style homes including: wood shingle roof with wide overhanging eaves, square or diamond pattern lites at the windows, glazed and paneled doors, a combination of exterior siding materials such as horizontal wood siding combined with board and batten siding and smooth stucco with some type of contrasting treatment along the footing of the main façade, small square roof top cupola projecting from the gable line, and small projecting rectangular bays on the principal facades. The home is a below average example of the Ranch style and does not rise to the minimum characteristics or character-defining features such that it can be regarded as significant under the pre-1959 context for Ranch style dwellings. Although integrity appears to be high, the building lacks the necessary qualities to be significant in the first place.**

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- *Milking Parlor*—The Milking Parlor includes three sections, a Milk House, Cow Barn, and Feed Tank Area, and was constructed in 1966. The 792 square foot Milk House features a gable concrete tile roof and stucco exterior. The south façade is symmetrical, with a commercial storefront entrance flanked on either side by a twelve-pane fixed window. The east elevation includes a small shed roof addition, and the west elevation includes a plywood-covered opening and a sliding barn door. Behind the Milk House, there is a 4,608 square foot cow barn that features an aluminum gable roof, louvered clerestory, and concrete wall with angled posts. At the rear of the Milking Parlor, there is an 864 square foot open-air Feed Tank Area. The Milking Parlor is sited directly west of 8816 Merrill Avenue, between 8816 Merrill Avenue and 8920 Merrill Avenue.
  - Twenty utilitarian pole structures are sited north and west of the Milking Parlor. Two pole structures west of the Milking Parlor feature a gable roof, and the remainder feature a shed roof. All pole structures have a rectilinear footprint in various sizes, ranging from 50' to 460' in length.
  
- *8920 Merrill Avenue*—8920 Merrill Avenue is a single-story single-family residence constructed in 1957. The 3,297 square foot Ranch style residence features a hip and valley roof with 24" eaves, stucco exterior, irregular L-shaped footprint, and an attached garage. The south façade features two covered porches, both accessible by a concrete pathway and two concrete steps. The exterior includes stone siding, horizontal wood wainscoting, and stone wainscoting. The west elevation includes two gliding windows. The 462 square foot garage is sited at the east elevation and includes two garage doors and a standard door. 8920 Merrill Avenue is sited directly west of the Milking Parlor. The bottom half of the property's Residential Building Record has been covered over / replaced which indicates that substantial notations have occurred, or erroneous information was presented. By 1978, when the replacement record was created, the front elevation was notated as featuring stucco walls with "siding" and "sierra" materials. These two notations may be a single product or may refer to the horizontal siding and the stone veneer. Searches for "sierra siding" yields multiple results for cement board siding, which may be the existing horizontal board siding installed along the front elevation and for vinyl siding, which does not appear to exist at the front elevation. With a rustic appearance, the stone veneer could also be the "sierra" product. **The existing stone veneer likely dates to the ca. 1970s and may have been installed in ca. 1978 when a portion of the garage was finished out and enclosed / separated from the rest of the original garage space. This ca. 1978 finished space comprises the southeast corner of the building and the front elevation. Other noted alterations include replacement of original roofing (likely shake roofing or composition) with composite roofing, and possible replacement of original wood windows with the existing aluminum units. The building dates to 1957, which places it within the pre-1959 Ranch context. While the home maintains the minimum characteristics to be recognized as a Ranch style dwelling, it does not feature many of the character-defining features attributed to the context including a wood shingle roof with wide overhanging eaves, wood-cased multi-light windows, square or diamond pattern lights on the windows, and single width entry door. The home appears to have been remodeled in or by ca. 1978, and as such it no longer retains integrity to the pre-1959 context.**
  - Two ancillary buildings are sited northwest of 8920 Merrill Avenue. The south building features an aluminum shed roof and wood siding, and the north building feature an aluminum gable roof and siding.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

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View north of 8810 Merrill Ave, February 2020.  
Source: Urbana Preservation & Planning, LLC.



View northwest of 8810 Merrill Ave with ancillary storage shed behind (on right), February 2020.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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Source: Urbana Preservation & Planning, LLC.



View northwest of 8816 Merrill Avenue, February 2020.

Source: Urbana Preservation & Planning, LLC.



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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View northeast of 8816 Merrill Avenue, February 2020.

Source: Urbana Preservation & Planning, LLC.



View northwest of Milking Parlor, between 8816 Merrill Ave (not pictured) and 8920 Merrill Ave (on left), February 2020.

Source: Urbana Preservation & Planning, LLC.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

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View northeast of Milking Parlor, between 8816 Merrill Ave and 8920 Merrill Ave, February 2020.  
Source: Urbana Preservation & Planning, LLC.



View north of 8920 Merrill Ave, February 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

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View north of ancillary buildings, 8920 Merrill Ave on right, February 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**8731 Eucalyptus Avenue** (105417101 / 105417102)

The parcels include a single-family residence, Milking Parlor, and sixteen rectilinear pole structures of various sizes.

- *8731 Eucalyptus Avenue*—8731 Eucalyptus Avenue is a single-family Ranch style residence with a detached garage constructed in 1968. The split-level residence features a hip and valley roof with overhanging eaves supported by masonry columns, a stucco exterior, and gliding windows. The north façade is primarily a large bay, accented by asymmetrically placed brick columns. Beginning at the east end of the north bay, the residence features two masonry columns, a gliding window, two masonry columns with an ornamental metal arch between them, a three-panel gliding window, a recessed French door, a gliding window, and a three-panel gliding window. East of the north bay, there is a gliding window. West of the north bay, the split-level features a balcony with a metal guardrail on the upper level and a gliding window on the lower level. The east elevation includes gliding windows and a standard door. The west elevation includes a gliding window on the lower level. The residence is accessible by a circular concrete driveway. The detached garage features a simple hip roof with overhanging eaves and a stucco exterior. The north elevation of the detached garage includes two three-panel gliding windows, sited within window bays. There are three ornamental railings along the exterior, one on either end of the north elevation and one in between the window bays. The east elevation includes one picture window. The garage is accessible by a concrete driveway, sited between the residence and the Milking Parlor. **The home exhibits the minimum characteristics of the Ranch style, and maintains a moderate level of character-defining features attributed to the 1960s-1980s timeframe including composition roofing, aluminum cased sliding windows, large picture windows (tri-partite rather than a single piece of glass), homogeneous exterior surface, stylized double doors with ornate panels with ornamental oversized hardware, arch patterns along the walkways, and horizontally arranged aluminum sliding windows.** Missing character-defining features include an attached two-car garage (the subject residence features a detached garage), plain metal or wood post porch supports (the subject property features slumpstone / brick posts), concrete slab front porches located under a long narrow shed roof attached to the principal roof or recessed within the central bay of the building (the subject residence features a very limited concrete covered porch recessed into the center facade), large surrounds around the main entry and windows, and an expansive low pitched gable or cross gable roof (the subject dwelling features a hipped roof).
- *Milking Parlor* (105417102)—The Milking Parlor consists of multiple sections, constructed in 1968. The front section of the Milking Parlor, the Milk House, features a gable roof and stucco exterior. The north façade of the 1,050 square foot Milk House is symmetrical, with a three-panel entrance flanked by a single picture window on either side. The west elevation is obscured by a large storage tank, and the east elevation includes a three-panel gliding window. Behind the Milk House is a 1,200 square foot barn with a gable roof and concrete wall. Behind the barn is a covered pre-wash structure with a gable roof concrete wall. The barn and pre-wash sections feature a louvered clerestory and concrete wall with angled posts. Behind the pre-wash section is a 1,152 square foot enclosed shop, covered by a shed roof. The Milking Parlor is accessible by a semicircular concrete driveway.
- *Pole Structures*—There are sixteen utilitarian pole structures associated with the 8731 Eucalyptus Avenue and the Milking Parlor, the majority sited within cow pens. One pole structure is sited to the east of the Milking Parlor, three are sited to the southeast, and the remainder are sited to the south. Two pole structures feature a gable roof, and the remainder feature a shed roof. All pole structures have a rectilinear footprint in various sizes, ranging from 50' to 420' in length.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



View southeast of 8731 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.



View south of 8731 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



View southeast of 8731 Eucalyptus Ave (right), attached garage (middle), and Milking Parlor (left), January 2020.  
Source: Urbana Preservation & Planning, LLC.



View south of Milking Parlor, January 2020. Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



View south of cow pen, east of Milking Parlor, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**8831 Eucalyptus Avenue** (105417103)

The parcel includes a single-family residence.

- *8831 Eucalyptus Avenue*—8831 Eucalyptus Avenue includes a single-family residence constructed in 1969. The 2,253 square foot split-level residence features a hip and valley roof, stucco exterior, aluminum gliding windows, and an attached 3-car garage. The split-level is sited at the east of the residence. The upper level of the north façade features a gliding window and ornamental railing, while the lower level, the garage, features a decorative brick arch and pilasters surrounding a gliding window. West of the split level, the north façade features a gliding window, two three-panel gliding windows, a recessed French door and patio supported by an ornamental metal column, and a large three-panel gliding window. A brick wall with barred openings extends west of the north façade. The east elevation includes a three-door garage, and the residence is accessible by a semicircular concrete driveway. **The home exhibits the minimum characteristics of the Ranch style, and maintains a moderate level of character-defining features attributed to the 1960s-1980s timeframe including composition roofing, aluminum cased sliding windows, large picture windows (tri-partite rather than a single piece of glass), homogeneous exterior surface, stylized double doors with ornate panels, arch patterns along the walkways, horizontally arranged aluminum sliding windows, and an attached two-car garage (the subject property features a three-car garage).** Missing character-defining features include plain metal or wood post porch supports (the subject property features slumpstone / brick posts), concrete slab front porches located under a long narrow shed roof attached to the principal roof or recessed within the central bay of the building (the subject residence features a very limited concrete covered porch recessed into the center facade), large surrounds around the main entry and windows, and an expansive low pitched gable or cross gable roof (the subject dwelling features a hipped roof).

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



View southeast of 8831 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.



View southwest of 8831 Eucalyptus Ave, January 2020. Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**8888 Eucalyptus Avenue** (105417104)

The parcel includes a single-family residence,

- *8888 Eucalyptus Avenue*—8888 Eucalyptus Avenue includes a single-story single-family residence constructed in 1969. The Ranch style residence features a hip and valley roof with 48" overhanging eaves, stucco and brick exterior, a curved footprint, and an attached garage. The north façade includes, from left to right, a three-panel gliding window with decorative shutters, recessed French door, a gliding window with decorative shutters, small three-panel gliding window with decorative shutters, gliding window surrounded by brick siding, small gliding window with decorative shutters, decorative brick archway, three-panel gliding window, and a decorative brick archway. A patio on the east end of the façade is semi-enclosed with metal railings in between brick columns. The west elevation features a 945 square foot two-door garage, and the east elevation features a picture window. All windows are aluminum framed with screens. The residence is accessible by a semicircular concrete driveway. **The home exhibits the minimum characteristics of the Ranch style, and maintains a moderate level of character-defining features attributed to the 1960s-1980s timeframe including composition roofing, aluminum cased sliding windows, large picture windows (tri-partite rather than a single piece of glass), plain metal or wood post porch supports, homogeneous exterior surface, stylized double doors with ornate panels, arch patterns along the walkways, horizontally arranged aluminum sliding windows, and an attached two-car garage.** Missing character-defining features include concrete slab front porches located under a long narrow shed roof attached to the principal roof or recessed within the central bay of the building (the subject residence features a very limited concrete covered porch recessed into the center facade), large surrounds around the main entry and windows, and an expansive low pitched gable or cross gable roof (the subject dwelling features a hipped roof).
- *Pole Structures*—There is a single utilitarian pole structure in a cow pen sited to the east of 8888 Eucalyptus Avenue. This pole structure has a rectangular footprint and is approximately 50' in length.
- *Vineyard Ave*—Vineyard Ave, sited east of 8888 Eucalyptus Avenue, extends north-south .2 miles. The road initiates at Eucalyptus Avenue and terminates at a fertilizer center. The 461,500 square foot fertilizer center includes a shed roof utilitarian pole structure, shed roof office with a covered side porch, and multiple temporary storage containers.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



View southeast of 8888 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southwest of 8888 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



View southeast of cattle pen and pole structure, east of 8888 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**\*B10. Significance (continued):**

Within the Minaberry Property complex, the 8731, 8831, and 8888 Eucalyptus Avenue properties meet the minimum characteristics of a post-1950 scientific, large-capacity dairy including a single-family residence, milking parlor, circular driveway, geometrically spaced rows of pole structures, and open space to the rear of the property. These three dwellings additionally meet the minimum characteristics of a 1960s-1980s Ranch style residence and possess a moderate level of integrity. As such, in accordance with the approved New Model Colony Area Historic Context Statement, the 8731, 8831, and 8888 Eucalyptus Avenue properties appear eligible for recognition as a contributing element of the New Model Colony / Chino Valley Dairy District. The period of significance for the district is 1915-1975. The subject properties were constructed in 1968, 1969, and 1969 respectively within the last six to seven years of the district's period of significance.

**History of the Subject Property and its Environs**

The subject property and its surrounding block are bound by Eucalyptus Avenue to the north, Carpenter Ave to the east, Merrill Avenue to the south, and Grove Avenue to the west. Between ca. 1930 and 1942, based on available aerial imagery, approximately 10 buildings or structures had been constructed in the survey area, with 8 located along Grove Avenue and 2 located along Eucalyptus. At this time, the survey area primarily included undeveloped land and agricultural fields. All circa 1930-1942 buildings and structures were demolished, the majority by the 1960s. By 1959, the northwest corner of the survey area became a large dairy farm (14525 Grove Ave), and buildings and structures were constructed at the southeast corner (9032 Merrill Ave). By 1967, three large dairy farms were constructed (14651 Grove Ave, 8643 Eucalyptus Ave, and 8810 Merrill Ave). By 1980, three additional large dairy farms were constructed along Eucalyptus Avenue (8731, 8911, and 9031 Eucalyptus Ave), including the construction of numerous pole structures throughout. A trucking operation was established in the southeast by 1994, and additional pole structures were constructed in the west. By 2002, the trucking operation expanded, reservoirs were constructed in the southeast, and additional pole structures were constructed throughout. By 2009, the southwest transitioned to agricultural fields, and the landscape of the northwest changed drastically. By 2014, the trucking operation expanded again, with a paved and graded lot extending from Merrill Avenue to Eucalyptus Ave. In 2019, all buildings and structures along Carpenter Ave were demolished, and is now a dirt lot. The earliest dairy farm in the survey area dates to the 1950s, with the majority of the farms developed in the 1960s-1970s, some with pole structures constructed through the 2000's.

Assessor records indicate that portions of the property collectively termed herein as the "Minaberry Property" were initially owned by the Andover Land Company (all or portions of APNs: 1054-191-02-0-000 and 1054-361-02-0-000) who in July 1966 sold the property to Joe Silva Soares and Eva Soares. Mrs. Soares retained ownership after her husband's death in ca. 1979 and deeded the property to Candido and Maria Costa on June 13, 1991. The Costas deeded the property to Bouma Dairy on March 30, 2000, who retained ownership until October 24, 2003 when the property was deeded to the Minaberry Family Trust. Other portions of the Minaberry Property (all or portions of APNs: 1054-171-04-0-000, 1054-181-01-0-000, 1054-181-02-0-000, 1054-191-01-0-000, 1054-361-01-0-000, 1054-171-01-0-000, 1054-171-03-0-000, and 1054-161-02-0-000) were initially owned by the Long Beach Construction Company, who on August 2, 1968 deeded the property to Theodore (Ted) and Janet Bauma (recorded as "Bouma" in Grant Deeds). The Bouma family retained ownership, through trustees or limited partnerships, until ca. 2003-2006. By 2006 all Bouma ownership had been deeded to the Minaberrys.

Eva Soares was born on March 2, 1924, in Tipton. Joe Silva Soares was also born in Tipton, on March 8, 1920. By the age of 21 he cited his occupation as a "milker". Joe and Eva Soares established their dairy farm in the Chino Valley in 1967. Mr. Bauma, a native of Friesland, Netherlands, was born in 1902. He resided in Chino with his wife, Janet, for 29 years before his death in 1997. Mrs. Bauma was born in 1908 and died in 2002. Originally named Janke Reitama, Mrs. Bauma was born in Nes Ameland, Netherlands, and became a naturalized citizen in 1942, at which time she resided in Artesia, California. The Baumans were dairy farmers and occupied the Ranch style dwelling at 8888 Eucalyptus Avenue, now part of the Minaberry Property. The Bauma's holdings were acquired by the Minaberry Family Trust in 2003. Henri and Michel Minaberry were born circa 1965, and are documented as residing in Chino, CA in 1980. Ownership, and initial development by the Bauma and the Soares interests, demonstrates an association with Dutch and Portuguese history, both major immigrant groups that helped to establish dairy operations in the New Model Colony area. Within the New Model Colony area, the Dutch and Portuguese helped to modernize the dairy industry from free ranging dairy herds to dry-lot dairying that resulted in a quasi-factory setting. The Netherlands was a small country that lacked the space for free range dairying; Portuguese milkers also had been familiar with the dry-lot methods on the island of Azores. Dutch and Portuguese farmers brought their knowledge of specialized dry-lot farming to the Los Angeles dairy industry, thereby countering the need for the expensive import of milk from the San Joaquin Valley.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

### New Model Colony Historic Context

Per the *City of Ontario's Historic Context for the New Model Colony Area*, the County of San Bernardino designated 14,000 acres of agricultural land as the San Bernardino County Agricultural Preserve in 1967. The Preserve, located in the Chino Valley in the southwest area of San Bernardino County, was protected by Williamson Act contracts and the 1965 Land Conservation Act, and evolved into a world-class dairy center by 1980. By the 1990s, farmers within the Preserve were pressured to relocate their dairies as dairy operation costs and demand for housing increased. In 1999, the City of Ontario annexed 8,200 acres and named the area *New Model Colony* after the original *Model Colony of Ontario* established in 1882. **Two historic contexts, "Post-1950 scientific, large-capacity dairy properties" and "Ranch style houses," are applicable to the survey area.**

*Post-1950 scientific, large-capacity dairy properties:* The historic context for post-1950 scientific, large-capacity dairies coincides with the third phase of dairy farming, with a period of significance between 1950-1969. In this period, the introduction of scientific feeding and breeding resulted in larger herds and more productive operations. The average size of a property associated with this context was 40 acres or more, and included one or more large residences, an attached garage, milking parlor, numerous pole structures, and a large expanse of open space. The majority of residences were designed in the Ranch architectural style with a matching milking parlor, and a property may have included additional smaller residences to house hired workers. Additional residences were sited on either side of the milking parlor and designed and painted in the same color scheme. The milking parlors were designed in the herringbone style, a new milking parlor design in which stalls were placed at an angle and slight elevation to utilize space more efficiently and eliminate a worker's need to kneel, saving labor and time. The properties featured a circular driveway in front of the milking parlor and typically included designed landscaping. Additional dairy facilities associated with a property, including pole structures, silos, etc., were laid out behind the milking parlor in a perpendicular or parallel fashion.

The *minimum characteristics* required to identify a post-1950 dairy property are: at least one residence dating to the period of significance, designed in the Ranch architectural style with little alteration; a large "herringbone style" milking parlor designed in the Ranch style; a circular driveway; numerous geometrically spaced rows of pole structures and related dairy facilities; and a vast expanse of open space to the rear of the property. A property may include multiple large residences and a few smaller workers' residences.

A post-1950 dairy property exhibiting *high integrity* exhibits the minimum characteristics. The property must include one large residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. Individual elements will possess high integrity of location, design, setting, association, feeling, materials, and workmanship individually, and the property will possess high integrity as a whole. Buildings and structures will retain their original uses. If abandoned, they should clearly depict their original operational uses.

A post-1950 dairy property exhibiting *moderate integrity* exhibits the minimum characteristics. The property must include one residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. The property will possess original location and physical relationships, though the individual elements may have lost some historic integrity. The property conveys historic association with a post-1950 dairy property but has a few minor alterations.

A post-1950 dairy property exhibiting *low integrity* does not exhibit the minimum characteristics. One or more of the characteristics is missing, and the majority of buildings do not date to the period of significance. The property and individual resources lack integrity of location, design, setting, association, feeling, materials, and workmanship. The property no longer conveys historic association with a post-1950 dairy property.

**The majority of dairy properties in the New Model Colony study area are associated with the "Post-1950 scientific, large-capacity dairy properties" context.**

*Ranch style houses:* The historic context for Ranch style houses includes three distinct phases: pre-1959, 1960-1980, and post-1980. Originating in the mid-1930s in California, the Ranch style gained popularity during the 1940s and became the dominant style throughout the county during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period that dotted the landscape of the Rancho Santa Ana del Chino, several local building magazines featured ranch style homes and building plans in the 1950s-1960s, and local builders and architects utilized large lots to design and construct large, rambling plans. The majority of large Ranch style houses in the New Model Colony area date to the 1960s, demonstrating the higher income levels associated with the mechanization and industrialization of dairy operations.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

The **minimum characteristics** required to identify a Ranch style residence include: single-story, expansive, horizontally-emphasized rambling footprint; low-pitched gabled, hipped or intersecting gable roof with expansive overhanging open or boxed eaves; wood shingle roof; "U," "L," or "S"-shaped plan; attached garage, breeze port, or covered walkway; wide prominent chimney; integral or recessed front porch; concrete slab foundation; large picture windows; plain post porch supports; wide entry doors or French style paneled front entry door; sliding glass doors sited at rear of residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. The residence must exhibit the majority of the minimum characteristics in addition to character-defining features specific to each period.

Character-defining features of the **pre-1959 Ranch** style include: wood single roofs with wide overhanging eaves and wood-cased multi-light windows; square or diamond pattern lights on the windows; glazed and paneled doors; a single-width entry door; a combination of siding materials such as horizontal wood siding and stucco with a contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on main façade; and a multi-light picture window or large picture window.

Character-defining features of the **1960s to 1980s Ranch** style include: asbestos shingles, asphalt singles, or a composition roofing material; aluminum-cased sliding windows; a large picture window; attached two-car garage; plain metal or wood post porch supports; concrete slab front porch located under a long, narrow shed roof attached to the principal roof or recessed within the central bay of the building; homogenous exterior surface; the use of stone or masonry; arch patterns along walkways; main entry and window surrounds; stylized double doors with ornate panes; glazing and ornamental oversized hardware; and horizontally arranged aluminum siding windows sheltered by an expansive low-pitched gable or cross-gable roof.

Character-defining features of the **post-1980 Ranch** include: a clay tile roof; larger floor plan; split-level; contemporary and shed-building styles; diagonal siding; wide board trim; window surrounds; and false half-timbering, Spanish Colonial Revival influences.

A Ranch style exhibiting **high integrity** exhibits the minimum characteristics. The property maintains at least 90% of its original exterior features and must retain the essential features that were part of the original design intent. The property retains its original use. If it is abandoned, the original use is evident due to a lack of alterations. The property retains integrity of location, design, setting, association, feeling, materials, and workmanship.

A Ranch style exhibiting **moderate integrity** exhibits the minimum characteristics. The property maintains at least 50% of its original exterior features. The property may have a few minor alterations but continue to convey its historic association. The property retains integrity of location, design, feeling, association, and the majority of its workmanship and materials.

A Ranch style exhibiting **low integrity** does not exhibit the minimum characteristics. The property does not maintain at least 50% of its original exterior features, and the major features of the residence have been altered or replaced. The property does not retain integrity of location, design, setting, association, feeling, materials, and workmanship, and is no longer being used as its original purpose.

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



1938 Aerial View.  
Source/Citation: [Historicaerials.com](http://Historicaerials.com)

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



1959 Aerial View.  
Source / Citation: [Historicaerials.com](http://Historicaerials.com)

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



1994 Aerial View.  
Source / Citation: Google Earth

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**\*Resource Name or # (Assigned by recorder):** Minaberry Property

**\*Recorded by:** Candice Croix, MSHP; Urbana Preservation & Planning, LLC

**\*Date:** February 2020

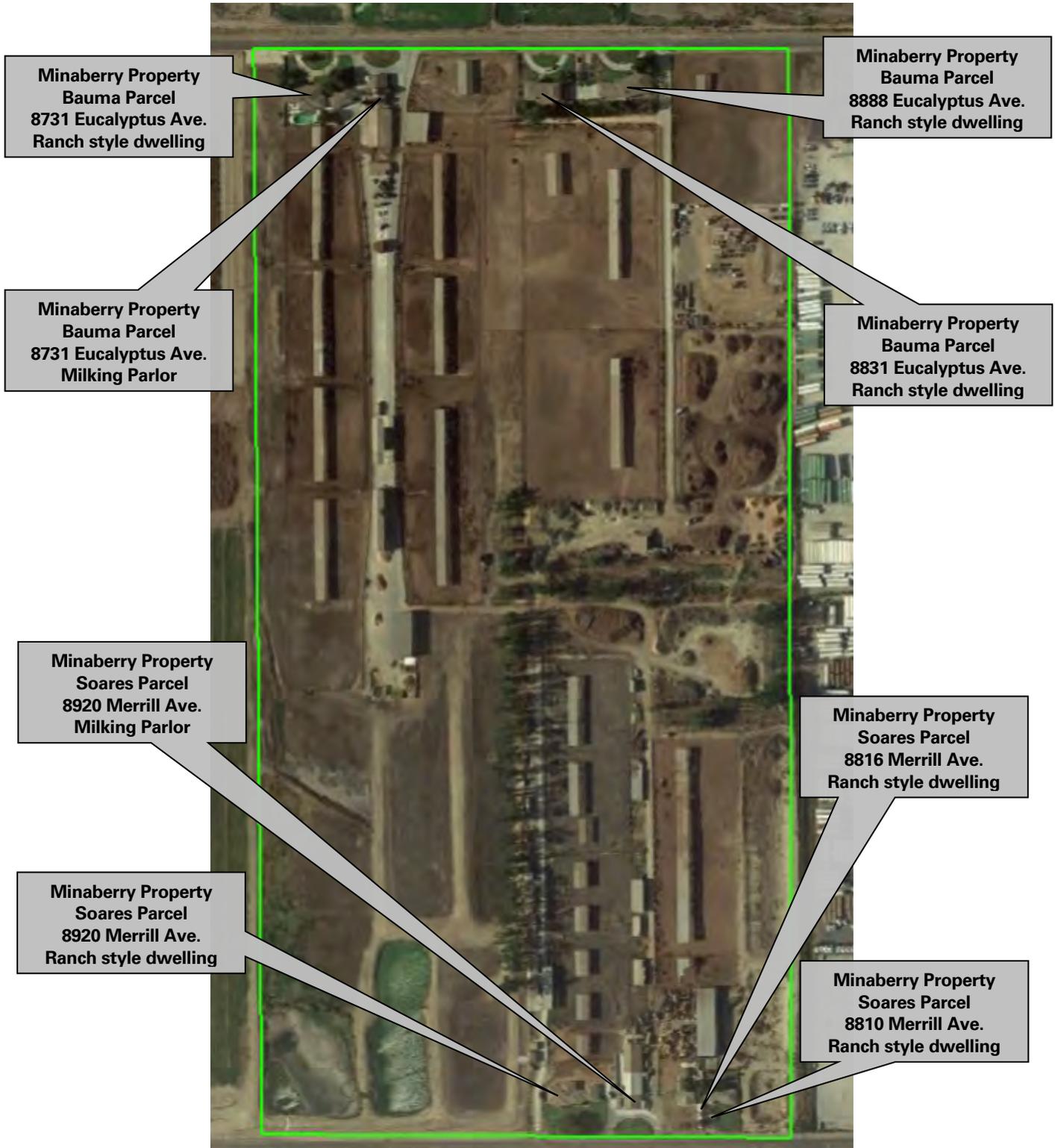
Continuation

Update



**Minaberry Property**  
8810 Merrill Avenue  
8816 Merrill Avenue  
8920 Merrill Avenue  
8731 Eucalyptus Avenue  
8831 Eucalyptus Avenue  
8888 Eucalyptus Avenue

2014 Aerial View.  
Source / Citation: Google Earth





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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

MISCELLANEOUS STRUCTURES							
Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc
GAR	CONC.	FR	STC	W.S.P.	CONC	W.P.	17x21
Yard Imps.	FR	CONC					400
	SPC	STC					
	CONC	WALLS	100' x 70' = 1000				

**COMPUTATIONS**

Roof  
 $3 \times 18 = 54$   
 $3 \times 24 = 72$   
 $53 \times 25 = 1325$   
 1451

Cap  
 $6 \times 3 = 18$

Gar  
 $17 \times 21 = 357$

REMARKS:  
 AG-YT 154 1-26-76  
 10-27-77 CHG GAR CLASS - YC - FD #159

Residential Building Record: 8810 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**RESIDENTIAL BUILDING RECORD**

DISTRICT 1054-361-02  
 PARCEL 27-122-02  
 SHEET 3 OF 87 SHEETS

ADDRESS 8816 MERRILL

**DESCRIPTION OF BUILDING**

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF				LIGHTING		AIR CONDITION		ROOM & FINISH DETAIL				
				FL	LR	B	Shingles	Flat	As/Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM
D 55 C	Sub-Standard	X Frame	FLRB	Shingles	Flat	As/Pitch	Wiring	X Heating	Cooling	ROOMS	B	I	2	FLOOR FINISH	TRIM	INTERIOR FINISH
ARCHITECTURE	Standard	Sheathing	Siding	Hip	Gable	As	K.T.	Conduit	Forced	Refrig	CHL					
	Above Standard	Concrete Block	Shingles	Shed			Flex									
USE TYPE	Special	B-B	T-G	Shakes	X	Out Up	Dorm	Few	Cheap	Floor Unit	Ent Hall					
Single	FOUNDATION	Brick	B-B	Gutters	X	Med	X	Med	X	Zone Unit	Living	1	H.W.O.	P	PL-PT	PL-PT
Multiple Res.	X Concrete	X Floor Joist	T-G	Shingle	Shake	Many	Special	X	Centri Unit	Heat Pump	Dining	1	H.W.O.	P		
-Down	Concrete Block		Brick	L.I.	Med	Hyd.					Bed	3	H.W.O.	P	PL-PT	PL-PT
-Up	Piers	2nd "X"		X Eaves	12"			Few	Cheap	Ground	Bed					
B-B	Wood	Sub Floor		Boxed	X Open	X	Med	X	Med	Evap Cooler	Family	1	H.W.O.	P	PL-PT	
Metal	Stone	Concrete Slab	Wood	Cossmt	Tile	Tile Trim	Many	Special	Special	Radiant						
			Sheet	D.H.	Composition	Shingles	X	Automatic	X	M-B.T.U.	Rumous					

CONSTRUCTION RECORD				EFFECTIVE				APPROXIMATE				NORMAL % GOOD				RAILING (E,G,A,F,P)				BATH & LAVATORY DETAIL						
No.	Per.	Amount	Date	YEAR	YEAR	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age	Remo-d	Age
				57	78	20		57	78	20																

**COMPUTATION**

Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
M.M. 88		Ro.	1661	17.18	28536												
		Co. 1/2	12	429	77												
		Co. 2/2	42	8.59	361												
		AC	1661	1.90	3155												
		EP			810												
		AD58-20	42	5.99	2518												
		YL			2850												
<b>TOTAL</b>					36631												
<b>NORMAL % GOOD</b>					77												
<b>R.C.L.N.D.</b>					33681												

DA 1807-10M-0-08  
14 - 1643 - 111

Residential Building Record: 8816 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County

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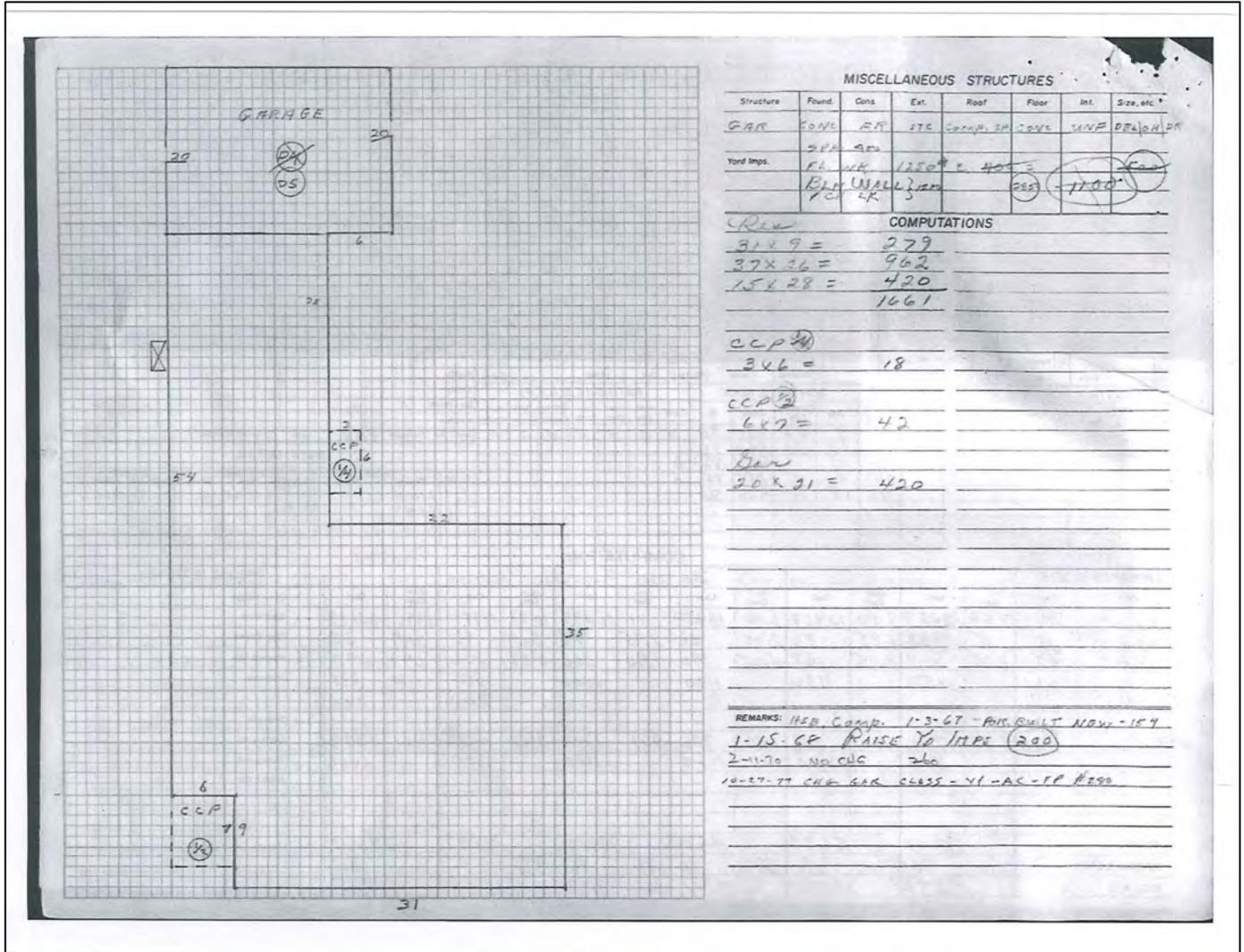
\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 8816 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County

MISCELLANEOUS BUILDING RECORD										1054-361-02 PARCEL <del>217-127-08</del>	
ADDRESS _____										SHEET 4 OF 17 SHEETS	
DESCRIPTION OF BUILDINGS											
Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.	
					Type	Cover					
1	BARBER	20 x 22	CONC	FR ALUM	GAB	ALUM	CONC	MNF		66	19-20
2	KEY BUILDING	24 1/2 x 128		FR	ALUM	"	"	"		66	19-20
3	CORPUS SMOOSES	DWS								66	R"
4	MILK BLDG	36 x 22	CONC	CONC. FR.	STC.	CONC	CONC	FR		66	R"
5	80 COW BARN	128 x 36	CONC	CONC. FR.	STC.	"	ALUM.	MNF		66	R"
6	FEED TANK AREA	36 x 24	DWS							66	18"
7	SLURRING-WELL-BOOSTER	DWS								66	18-19
8	PUMP BLDG.	10 x 20	CONC	FR	ALUM	GAB	ALUM	MNF		66	18-19
9	SALE BARN	20 x 25	CONC	FR	ALUM	"	ALUM	PT	SALE FENS	66	18-19

COMPUTATION																		
Appraiser - Date		1-22-1967				2-11-1970				9-11-1972				12-17-1973				
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
1	440	1.50	660	85	627	1.50	660	90	594	1.50	660	74	488	2.00	880	57	502	
2	4352	1.00	4352	95	4134	1.00	4352	90	3917	1.00	4352	74	5220	17	7398		4217	
3			20302	95	19237		20302	90	18272		20320	74	15037		23220		12950	
4	792	13.00	10296	95	9781	13.00	10296	90	9266	14.00	11088	74	8305	16	12672		7023	
5	4608	2.50	11520	85	10257	2.50	11520	90	11612	3.60	16589	74	12276	4	18432		10506	
6	864	1.00	864	85	821	1.00	864	90	778	1.00	864	74	639	1.00	639		364	
7			9430	50	4715		9430	50	4715		7040	82	5793		7100		4047	
8	260	1.50	390	85	370	1.50	390	90	351	1.50	390	74	289	1.50	390		222	
9	500	2.00	1000	95	950	2.00	1000	90	900	2.00	1000	74	740	2.00	1000		570	
<b>Total</b>					52942				1864		50405		1471		46667		1473	10601

Appraiser - Date		1-22-1976				10-27-1977				19				19			
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	440	3.70	1628	53	863	3.70	1628	30	488								
2	4352	1.70	7398	53	3920	2	8704		2611								
3			25860	53	13706	DWS	45281		13584								
4	792	20.00	15840	53	8395	20	15840		4752								
5	4608	5.50	25344	53	13432	6.50	29952		2986								
6	864	2.00	1728	53	916	DWS	4528		1352								
7			12500	53	6625	DWS	10320		3096								
8	260	1.50	390	53	207	2.00	520		156								
9	500	2.00	1000	53	531	3.50	1750		525								
<b>Total</b>			91688	53	48594		118523	77	35536								

Residential Building Record: 8920 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

1054-361-02  
7 OF 7

DAIRY WORK SHEET.

3 CORRALS		10 FLAT WORK		20 PUMPS & TANKS		6 MISC	
	AMT YR		AMT YR		AMT YR		AMT YR
278 UNITS		11650 <sup>R</sup> CONC @ .75	8738	5HP SUMP	1320	FEED TANK	2800
② #130	36140	2250 <sup>R</sup> ASPH @ .35	788	20 HP WELL	5800	SLAB 36x24x4	1728
CALF CORRALS		SPRINKLERS	500	2000 P.T.	2000		
W/ STANCHION CHUTE	2000			STORAGE TANK	1200		4528
SHADES 5151 <sup>R</sup> @120	7141		10026				
					10320		
	45281						

Residential Building Record: 8920 Merrill Ave / 105436102

Source / Citation: San Bernardino County

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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

RURAL BUILDING RECORD																	
ADDRESS _____												 DIST. NO.		PARCEL <u>1054-361-02</u> SHEET <u>5</u> OF <u>7</u> SHEETS			
DESCRIPTION OF BUILDINGS																	
UNIT NO.	STRUCTURE	SIZE	AREA	EXTERIOR				INTERIOR				REMARKS	YEAR BUILT	LIFE TABLE			
				ROOF	FOUND.	WALLS	FINISH	CEIL.	FLOOR	WALLS							
<u>10</u>	<u>FLAT WORK</u>	<u>D.V.I.S</u>													<u>66</u>	<u>R-20</u>	
COMPUTATION																	
APPRaiser-DATE		<u>280</u>		<u>12-27</u>		<u>1977</u>		19				19					
UNIT No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
<u>10</u>			<u>10026</u>	<u>30</u>	<u>3008</u>												
TOTAL			<u>10026</u>	<u>77</u>	<u>3008</u>												
APPRaiser-DATE		19		19		19		19									
UNIT No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
TOTAL																	

Residential Building Record: 8920 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County

**RESIDENTIAL BUILDING RECORD**

DISTRICT 1054-361-02  
 PARCEL 217-123-02  
 SHEET 1 OF 47 SHEETS

ADDRESS 8920 MERRILL AVE

DESCRIPTION OF BUILDING 74-436

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	DESCRIPTION OF BUILDING										ROOM & FINISH DETAIL					
				Light	Frame	F L R D	Shoop	Flat	As P	WIRING	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
ARCHITECTURE	Sub-Standard			Shoop	Gable	As	K.T.	Conduit	Forced	Gravity									
	Standard	Sheathing	Siding	Hip	As														
USE TYPE	Single	Brick	B-B	T-G	Shakes	X	Cat Up	Dorm	Few	Cheap	Floor Unit	Ent Hall							
	Multiple Res.	Concrete Block	Adobe	T-G	Shingle	Shake	Many	X	Special	Zone Unit	Centr Unit	Living							
FOUNDATION	Concrete	Floor Joist	Brick	Brick	Lt.	Med.	Hy.				Hot Pump	Bed							
	Concrete Block	1st									Ground	Bed							
WINDOWS	Wood	X									Evap Cooler	Family							
	Stone	Concrete Slab	Wood	Casement	X	Tile	Trim	Many	X	Special	Radiant	Rumpus							

CONSTRUCTION RECORD				EFFECT. APPR.		NORMAL % GOOD				RATING (E, G, A, F, P)				BATH & LAVATORY DETAIL																
No.	Permit	Amount	Date	YEAR	YEAR	Age	Memory	Table	%	Cond	Arch	Func	Com	Storage	Space	Mors.	FI. No.	FINISH			FIXTURES			SHOWER						
				57	78	21													Floors	Walls	Mc	La	To	Ur	Type	Grates	Sh	D	F	Finis

**COMPUTATION**

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
	Area	3297	2288	75435														
	Pool	140	5.79	811														
	Pool	76	7.62	581														
	Pool	48	4.57	219														
	AC	3297	1.60	5275														
	FP			1400														
	ADT	462	2.87	1325														
	E. Pool	242	3.93	951														
	Pool			1800														
	<b>TOTAL</b>			<b>89149</b>														
	<b>NORMAL % GOOD</b>			<b>77</b>														
	<b>R.C.L.M.D.</b>			<b>79449</b>														

DA 1809... 10M.0.03

Residential Building Record: 8920 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County

MISCELLANEOUS STRUCTURES							
Structure	Found.	Cons.	Est.	Roof	Floor	Int.	Size, etc.
GAR	CONC	418	550	7 PL	CONC	2x11.5	
Yard Imps.	SPT	-600	15.45				ETC
	CONC	58	850			(1200)	

COMPUTATIONS	
Row	Row
2x2 = 42	21x2 = 42
37x3 = 111	37x3 = 111
66x2 = 132	66x2 = 132
82x16 = 1312	75x3 = 225
53x11 = 583	82x8 = 656
32x9 = 288	90x15 = 1350
	53x11 = 583
CCP (2)	22x9 = 198
6x5 = 30	3297
CCP (4)	
7x20 = 140	
CCP (5)	
8x6 = 48	
Garage	
21x22 = 462	
Fin Pan. (600)	
22x11 = 242	

REMARKS: 1-15-58 PICK UP A.C. 200  
 2-11-70 NACIS 200  
 10-17-73 PLU LINGS SATS#445.310  
 4-22-76 -W AC -T 157  
 10-22-77 91691 FIN BDN OF GAR -CHG FR-71 850

Residential Building Record: 8920 Merrill Ave / 105436102  
 Source / Citation: San Bernardino County

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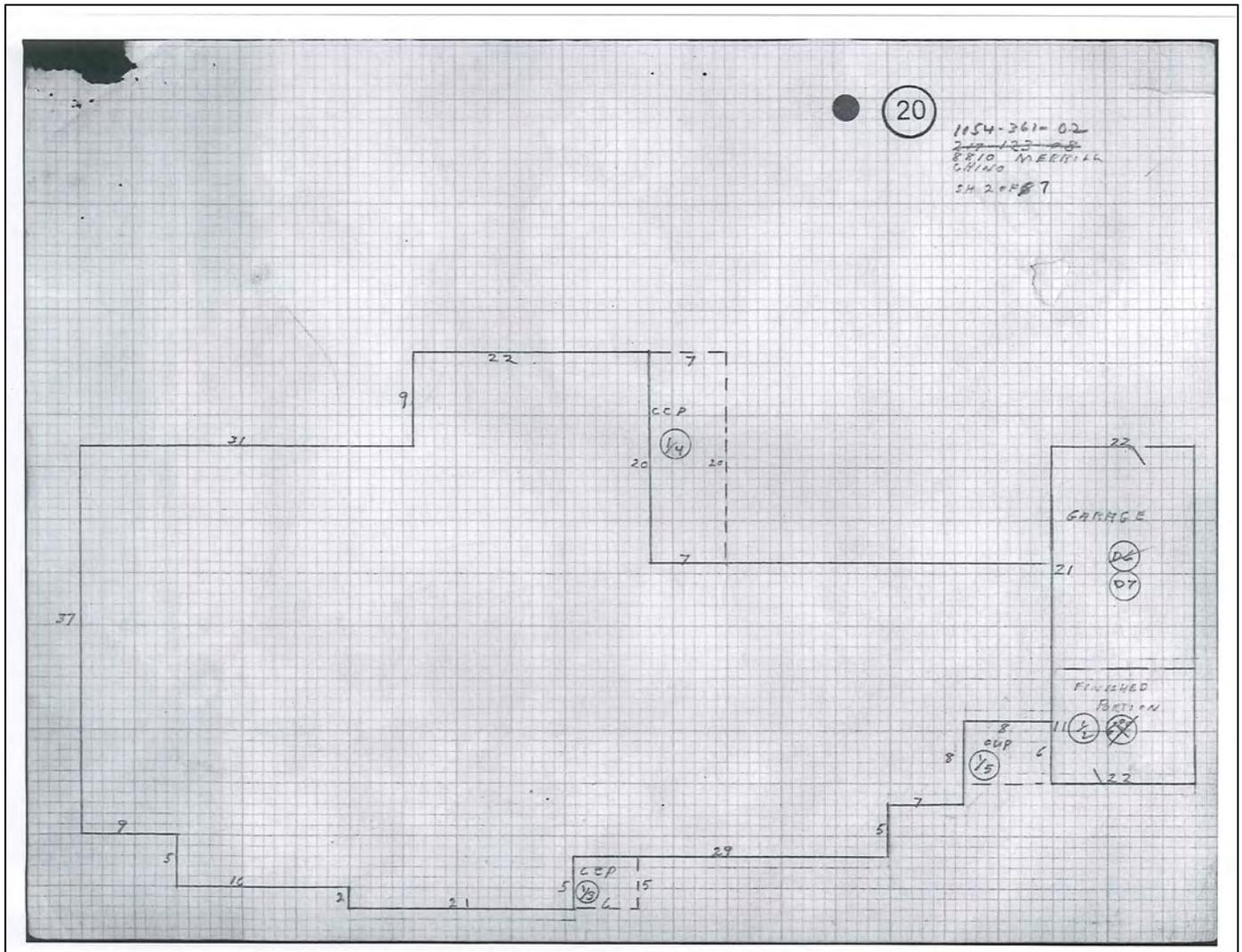
\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 8920 Merrill Ave / 105436102  
Source / Citation: San Bernardino County

**MISCELLANEOUS BUILDING RECORD** 64139

ADDRESS: 8731 Eucalyptus Ave 105417101  
 PARCEL: 105417101  
 SHEET 20 OF 43 SHEETS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.
					Type	Cover				
1	MILK BLDG	35' x 30'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
2	BLDG	24' x 24'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
3	BLDG	24' x 24'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
4	BLDG	24' x 24'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
5	BLDG	24' x 24'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
6	Garage	24' x 24'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
7	Fit Wk	41000 D' CON	CONC	BRICK	FLAT	ASPH	CONC		68	R-30
8	SHELTERS	19440' = 40' = 7776'	CONC	BRICK	FLAT	ASPH	CONC		68	R-30

**COMPUTATION**

Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1-15	1050	11.00	11550	100	11550	13650	13650	100	13650	13650	13650	88	12012	20	27300	79	2550
2	1200	11.30	13560	100	13560	16500	16500	100	16500	16500	16500	88	14616	100	16500	79	15168
3	4500	3.00	13500	100	13500	3000	13500	100	13500	400	18000	88	15840	20	27000	79	27000
4	4720	.90	6048	100	6048	90	6048	100	6048	90	6048	88	5322	100	17136	79	3537
5			8000	50	4000	8000	8000	100	8000	8000	8000	50	4000	20	16000	79	16000
6			36000	100	36000	36000	36000	100	36000	36000	36000	88	31680	20	72000	79	72000
7			15075	100	15075	15075	15075	100	15075	15075	15075	88	13266	20	30150	79	30150
8			9776	100	9776	9776	9776	100	9776	9776	9776	88	8603	20	19552	79	19552
<b>Total</b>			<b>99733</b>		<b>99733</b>	<b>117300</b>	<b>117300</b>		<b>117300</b>	<b>117300</b>	<b>117300</b>		<b>102504</b>		<b>114504</b>		<b>114504</b>

Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1-15	1050	21.00	22050	100	22050	23100	23100	100	23100	23100	23100	100	23100	23100	23100	100	23100
2	1200	24.00	28800	100	28800	30800	30800	100	30800	30800	30800	100	30800	30800	30800	100	30800
3	11500	3.00	34500	100	34500	38000	38000	100	38000	38000	38000	100	38000	38000	38000	100	38000
4	4720	1.90	8968	100	8968	90	8968	100	8968	90	8968	100	8968	90	8968	100	8968
5			8000	50	4000	8000	8000	100	8000	8000	8000	50	4000	20	16000	79	16000
6			36000	100	36000	36000	36000	100	36000	36000	36000	100	36000	36000	36000	100	36000
7			15075	100	15075	15075	15075	100	15075	15075	15075	100	15075	15075	15075	100	15075
8			9776	100	9776	9776	9776	100	9776	9776	9776	100	9776	9776	9776	100	9776
9	1150	3.50	4025	100	4025	4300	4300	100	4300	4300	4300	100	4300	4300	4300	100	4300
<b>Total</b>			<b>114504</b>		<b>114504</b>	<b>128179</b>	<b>128179</b>		<b>128179</b>	<b>128179</b>	<b>128179</b>		<b>114504</b>		<b>128179</b>		<b>128179</b>

PA 1339-20M.6.60

Residential Building Record: 8731 Eucalyptus Ave / 105417101  
 Source / Citation: San Bernardino County



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\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**MISCELLANEOUS BUILDING RECORD**

DISTRICT 20 PARCEL 17-123-25 SHEET 2 OF 25 SHEETS

ADDRESS \_\_\_\_\_

BLDG. NO.	STRUCTURE	SIZE	FOUND.	WALL & EXTERIOR	ROOF		FLOOR & INTERIOR DETAIL	SECOND STORY or LOFT	YEAR BUILT	Est. Total Life-Years
					Type	Cover				
1	WELL # 1/255 TX	10' x 20'	CONC	TK - 3/4" - 1/2"	ASPH	ASPH	CONC		68	100
2	WELL # 1/255 TX	10' x 20'	CONC	TK - 3/4" - 1/2"	ASPH	ASPH	CONC		68	100
4	COMMUNITY BARN	40' x 100'	CONC	6" CONC. ON 2 1/2" DIAM. RAILS	ASPH	CONCRETE			86	100

COMPUTATION																	
APPRaiser-DATE		1-6-1970				2-20-1971				1975				1975			
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
1			5000	50	2500		3020	87	2834		5000	71	3570		3760	71	4080
2	6550										2100	70	1470		400	71	287
TOTAL			5000		2500		3020		2834		5000		3570		3760		4080

APPRaiser-DATE		N.T. 1-20-1971				1971				1971							
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
2	6550	5.50	36025	64	23056												
4	4000					10.25	41000										
TOTAL			36025		23056		41000										

Residential Building Record: 8731 Eucalyptus Ave / 105417101  
 Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial: \_\_\_\_\_

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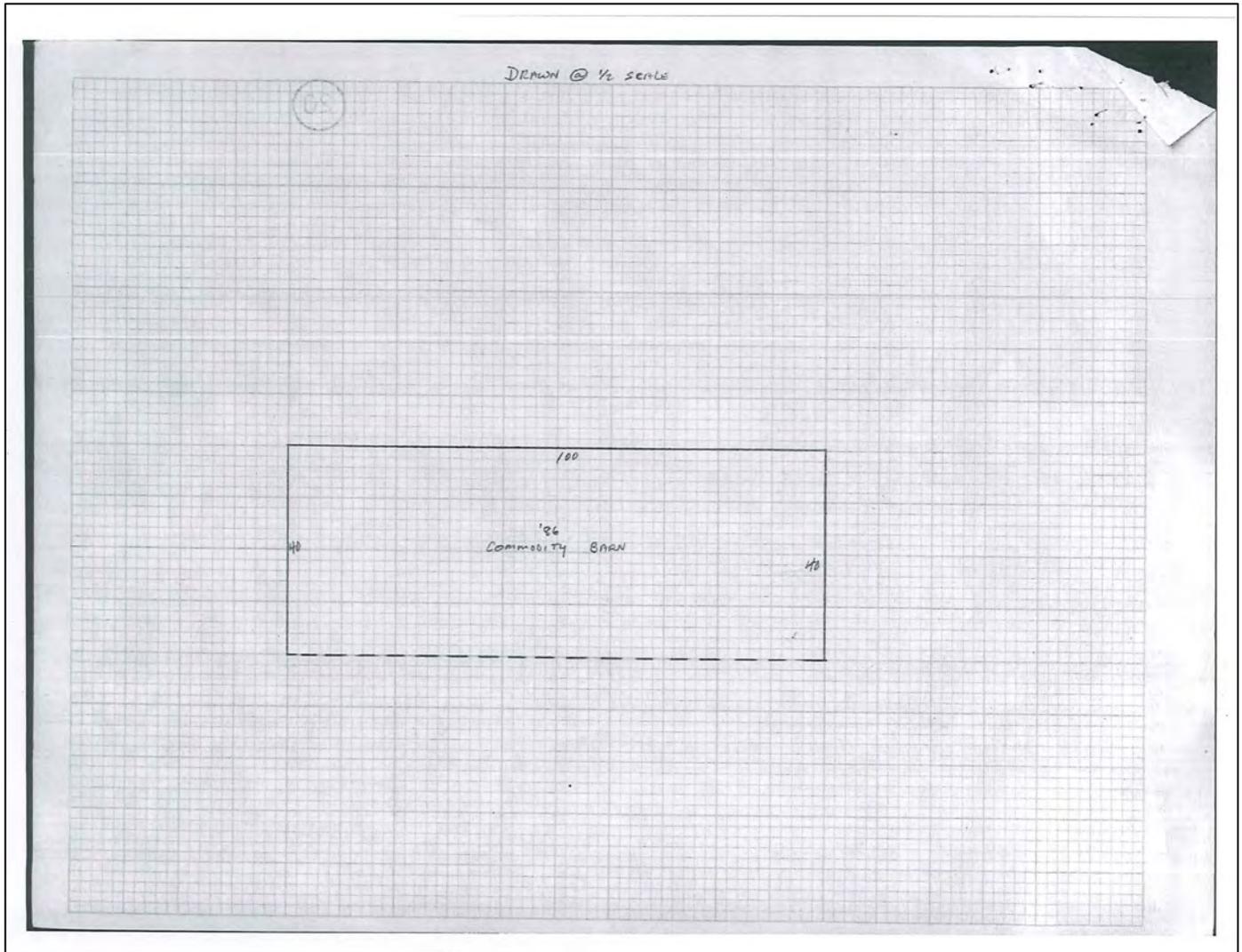
\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 8731 Eucalyptus Ave / 105417101  
Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial: \_\_\_\_\_

Page 43 of 45

\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**RESIDENTIAL BUILDING RECORD**

DISTRICT 20 PARCEL 1054-171-03#  
SHEET 1 OF 25 SHEETS

ADDRESS 8831 Eucalyptus Ave

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM & FINISH DETAIL																																																																																																																																																															
<u>D 8.5 B</u>		Light Sub-Standard	Frame	F L R B	Flat	WIRING	Heating	Rooms	Floors	Floor Finish	Trim	Interior Finish																																																																																																																																																											
<u>ARCHITECTURE</u>		Standard	Sheathing	Stucco	Gable	K T	Forced	All	X X	CEP	CP	CEP																																																																																																																																																											
<u>RAVENS (W) SH</u>		Above Standard	Concrete Block	Shingles	Shed	FIXTURES	Wall Unit	Ent Hall		CEP	CP	CP																																																																																																																																																											
<u>1100</u>		Special	B-B T-G	Shakes	Cut Up	Few	Cheep	Living				CP																																																																																																																																																											
<u>USE TYPE</u>		Multiple Res	Brick	B-B	Gutters	Ang	Med	Dining																																																																																																																																																															
<u>FOUNDATION</u>		Concrete	Adobe	T-G	Shingle	Many	Special	Bed																																																																																																																																																															
<u>WINDOWS</u>		Concrete Block	Insulated Ceilings	Alumin	Sliding	Compo	IBT Up	Bed																																																																																																																																																															
<u>CONSTRUCTION RECORD</u>		Permit No. <u>2015417103</u>	Amount <u>29979</u>	Date <u>1-6-68</u>	Effective Year <u>69</u>	Depreciation Year <u>68</u>	Age <u>4</u>	Remain Life <u>75</u>	Table <u>45</u>	% Good <u>88</u>	RATING (E, G, A, F, P)																																																																																																																																																												
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Residential Building Record: 8831 Eucalyptus Ave / 105417103  
Source / Citation: San Bernardino County



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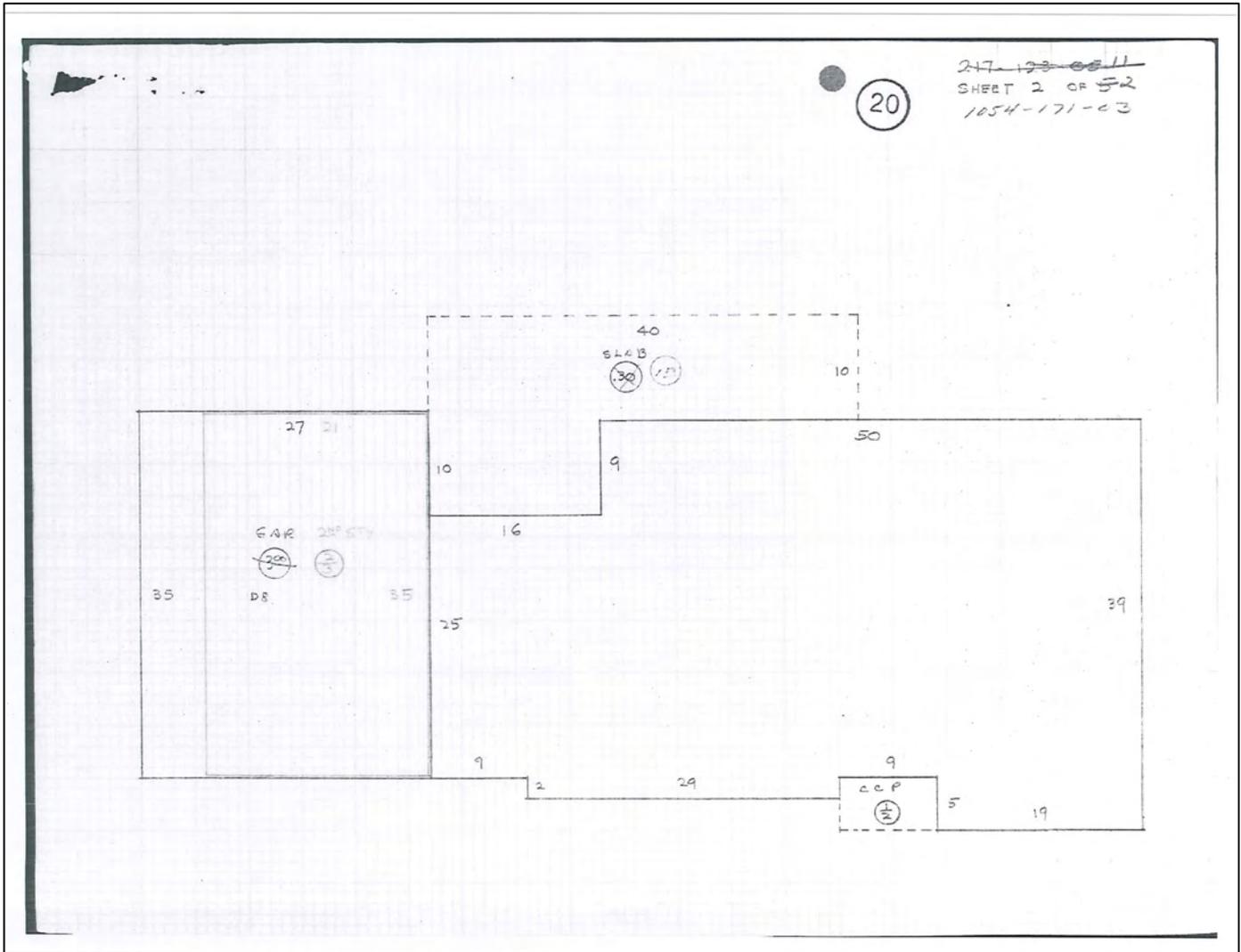
\*Resource Name or # (Assigned by recorder): Minaberry Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update



Residential Building Record: 8831 Eucalyptus Ave / 105417103

Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
**CRHR Status Code:** 6Z  
Other Listings: \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 32 \*Resource Name or #: (Assigned by recorder) 9052 Merrill Ave LLC Property

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Bernardino County \*b. USGS 7.5' Quad: Corona North Date: 2018 T:    R of    of Sec    B.M.

c. Address: Multiple City: Ontario Zip: 91762

d. UTM: (Give more than one for large and/or linear resources) Zone:      mE /   mN

e. Other Locational Data: The 9052 Merrill Ave LLC Property includes three parcels on a total of 39.25 acres: 021826135, 021826137, and 021826129.

\*P3a. Description:

The 9052 Merrill Ave LLC Property includes three dwellings designed in the Ranch style and constructed between 1954-1969 (located at 8911 Eucalyptus Avenue, 8966 Merrill Avenue, and 9032 Merrill Avenue), a Milking Parlor constructed in 1969 (associated with the 8911 Eucalyptus Avenue dwelling), two utilitarian structures / Commercial Centers constructed in 1954 and 1960-1975, and a contemporary-period Transportation Facility (the dominant land use encompassing the entire property). The property is set within the New Model Colony, an area that developed from the 22,000-acre Rancho Santa Ana Del Chino land grant. Granted in 1841, the land has historically been utilized for agricultural and cattle grazing purposes, with an increased emphasis on dairy farming beginning in the 1900s. Today the subject property is characterized by light industrial non-dairy uses that are visually dissimilar to the surrounding environs characterized by low density development and agricultural uses, primarily dairy farming.

See continuation sheet for additional information.

\*P3b. Resource Attributes: HP2, HP4, HP6

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



P5b. Description of Photo: View northwest of 9032 Merrill Avenue transportation facility (IMG 2441).

\*P6. Date Constructed/Age and Source:

Historic 1954-1969

\*P7. Owner and Address:

9052 Merrill Avenue LLC

60 State St Ste 1200

Boston, MA 02109

\*P8. Recorded By:

Candice Croix, MSHP

Urbana Preservation & Planning, LLC

www.urbanapreservation.com

\*P9. Date Recorded: February 2020

\*P10. Survey Type: CEQA Review

\*P11. Report Citation: Urbana Preservation & Planning, LLC, Historical Resource Survey – Proposed Merrill Commerce Center Specific Plan, February 2020.

\*Attachments:  NONE  Location 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):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 9052 Merrill Ave LLC Property \*CRHR Status Code 6Z

Page 2 of 32

B1. Historic Name: Not Identified B2. Common Name: Gardner Trucking, Inc.

B3. Original Use: Dairy Farm B4. Present Use: Transportation Facility

\*B5. Architectural Style: Ranch style dwellings with gable roof Milking Parlor; Utilitarian

\*B6. Construction History:

The 9052 Merrill Ave LLC Property was initially improved in 1954 with 8966 Merrill Avenue, a Ranch style dwelling, and its associated Commercial Center, in the southeast corner of the property, followed by 9032 Merrill Avenue, a second Ranch style dwelling, in 1956 and its associated Commercial Center in 1960-1975 to the west. In 1969, 8911 Eucalyptus Avenue, a third Ranch style dwelling, and its associated Milking Parlor, was constructed along the northern boundary of the property fronting Eucalyptus Avenue. The Transportation Facility was established by 1994 at 9032 Merrill Ave, doubling in size westward by 2002. A second expansion occurred northward between 2009-2010. Between 2012-2014, the Transportation Facility expanded northward again, eliminating all dairy uses. Between 2012-2014 75% of the Milking Parlor was removed from 8911 Eucalyptus Avenue; all pole structures were additionally removed. Between 1967-1980 the 9032 Merrill Avenue property was modified through an addition at the east elevation, with additional fenestration changes to the west elevation. The stucco finish and black window units match the materials employed at Commercial Center #1, which indicates that structure has been similarly remodeled.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Post-1950 Scientific Large Capacity Dairy / Pre-1959 Ranch Homes / 1960s-1980s Ranch homes  
Area Ontario New Model Colony Period of Significance N/A Property Type Dairy Farm Applicable Criteria NRHP / CRHR / City of Ontario

Without evidence to indicate otherwise, the subject property has not been found individually significant under the eligibility criteria of the NRHP / CRHR / City of Ontario. Although it developed with multiple post-1950 scientific large capacity dairies, no information was identified in the New Model Colony Historic Context statement or within published and unpublished resources to attribute the subject property to important or innovative techniques, or high yields, in post-1950 dairy farming. The subject property has not been found individually eligible under NRHP / CRHR / City of Ontario Criterion A / 1 / a as the property has not in and of itself been directly associated with significant events or patterns of events in dairy farming in local, regional, state, or national history, nor does it individually exemplify or reflect special elements of the City's history. The property is not individually eligible under NRHP / CRHR / City of Ontario Criterion B / 2 / b as it has not been identified as having a direct association with an important person or event in local, regional, state, or national history. The property, collectively, or divided into three separate addresses (8911 Eucalyptus Ave., 9032 Merrill Ave., and 8966 Merrill Ave.) is not individually eligible under NRHP / CRHR / City of Ontario Criterion C / 3 / c-f as neither the property in its entirety, or its individual addresses within, has been identified as embodying the distinctive or distinguishing characteristics of a style, type, period, or method of construction, nor has it been identified as representing the work of a master or notable builder, designer, architect, or artist, or an important or creative individual, and as a standard dairy property with Ranch style homes built in the 1950s and 1960s, the property does not qualify as a significant structural, engineering, or architectural achievement or innovation. Similarly, the property is not individually eligible under City of Ontario Criterion g and h as the property does not in and of itself offer a unique location, a singular physical characteristic, or an established and familiar visual feature within the Ontario New Model Colony or the city of Ontario, nor is it in and of itself one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. Beyond what is documented in this DPR set, further study of the property would not likely yield information which would be considered important in local, regional, state, or national history. As such, the property is not individually eligible under NRHP / CRHR / City of Ontario Criterion D / 4 / i. See continuation sheet for additional significance summary, and contextual and property specific history.

B11. Additional Resource Attributes: N/A

\*B12. References: "The City of Ontario's Historic Context for the New Model Colony," Galvin & Associates, September 2004.; Ancestry.com for "Ronald Lanting."

B13. Remarks:

\*B14. Evaluator: Candice Croix and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

\*Date of Evaluation: February 2020

Property location is depicted on DPR 523J Location Map (page 3 of this DPR set).

Detailed aerial images showing property configuration are included on DPR 523 L Continuation Sheets (pages 17-21 of this DPR set).

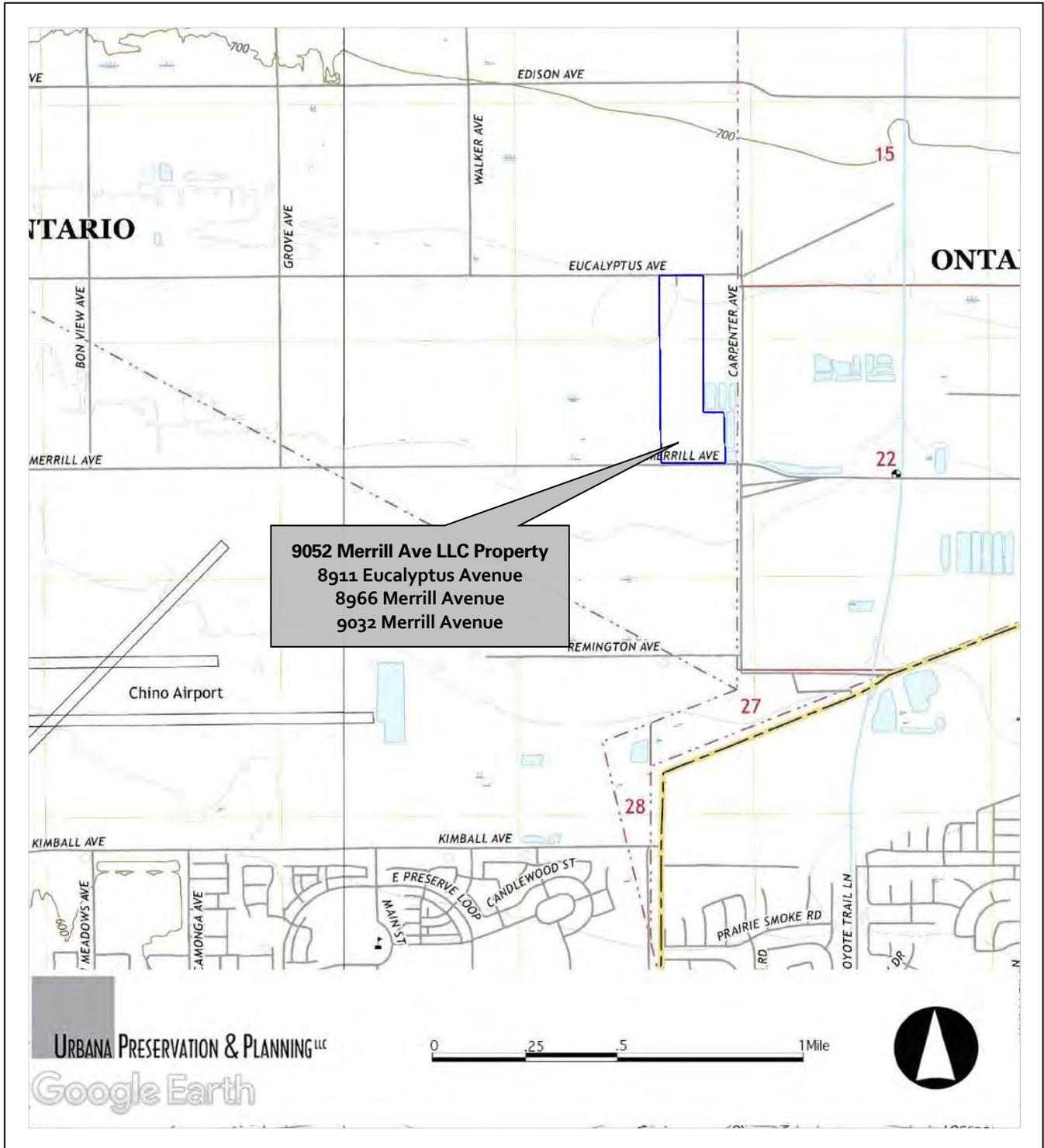
(This space reserved for official comments.)

\*Resource Name or # (Assigned by recorder) 9052 Merrill Ave LLC Property

Map Name: Corona North

Date: 2018

Scale: 1:24,000



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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**\*P3A: Description (continued):**

**9032 Merrill Avenue** (21826137)

The parcel includes two single-family residences, 9032 Merrill Avenue and 8966 Merrill Avenue, two Commercial Centers, and a Transportation Facility.

- *8966 Merrill Avenue*—8966 Merrill Avenue is a single-story single-family residence constructed in 1954. The 1,054 square foot Ranch style residence features a cross gable roof, white stucco and wood siding exterior, attached garage, and rectilinear footprint. The south elevation includes all replacement vinyl / metal gliding windows and a replacement tri-partite window, all set within beige trim. **The Residential Building Record indicates that windows were originally double-hung units, likely wood.** A covered porch supported by four wood posts and accessible by a concrete walkway, spans along the length of the front elevation. The west elevation includes two replacement vinyl / metal gliding windows. A 480 square foot garage is sited at the east elevation, including two garage doors. This is accessible by an L-shaped concrete driveway. Exterior building materials include board and batten siding on a portion of the south elevation, stucco, and scallop edge board siding in the south and west elevation gables. Presently, all windows and door openings have been boarded up with plywood. **Additionally, a review of the Residential Building Record disclosed that the dwelling was originally constructed to include a covered concrete porch / breezeway between the house and garage. Today, that breezeway is not extant which indicates that the feature was infilled to create additional interior space, therein altering the home's original footprint. Based on these observed and recorded modifications, the dwelling does not retain integrity. The dwelling is not a good example of the pre-1959 Ranch style.**
- *Commercial Center #1*—The Commercial Center sited between 8966 Merrill Avenue and 9032 Merrill Avenue is a 3,692 square foot center constructed in 1954, composed of two buildings. The south building is sited approximately 80 feet from Merrill Avenue and includes a shop, office, and storage space, while the north building includes an office and shop. The 1,600 square foot shop was constructed with a structural steel gable roof and structural steel exterior, and the south façade features a large barn door. Behind the shop, there is an 80 square foot office and 1,112 square foot storage space. The office was constructed with a shed roof, and the storage space was constructed with a shed Quonset roof, both using structural steel. The north building includes a 100 square foot office and 800 square foot shop, both constructed with a shed roof and structural steel.
- *9032 Merrill Avenue*—9032 Merrill Avenue is a single-story single-family residence constructed in 1956. The 1,885 square foot Ranch style dwelling features a cross gable roof, stucco and wood siding exterior, brick wainscoting, and an attached garage in a rectilinear footprint. The south façade includes a variety of windows, including a combination window, a four-pane gliding window, three single-hung windows, and a three-panel gliding window. The covered front porch is recessed, supported by two posts with an arched brace. There is horizontal wood siding covering the window bays, porch, and front gable. The east elevation includes gliding windows and a commercial side door, and the west elevation, where the garage is sited, includes a gliding window and a standard door. **A review of the property's Residential Building Record disclosed that the home has experienced several major alterations including removal of original shake roofing (date unknown), infill of an original breezeway (in 1967) sited between the west elevation garage and the residence, now demarcated by a tri-partite window, installation of horizontal board siding and brick veneer at the wall base (post-1967), and construction of an addition at the east elevation, which is visually demarcated by stucco siding, and larger window openings with vinyl / metal sliding units. While the home appears to be in good exterior condition and is visually attractive when compared to other nearby Ranch style dwellings, due to the noted modifications it does not retain integrity. The dwelling is not a good example of the pre-1959 Ranch style.**
- *Commercial Center #2*—The Commercial Center sited behind 9032 Merrill Avenue is a 5,480 square foot center constructed in 1960 and 1975, and includes a shop (1960) and three sheds (1975). The 1,440 square foot shop was constructed with a gable roof, concrete exterior, and gliding windows. The north façade of the shop features two entrance doors and two three-panel gliding windows. Behind the shop, a 1,400 square foot shed was constructed with a shed roof and concrete exterior. Two additional pole structure sheds, 2,080 square feet and 420 square feet, were constructed with shed roofs.

Page 5 of 32 \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property

\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

- *Transportation Facility*—The Transportation Facility covers the majority of the property area. Constructed circa 1994-2014, it extends from Eucalyptus Avenue to Merrill Avenue, and consists of a graded lot enclosed with a chain link fence near Eucalyptus Avenue and a primarily paved lot near Merrill Avenue. It includes paved lots with two 115' x 70' open air pole structures. These pole structures were constructed with corrugated metal gable roofs, and are sited perpendicular to Merrill Ave. The Transportation Facility is enclosed by a brick wall approximately 75' from Merrill Avenue, accessible at two points by an automatic metal gate.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update



View northwest of 8966 Merrill Ave (south façade and east elevation), January 2020.  
Source: Urbana Preservation & Planning, LLC.



View northeast of 8966 Merrill Ave (south façade and east elevation), January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 7 of 32 \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update



View northeast of Commercial Center #1, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View northwest of 9032 Merrill Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update



View northeast of 9032 Merrill Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View north of Commercial Center #2, with 9032 Merrill Ave in foreground (on right), January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 9 of 32 \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update



View northwest of Commercial Center #2, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View north of Transportation Facility, including pole structure (in background), January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 10 of 32 \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update

**8911 Eucalyptus Avenue** (21826135)

The parcel includes a single-family residence and associated Milking Parlor constructed in 1969, as well as the majority of the Transportation Facility.

- *8911 Eucalyptus Avenue*—8911 Eucalyptus Avenue is a single-story single-family residence constructed in 1969. The Ranch style dwelling features a hip and valley roof, beige stucco exterior with brick wainscoting, an L-shaped footprint, and an attached garage. The north elevation features a recessed front porch, with three concrete steps and a white metal handrail leading to a French door. The façade includes three three-panel gliding windows, brick wainscoting, and a brick and metal retaining wall. The east elevation features a three-door garage, two picture windows, two gliding windows, and a side door. The side door includes a covered patio with a decorative white metal handrail. The west elevation includes one single-hung window. The residence is accessible by an L-shaped concrete driveway. Presently, all window openings have been boarded with plywood. **The Residential Building record was not available to review recorded modifications, however, it is noted that nearly all windows are replacement units with few remaining original wood sills observed at the garage units and at the rear west elevation walls. The brick veneer is likely an alteration although the installation date is unknown, and the stucco coat additionally appears to be a contemporary finish. Additionally, the northwest corner of the front, north, elevation appears to have been altered via an addition, covered by a hipped roof extension, built out to the lot line. Due to the noted modifications the dwelling does not retain integrity, and is not a good example of the 1960s-1980s Ranch style.**
- *Milking Parlor*—The Milking Parlor includes a Milk House constructed in 1969, which features a gable roof, stucco exterior, and rectilinear footprint. The north façade is symmetrical, with a stucco exterior, brick wainscoting, and horizontal wood siding within the box gable. The commercial storefront entrance is flanked by a gliding window to the east and a twelve-pane fixed window to the west. The west elevation includes a plywood-covered storage opening, an 8-pane fixed window, and a recessed rear patio supported by a single column. The east elevation includes an 8-pane fixed window, a small picture window, and a recessed rear patio supported by a single column. The bottom four panes from the 8-pane window have been broken or removed. **The rear 75% of the Milking Parlor was been demolished / removed between 2012-2014. Additionally, the circular drive, characteristic to Milking Parlors, has eroded over the past 20 years such that it no longer presents as a complete semi-circle design. The structure does not retain integrity to adequately convey its historic use as a Milking Parlor.**

Page 11 of 32      \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020       Continuation       Update



View south of 8911 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southwest of 8911 Eucalyptus Avenue with Transportation Facility behind (on left), January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 12 of 32      \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020       Continuation       Update



View south of Milking Parlor at 8911 Eucalyptus Ave, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View southeast of Milking Parlor at 8911 Eucalyptus Ave with Transportation Facility behind (on left), January 2020.  
Source: Urbana Preservation & Planning, LLC.

Page 13 of 32      \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020       Continuation       Update



View south of Trucking Facility from Eucalyptus Avenue, January 2020.  
Source: Urbana Preservation & Planning, LLC.



View east of Eucalyptus Ave road closure sign, with Trucking Facility on right, January 2020.  
Source: Urbana Preservation & Planning, LLC.

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

\*Date: February 2020

Continuation

Update

**\*B10. Significance (continued):**

The 9052 Merrill Avenue LLC Property does not, as a complex or as any of the individual addresses within, meet the minimum characteristics of a post-1950 scientific, large-capacity dairy property, nor does it retain adequate integrity to represent the Ranch style of architecture in the pre-1959 or 1960s-1980s periods. The property does not presently include a herringbone milking parlor, pole structures, or related dairy facilities. All such facilities have been removed or substantially altered. The ca. 1950s Ranch style dwellings, dating to 1954 and 1956 do not feature some of the more visually prominent characteristics including wood shake roofing, cupolas, multi-lite windows in a square or diamond sash pattern and have been altered. Replacement windows are observed at both 1950s homes, breezeways have been infilled, and the 9032 Merrill Ave dwelling features additional fenestration changes and an addition at the east elevation. The 8911 Eucalyptus Avenue dwelling has been similarly altered with new windows, an addition at the west elevation, and material changes. The utilitarian land uses that have overtaken the property have resulted in a loss of feeling and association such that the existing historic-era buildings no longer represent the contexts identified for the New Model Colony Area. **As such, the 9052 Merrill Ave LLC Property, and the individual addresses located within, has not been identified as a contributing element to the New Model Colony / Chino Valley Dairy District.**

**History of the Subject Property and its Environs**

The subject property and its surrounding block is bound by Eucalyptus Avenue to the north, Carpenter Ave to the east, Merrill Avenue to the south, and Grove Avenue to the west. Circa 1930s-1942, 10 buildings or structures had been constructed in the survey area, with 8 located along Grove Avenue and 2 located along Eucalyptus. During this period, the survey area was primarily characterized by undeveloped land and agricultural fields. All circa 1930-1942 buildings and structures were demolished, the majority by the 1960s. By 1959, the northwest corner of the survey area became a large dairy farm (14525 Grove Ave), and buildings and structures were constructed at the southeast corner (9032 Merrill Ave). By 1967, three large dairy farms were constructed (14651 Grove Ave, 8643 Eucalyptus Ave, and 8810 Merrill Ave). By 1980, three additional large dairy farms were constructed along Eucalyptus Avenue (8731, 8911, and 9031 Eucalyptus Ave), including the construction of numerous pole structures throughout. A trucking operation was established in the southeast by 1994, and additional pole structures were constructed in the west. By 2002, the trucking operation expanded, reservoirs were constructed in the southeast, and additional pole structures were constructed throughout. By 2009, the southwest transitioned to agricultural fields, and the landscape of the northwest changed drastically. By 2014, the trucking operation expanded again, with a paved and graded lot extending from Merrill Avenue to Eucalyptus Ave. In 2019, all buildings and structures along Carpenter Ave were demolished, leaving what is now a dirt lot. The majority of dairy farms in the survey area were constructed in the 1960s-1970s, with pole structures were constructed through the 2000s. Since the first dairy farm was established in the survey area in the 1950s, the area has been utilized primarily as dairy farmland. Limited historical information was discovered for the subject property during the course of contextual and property-specific research. The property was owned by the Lanting Family circa 1992 to 2019, when it was acquired by 9052 Merrill Ave LLC per San Bernardino County property information records. Ronald Lanting was born in Kalamazoo County, MI in 1939, and died in Chino, CA in 2016. No additional biographical information was located.

**New Model Colony Historic Context**

Per the *City of Ontario's Historic Context for the New Model Colony Area*, the County of San Bernardino designated 14,000 acres of agricultural land as the San Bernardino County Agricultural Preserve in 1967. The Preserve, located in the Chino Valley in the southwest area of San Bernardino County, was protected by Williamson Act contracts and the 1965 Land Conservation Act, and evolved into a world-class dairy center by 1980. By the 1990s, farmers within the Preserve were pressured to relocate their dairies as dairy operation costs and demand for housing increased. In 1999, the City of Ontario annexed 8,200 acres and named the area *New Model Colony* after the original *Model Colony of Ontario* established in 1882. **Two historic contexts, "Post-1950 scientific, large-capacity dairy properties" and "Ranch style houses," are applicable to the survey area.**

*Post-1950 scientific, large-capacity dairy properties:* The historic context for post-1950 scientific, large-capacity dairies coincides with the third phase of dairy farming, with a period of significance between 1950-1969. In this period, the introduction of scientific feeding and breeding resulted in larger herds and more productive operations. The average size of a property associated with this context was 40 acres or more, and included one or more large residences, an attached garage, milking parlor, numerous pole structures, and a large expanse of open space. The majority of residences were designed in the Ranch architectural style with a matching milking parlor, and a property may have included additional smaller residences to house hired workers. Additional residences were sited on either side of the milking parlor and designed and painted in the same color scheme. The milking parlors were designed in the herringbone style, a new milking parlor design in which stalls were placed at an angle and slight elevation to utilize space more

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update

efficiently and eliminate a worker's need to kneel, saving labor and time. The properties featured a circular driveway in front of the milking parlor and typically included designed landscaping. Additional dairy facilities associated with a property, including pole structures, silos, etc., were laid out behind the milking parlor in a perpendicular or parallel fashion.

The **minimum characteristics** required to identify a post-1950 dairy property are: at least one residence dating to the period of significance, designed in the Ranch architectural style with little alteration; a large "herringbone style" milking parlor designed in the Ranch style; a circular driveway; numerous geometrically spaced rows of pole structures and related dairy facilities; and a vast expanse of open space to the rear of the property. A property may include multiple large residences and a few smaller workers' residences.

A post-1950 dairy property exhibiting **high integrity** exhibits the minimum characteristics. The property must include one large residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. Individual elements will possess high integrity of location, design, setting, association, feeling, materials, and workmanship individually, and the property will possess high integrity as a whole. Buildings and structures will retain their original uses. If abandoned, they should clearly depict their original operational uses.

A post-1950 dairy property exhibiting **moderate integrity** exhibits the minimum characteristics. The property must include one residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. The property will possess original location and physical relationships, though the individual elements may have lost some historic integrity. The property conveys historic association with a post-1950 dairy property but has a few minor alterations.

A post-1950 dairy property exhibiting **low integrity** does not exhibit the minimum characteristics. One or more of the characteristics is missing, and the majority of buildings do not date to the period of significance. The property and individual resources lack integrity of location, design, setting, association, feeling, materials, and workmanship. The property no longer conveys historic association with a post-1950 dairy property.

**The majority of dairy properties in the New Model Colony study area are associated with the "Post-1950 scientific, large-capacity dairy properties" context.**

*Ranch style houses:* The historic context for Ranch style houses includes three distinct phases: pre-1959, 1960-1980, and post-1980. Originating in the mid-1930s in California, the Ranch style gained popularity during the 1940s and became the dominant style throughout the county during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period that dotted the landscape of the Rancho Santa Ana del Chino, several local building magazines featured ranch style homes and building plans in the 1950s-1960s, and local buildings and architects utilized large lots to design and construct large, rambling plans. The majority of large Ranch style houses in the New Model Colony area date to the 1960s, demonstrating the higher income levels associated with the mechanization and industrialization of dairy operations.

The **minimum characteristics** required to identify a Ranch style residence include: single-story, expansive, horizontally-emphasized rambling footprint; low-pitched gabled, hipped or intersecting gable roof with expansive overhanging open or boxed eaves; wood shingle roof; "U," "L," or "S"-shaped plan; attached garage, breeze port, or covered walkway; wide prominent chimney; integral or recessed front porch; concrete slab foundation; large picture windows; plain post porch supports; wide entry doors or French style paneled front entry door; sliding glass doors sited at rear of residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. The residence must exhibit the majority of the minimum characteristics in addition to character-defining features specific to each period.

Character-defining features of the **pre-1959 Ranch** style include: wood single roofs with wide overhanging eaves and wood-cased multi-light windows; square or diamond pattern lights on the windows; glazed and paneled doors; a single-width entry door; a combination of siding materials such as horizontal wood siding and stucco with a contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on main façade; and a multi-light picture window or large picture window.

Character-defining features of the **1960s to 1980s Ranch** style include: asbestos shingles, asphalt singles, or a composition roofing material; aluminum-cased sliding windows; a large picture window; attached two-car garage; plain metal or wood post porch supports; concrete slab front porch located under a long, narrow shed roof attached to the principal roof or recessed within the central bay of the building; homogenous exterior surface; the use of stone or masonry; arch patterns along walkways; main entry and window surrounds; stylized double doors with ornate panes; glazing and ornamental oversized hardware; and horizontally arranged aluminum siding windows sheltered by an expansive low-pitched gable or cross-gable roof.

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Character-defining features of the **post-1980 Ranch** include: a clay tile roof; larger floor plan; split-level; contemporary and shed-building styles; diagonal siding; wide board trim; window surrounds; and false half-timbering, Spanish Colonial Revival influences.

A Ranch style exhibiting **high integrity** exhibits the minimum characteristics. The property maintains at least 90% of its original exterior features and must retain the essential features that were part of the original design intent. The property retains its original use. If it is abandoned, the original use is evident due to a lack of alterations. The property retains integrity of location, design, setting, association, feeling, materials, and workmanship.

A Ranch style exhibiting **moderate integrity** exhibits the minimum characteristics. The property maintains at least 50% of its original exterior features. The property may have a few minor alterations, but continue to convey its historic association. The property retains integrity of location, design, feeling, association, and the majority of its workmanship and materials.

A Ranch style exhibiting **low integrity** does not exhibit the minimum characteristics. The property does not maintain at least 50% of its original exterior features, and the major features of the residence have been altered or replaced. The property does not retain integrity of location, design, setting, association, feeling, materials, and workmanship, and is no longer being used as its original purpose.

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1938 Aerial View.  
Source/Citation: [Historicaerials.com](http://Historicaerials.com)

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
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1959 Aerial View.  
Source / Citation: [Historicaerials.com](http://Historicaerials.com)

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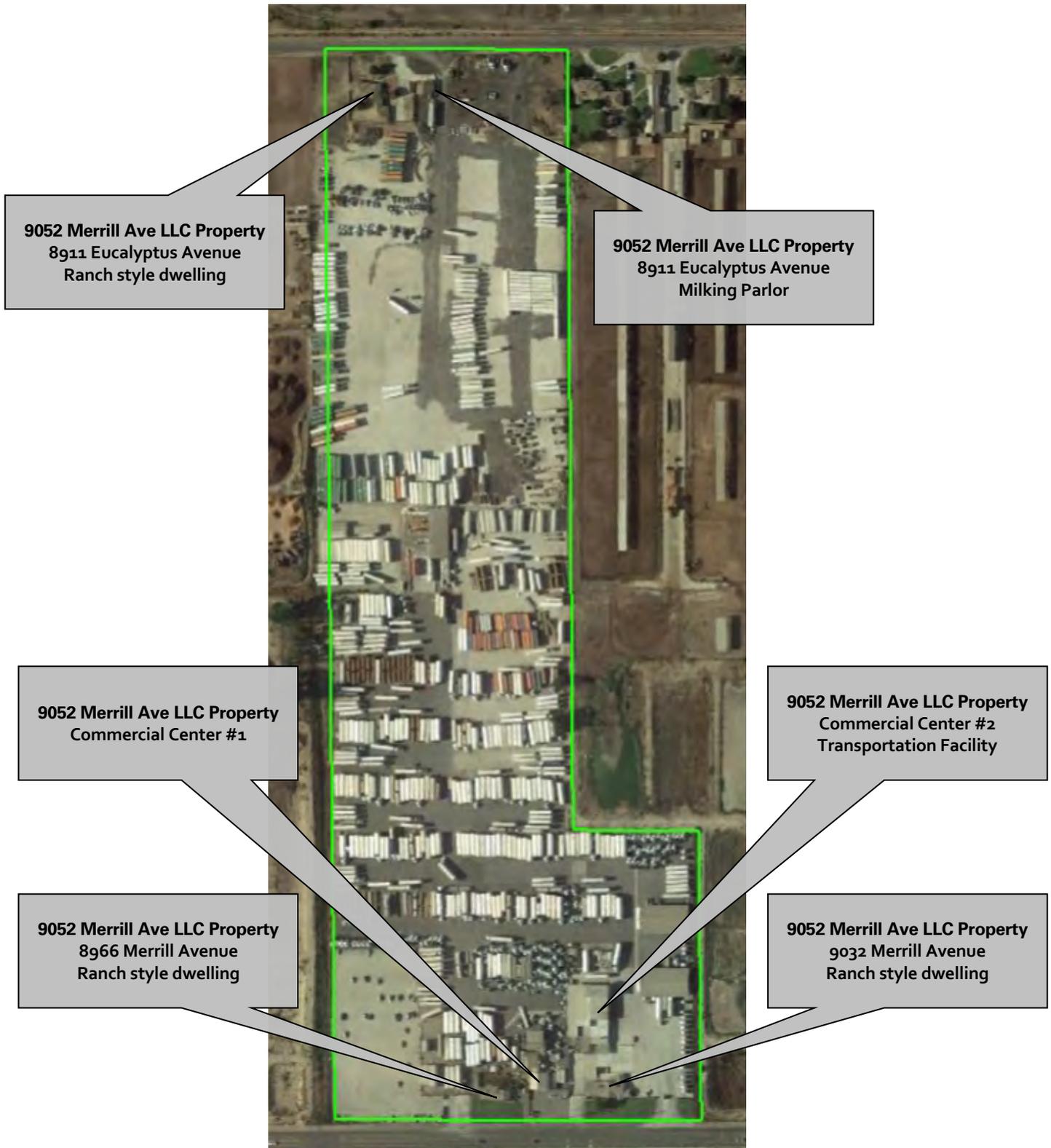
1994 Aerial View.  
Source / Citation: Google Earth

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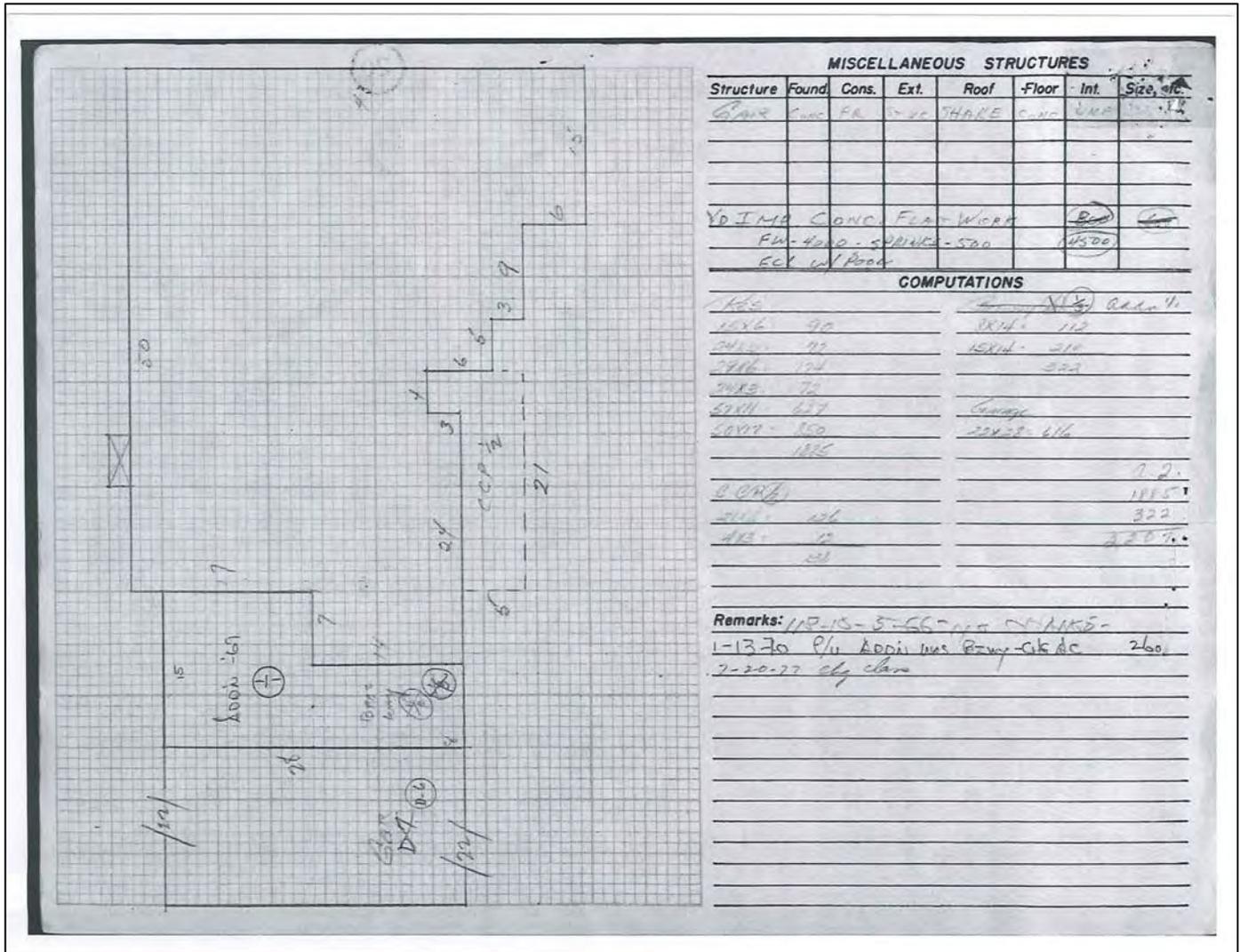
2014 Aerial View.  
Source / Citation: Google Earth

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 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update



MISCELLANEOUS STRUCTURES							
Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, sq. ft.
Garage	CONC	FR	SHAKE	SHAKE	CONC	W/P	112
10' DIA CONC. FLAT-WOOD							115
FW-4000-500							322
EXT. W/ ROOF							

COMPUTATIONS	
115	115
1156	112
2412	210
2916	322
2412	
5271	Garage
5077	2248-616
1116	
3076	115
2112	322
412	220
22	

Remarks: 112-15-3-55-115-115-  
 1-13-70 P/U ADDN WAS BTRY-CLAC 260  
 7-20-27 cty clm

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County

Page 24 of 32 \*Resource Name or # (Assigned by recorder): 9052 Merrill Ave LLC Property  
 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

**MISCELLANEOUS BUILDING RECORD**

(20) DIST. NO. PARCEL 215-261-37  
 SHEET 2 OF 23 SHEETS

ADDRESS \_\_\_\_\_

UNIT NO.	STRUCTURE	SIZE	AREA	EXTERIOR				INTERIOR			REMARKS	YEAR BUILT	LIFE TABLE
				ROOF	FOUND.	WALLS	FINISH	CEIL.	FLOOR	WALLS			
1	Asst Rooms	4 x 22		concrete	concrete	brick		plaster	carpet	drywall		1970	R-90
2	Pool	22 x 27		concrete								"	"
3	651 400 sq ft	24' x 16'00"										"	"
4	Pool Building	24' x 24' x 12' x 12' x 12' x 12'										"	R-70

*N.T.*

APPRaiser - DATE		1977				19				19			
UNIT No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
	132	2.00	264	82	216								
	550	8.00	4400	82	3608								
			1600	82	1312								
			7000	82	5740								
<b>TOTAL</b>			13264	1977	10876								

APPRaiser - DATE		19				19				19			
UNIT No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
<b>TOTAL</b>													

14-1339-111 Rev. 4/76 Page 1 of 2

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

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 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

			COMPUTATIONS																											
			Empty space for computations																											
REMARKS:			CONSTRUCTION RECORD																											
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Permit</th> <th rowspan="2">Amount</th> <th rowspan="2">Date</th> </tr> <tr> <th>No.</th> <th>For</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Permit		Amount	Date	No.	For																				
Permit		Amount	Date																											
No.	For																													
14-1339-111 Rev. 4/76 Page 2 of 2																														

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County

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 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

**MISCELLANEOUS BUILDING RECORD**

ADDRESS 9052 MERRILL DIST. NO. 20 PARCEL 218-261-37 SHEET 3 OF 3 SHEETS

UNIT NO.	STRUCTURE	SIZE	AREA	EXTERIOR				INTERIOR			REMARKS	YEAR BUILT	LIFE TABLE
				ROOF	FOUND.	WALLS	FINISH	CEIL.	FLOOR	WALLS			
1	SHEP	36x40		GAB-GE	CONC	SB	GT	UNK	CONC			1960	R-40
2	SHEP	30x70		SABD-SE	CONC	PA	GT	UNK	CONC			1985	
3	SHEP	36x60		SABD-GE	PILE	"	"	UNK	DIRT			"	"
4	SHEP	20x26		"	PILE	"	"	UNK	"			"	"
5	WREST CABIN	12x0										1970	
N.T.													

APPRAISER-DATE						COMPUTATION											
19 77						19				19				19			
UNIT No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	1440	5.50	7920	59	4673												
2	1400	2.40	3360	94	3158												
3	2080	1.80	3744	94	3519												
4	520	3.00	1560	94	1466												
5			1200	82	984												
TOTAL			17784	1977	13800												

14-1339-111 Rev. 4/76 Page 1 of 2

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial: \_\_\_\_\_

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 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

**RESIDENTIAL BUILDING RECORD 69-147**

ADDRESS: 9052 Merrill Ave PARCEL: 001-218-155-4-237  
 SHEET: 20 OF 34 SHEETS

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL						
								ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
								B	I	2	Material	Grade	Walls	Ceilings
Architecture	Standard	Shathing	Stucco on Wall	Shingles	Flat 4/12	Wiring	Heating	Bed	1	None	None	None	None	None
Architecture	Above-Standard	Concrete Block	Stucco on Wall	Shingles	Shed 4/12	Wiring	Heating	Bath	1	None	None	None	None	None
Architecture	Special	2x8 2x6	Stucco on Wall	Shingles	Cut Up	Wiring	Heating	Dining	1	None	None	None	None	None
Use Type	Single	Foundation	Adobe	Shingles	Dormers	Wiring	Heating	Kitchen	1	None	None	None	None	None
Use Type	Double	Concrete	Floor Joist	Shingles	Gutters	Wiring	Heating	Living	1	None	None	None	None	None
Use Type	Apartment	Reinforced	2nd: "x" "	Shingles	Shingles	Wiring	Heating	Bed	2	None	None	None	None	None
Use Type	Flat	Wood	Sub Floor	Shingles	Shingles	Wiring	Heating	Bed	1	None	None	None	None	None
Use Type	Court	Piers		Shingles	Shingles	Wiring	Heating	Bed	1	None	None	None	None	None
Use Type	Motel			Shingles	Shingles	Wiring	Heating	Bed	1	None	None	None	None	None

CONSTRUCTION RECORD		EFFEC.	APPR.	NORMAL % GOOD		RATING (E, G, A, F, P)										BATH DETAIL											
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Among Life	Table	%	Cond.	Arch. Att.	Func. Plan	Con. Form	Storage	Shade	Work. Cupb	Classt	Plinth	Fl. No.	Floors	Walls	Mc. Slat	Type	Grade	St. DTSD	Finish	
1	1958	8,700	12-28-58	1958	1958	2	50	1000	100	F	A	A	A	A	A	A	A	A	1	1	1	1	1	1	1	1	1

Appraiser & Date		Unit	Area	Unit Cost	Cost												
1958	12-28-58	1554	710	7483	250	2905	280	900	1109	992	10456	1871	11499	1424	14904	1669	19591
1968	1-20-68	760	355	923	375	975	450	1170	496	1290	545	1417	707	1838	835	2171	
1978	1-20-78	480	190	90	200	960	200	359	1723	405	1992	436	2093	576	2765	1025	3240
1988	1-20-88	9478	10100	10622	14262	13998	15269	20107	23602								
1998	1-20-98	9478	10100	10622	14262	13998	15269	20107	23602								

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County

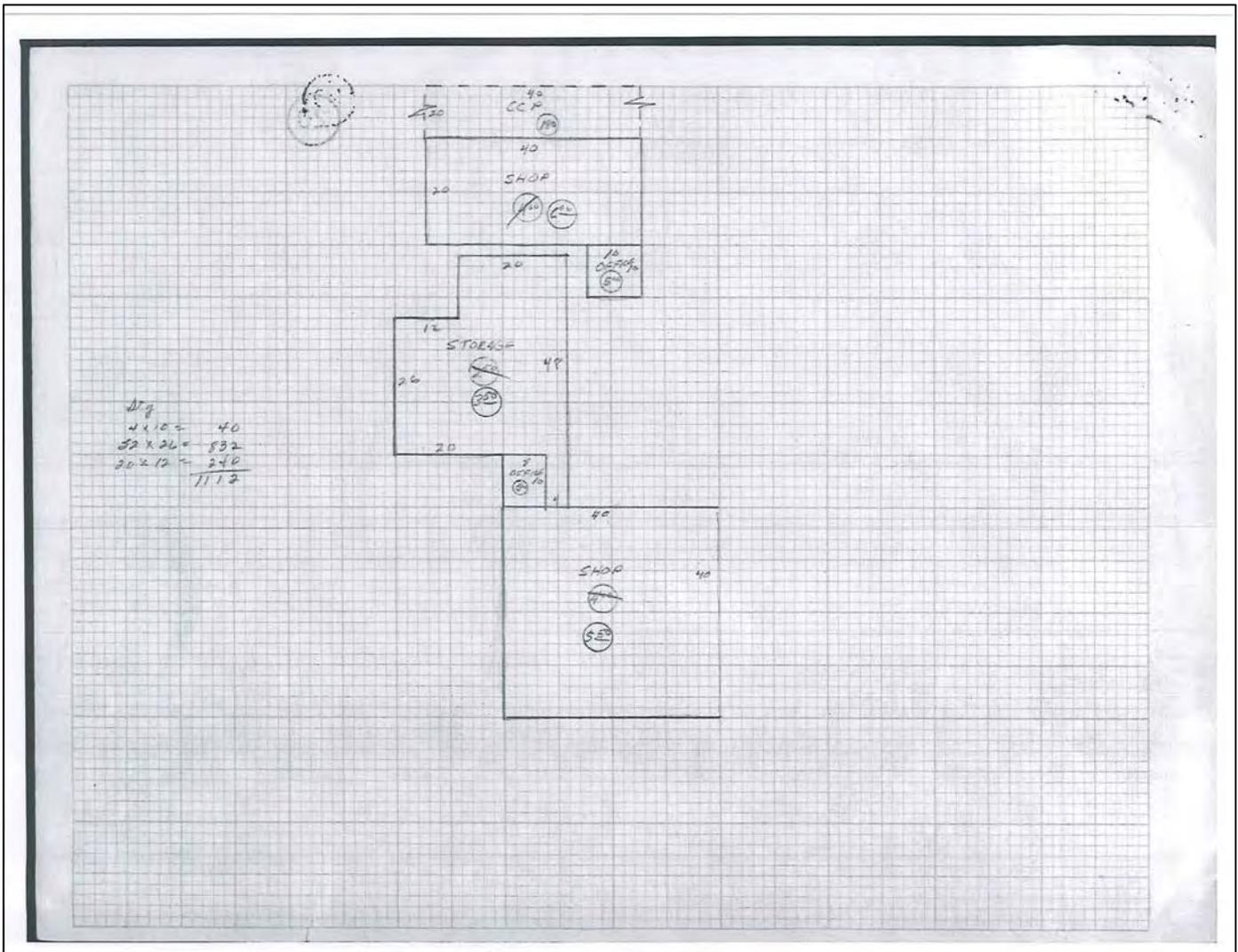


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 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
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MISCELLANEOUS BUILDING RECORD															DISTRICT		PARCEL <u>218-261-237</u>	
ADDRESS _____															(20)		SHEET <u>2</u> OF <u>34</u> SHEETS	
DESCRIPTION OF BUILDINGS																		
BLDG NO.	STRUCTURE	SIZE	FOUND.	WALL & EXTERIOR	ROOF		FLOOR & INTERIOR DETAIL	SECOND STORY or LOFT	YEAR BUILT	Est. Total Life-Years								
					Type	Cover												
1	SHOP	40x40	CONC	GI STR STEEL	GAR	GT	CONC SLAB ON GRADE		1954	R-40								
2	SHOP	20x40	CONC	CONC BL	GAR	GT	" "		"	"								
3	STORAGE	20x20	CONC	GI STR STEEL	EMC	"	" "		"	"								
4	OFFICE	8x10	CONC	" "	"	"	" "		"	"								
5	OFFICE	10x10	"	"	FR	"	" "		"	"								
6	CEP	20x20	CONC	CMEN	"	"	" "		"	"								
7	FLAT WORK	CONC	3'0" x 3'0"	CONC	CONC	CONC	CONC	2100										
8	FLAT WORK	CONC	3'0" x 3'0"	CONC	CONC	CONC	CONC	1500										
9	300' x 150' CONC	3'0" x 3'0"	CONC	CONC	CONC	CONC	CONC											
COMPUTATION																		
APPRaiser - DATE		1974				1975				1977				19				
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
1	1600	4.00	6400	52	3529	5.50	8800	54	4752	5.50	8800	52	4596					
2	800	4.00	3200		1192	6.00	4800	54	2592	6.00	4800	52	2496					
3	1112	2.50	2780		1557	3.50	3892	54	2101	3.50	3892	52	2024					
4	50	5.00	400		224	5.00	400	54	216	5.00	400	52	208					
5	100	5.00	500		380	5.00	500	54	270	5.00	500	52	260					
6	500	1.80	1440		806	-	2100	54	1134	1.80	1440	52	749					
7			1800		728	-	1500	54	810		2100	52	1092					
8											900	52	468					
TOTAL			1775	8971		21992	75	11875		22832	1977	11873						
APPRaiser - DATE		19				19				19								
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
TOTAL																		

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County

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\*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
\*Date: February 2020  Continuation  Update



Residential Building Record: 9032 Merrill Ave / 21826137  
Source / Citation: San Bernardino County

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 \*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC  
 \*Date: February 2020  Continuation  Update

MISCELLANEOUS BUILDING RECORD 69-15 20 PARCEL 218-221-27  
 ADDRESS: N/2 Merrill - E/2 VINEYARD SHEET 1 OF 1 SHEETS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tol. Life Yrs.
					Type	Cover				
1	<del>RES</del>	<del>30 x 40</del>								
2	<del>RES</del>	<del>30 x 40</del>								
1	DRIVE UNIT	10 x 11	1250	EST. APPROX. 1973 20/FT 1800	LEVEL	2780	42000 GAL PT = 7000	EST	1975	40-50
2	PH	8 x 8								
2	PH	8 x 8								
2										

COMPUTATION																		
Appraiser - Date	180 19				19				154		1-23		1966		135		3-28 1967	
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
1																		
2																		
3																		
4	64					1.75				110				110				
5	64					1.75				110				110				
Total																		
Appraiser - Date		260			8-15 1973	310			2-21 1974	310			N.Y. 7-20 1977					19
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
			2980	44	1311			42	1252						7000	57	3990	
Total																		
Appraiser - Date																		
Total																		

PA 1339-3M-6-59

Residential Building Record: 9032 Merrill Ave / 21826137  
 Source / Citation: San Bernardino County

# **ATTACHMENT 5.**

# **PREPARER**

# **QUALIFICATIONS**

**Candice Croix, MSHP**  
**Historic Preservation Specialist**  
**candice@urbanapreservation.com**

Historian Preservation Specialist, **Candice Croix**, holds a Master of Science in Historic Preservation from Ball State University, and a Bachelor of Arts degree from California Baptist University.

Candice meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of Architectural History. She is experienced in completing historic sites inventories, performing contextual and property-specific historic research, conducting conditions assessments, and preparing preservation and interpretation plans, including preparation of a Preservation Plan for the grounds and funeral tunnel at Dayton National Cemetery, located in Dayton, Ohio. Prior to joining Urbana, Candice worked for Expeditors International where she provided project management for new and existing technical applications, produced and edited support documentation, and performed incident-specific technical research for a global clientele. She additionally worked for the Disney Vacation Club, where she coordinated operations logistics and managed information for real estate proposals and strategies. Her previous professional experience is an asset to the firm, and is directly applied to marketing, client communications, and preservation project management. Ms. Croix is experienced in field survey and research, material conservation, and preservation advocacy. She is practiced in in urban and rural settings in California and the mid-west.

**SELECT PROJECT EXPERIENCE**

- In-progress *Historic Resource Survey – Proposed Merrill Commerce Center Specific Plan, Ontario, CA*
- In-progress *Historic Resource Survey – Fred Moiola School, Fountain Valley, CA*
- In-progress *Historic-Era Built Environment Survey Report – SCE Kern River Transmission Line Rating Remediation Program, Kern and Los Angeles Counties, CA*
- In-progress *Historic-Era Built Environment Survey Report – Ivanpah-Control Transmission Project, Inyo, Kern, and San Bernardino Counties, California*
- 2019 *Historic Property Analysis Report – Evan Hewes Highway and South Fork Coyote Wash Bridge, Imperial County, CA*
- 2019 *Historical Resource Analysis Report – Vic Braden Tennis Center, VCS Environmental, Coto de Caza, CA*
- 2019 *Determination of Historic Significance, 241 J Avenue, City of Coronado, Coronado, CA*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report – SCE Eastern Sierras Transmission System, Mono and Inyo Counties, CA*
- 2019 *Condition Assessment and Reuse Study – 1801 Mechanic Street, Galveston Historical Foundation, Galveston, TX*
- 2019 *Oldfields Chauffeur's Residence Building Assessment and Preservation Plan - Indianapolis Museum of Art / Newfields, Indianapolis, IN*
- 2019 *Historic American Building Survey Documentation – Chauffeur's Residence at Indianapolis Museum of Art, IN-320-A, Indianapolis, Indiana*
- 2019 *Historic American Landscape Survey Documentation – Funeral Tunnel at Dayton National Cemetery, OH-3-A, Dayton, Ohio*
- 2019 *Community Attachment Plan – City of Elwood, Elwood, IN*
- 2019 *Feasibility Study – Miller Milkhouse, Muncie, IN*
- 2018 *Borderman Gymnasium National Register Nomination – Converse, IN*

[www.urbanapreservation.com](http://www.urbanapreservation.com)

**EDUCATION**

Master of Science – Historic Preservation,  
College of Architecture & Planning  
Ball State University

Graduate Practicum:  
*Preservation & Interpretation Plan of Dayton National Cemetery*

Bachelor of Arts – Psychology  
California Baptist University  
*Member: University Choir & Orchestra*

**PROFESSIONAL EXPERIENCE**

Historic Preservation Specialist:  
Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

Research Assistant: College of Architecture & Planning (Muncie, IN) 2018-2019

Information Services Specialist:  
Expeditors International (Seattle, WA) 2014-2017

Sales Center Coordinator: Disney Vacation Club (Anaheim, CA) 2012-2014

**BOARDS & MEMBERSHIPS**

Board Member: Preservation Action

**SKILLS + INTERESTS**

Natural Resources Conservation  
Preservation Advocacy

**Ginger Weatherford, MPS**  
**Associate Historian / Preservation Specialist**  
**ginger@urbanapreservation.com**

[www.urbanapreservation.com](http://www.urbanapreservation.com)

Associate Historian / Preservation Specialist, **Ginger Weatherford**, holds a Master of Preservation Studies from Tulane University, and a Bachelor of Science degree from the California State University, San Diego.

Ginger meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History. She brings diverse geographic and typological experience including historic-era building assessments in Texas, Montana, and throughout California; completing Section 106 compliance reviews for cell sites and collocation towers throughout California; preparation of CEQA historical resource surveys for transportation projects in the Southern California region; Historic American Buildings Survey (HABS) documentation; local landmark applications; and design review analysis under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Ginger is experienced in conducting historic paint analysis and material conservation projects at historic buildings. In addition to her technical expertise, she is an architectural photographer specializing in cultural and natural landscapes, and historic objects. Her work has been featured in local photography exhibitions.

**SELECT PROJECT EXPERIENCE**

- September 2019 *Historical Resource Analysis Report, A&I Development, Inc., Alvarado Specific Plan, La Mesa, California.*
- September 2019 *Historical Resource Research Report, 2214 31st Street, San Diego, California.*
- August 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, California.*
- June 2019 *Historic Site Designation Report, 10446 Russell Road, La Mesa, California.*
- June 2019 *Determination of Historic Significance for 840-846 A Avenue, Coronado, California.*
- June 2019 *Historical Resource Research Report, 7345 Remley Place, La Jolla, California.*
- May 2019 *Determination of Historic Significance for 1309 Fifth Street, Coronado, California.*
- April 2019 *Determination of Historic Significance for 545 Alameda Boulevard, Coronado, California.*
- March 2019 *Determination of Historic Significance for 500 Palm Avenue, Coronado, California.*
- March 2019 *Determination of Historic Significance for 654 J Avenue, Coronado, California.*
- February 2019 *Historic-Era Built Environment Survey Report – Control Silver Peak Transmission Project, Mono and Inyo Counties, California.*
- January 2019 *Historical Resource Analysis Report, H & H Properties, Second Street and Pacific Avenue Master Plan, Norco, California.*
- October 2018 *Historic Property Survey Report, SCE Allen and Playa Substations, Santa Barbara and Altadena, California.*
- October 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- September 2018 *Southern California Edison Gale to Pisgah Communications System Historic-Era Built Environment Survey Report, San Bernardino County, California.*
- September 2018 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Company, Saticoy Substation Property, Santa Paula, California.*

**EDUCATION**

- Master of Preservation Studies –  
School of Architecture  
Tulane University  
Graduate Practicum:  
*Documentation, Conservation, and  
Restoration of Grant-Kohrs Ranch  
National Historic Site*  
—
- Bachelor of Science – Business  
Administration | California State  
University, San Diego  
Concentrations: *Environmental  
Design, Art, Architecture,  
Information Systems*

**PROFESSIONAL EXPERIENCE**

- Associate Historian / Preservation  
Specialist: Urbana Preservation &  
Planning, LLC (San Diego) 2018-  
present  
—
- Principal / Owner: Ginger  
Weatherford | Historic  
Preservation Consulting / Historic  
Visions Photography (San Diego)  
2003-2018  
—
- Architectural Historian: LSA  
Associates, Inc. (Carlsbad) 2016  
—
- Architectural Historian: EBI  
Consulting (San Diego) 2010-2012  
—
- Architectural Historian: ICF  
International (Los Angeles) 2008-  
2009  
—
- Historical Resources Board Staff:  
City of San Diego (San Diego)  
2006-2007  
—
- Historical Researcher: Brian F.  
Smith and Associates (Poway)  
2005-2006  
—
- Architectural Historian: Galveston  
Historical Foundation (Galveston,  
TX) 2004-2005

**SELECT PROJECT EXPERIENCE (CONT.)**

- September 2018 *Historical Resources Research Report, 1025 Devonshire Drive, San Diego, California.*
- August 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- July 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- June 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- June 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- May 2018 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Lottie and Michael Falahy House, 1030 26th Street, San Diego, California.*
- May 2018 *Designation and Mills Act Rehabilitation Reporting and Consulting for the William Templeton Johnson House No. 2, 4154 Lark Street, San Diego, California.*
- March 2018 *Historic Preservation and Exterior Color Consulting for 2829 Broadway, San Diego, California.*
- January 2018 *Determination of Historic Significance Report, 908 Pomona Avenue, Coronado, California.*
- November 2017 *Historic Preservation Subject Matter Expert, AC Hotel (743 Fifth and 744 Sixth Avenues) - Gaslamp Quarter Development Permit/Variance/ Neighborhood Use Permit No. 2017-27 - Gaslamp Quarter Neighborhood of the Downtown Community Plan Area, San Diego, California.*
- October 2017 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Charles and Audala Edwards Jr. House, City of San Diego HRB No. 1289, 1050 Cypress Avenue, San Diego, California.*
- July 2017 *Assessment of Architectural Significance Report, 3134 Franklin Avenue, San Diego, California.*
- July 2017 *Assessment of Architectural Significance Report, 3551 Boston Avenue, San Diego, California.*
- June 2017 *Assessment of Architectural Significance Report, 2829 Broadway, San Diego, California.*
- May 2017 *Assessment of Architectural Significance Report, 4209 Madison Avenue, San Diego, California.*
- December 2016 *Historical Resources Research Report, 3021 B Street, San Diego, California.*
- September 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edward Booker House, City of Coronado HR No. 2016-08, 1144 Isabella Avenue, Coronado, California.*
- April 2016 *Determination of Historic Significance Report, 550 J Avenue, Coronado, California.*
- March 2016 *Historical Resources Research Report, 2766 - 2768 Bayside Walk, San Diego, California.*
- November 2015 *Visual Effects Assessment and Department of Parks and Recreation Forms for Section 106 Review for Verizon Wireless Saratoga Santa Cruz Site, 236 North Santa Cruz Avenue, Santa Cruz, California.*
- May 2015 *Historical Resources Research Report, 1901 - 1923 E Street, San Diego, California.*
- June 2014 *Designation Reporting and Consulting for the Jim Morrison Apartment Courtyard, 8214 - 8218 1/2 Norton Avenue, West Hollywood, California.*

**PROFESSIONAL EXPERIENCE (CONT.)**

- Preservation Intern: National Park Service Grant-Kohrs Ranch National Historic Site (Deer Lodge, MT) 2003
- 
- Annual Conference & Workshop Volunteer: California Preservation Foundation (Southern California locations) 2006-present

**MEMBERSHIPS**

- Honorary Member: American Institute of Architects, San Diego Chapter
- 
- National Trust for Historic Preservation
- 
- California Preservation Foundation
- 
- Museum of Photographic Arts
- 
- Save Our Heritage Organization

**VOLUNTEER POSITIONS**

- Preservation Committee Member / Secretary: American Institute of Architects, San Diego Chapter (San Diego) 2017-present
- 
- Photo Archivist: Santa Monica Historical Society (Santa Monica) 2001
- 
- Architectural Assistant: Ferris Johnson Preservation Architects (San Diego) 1993

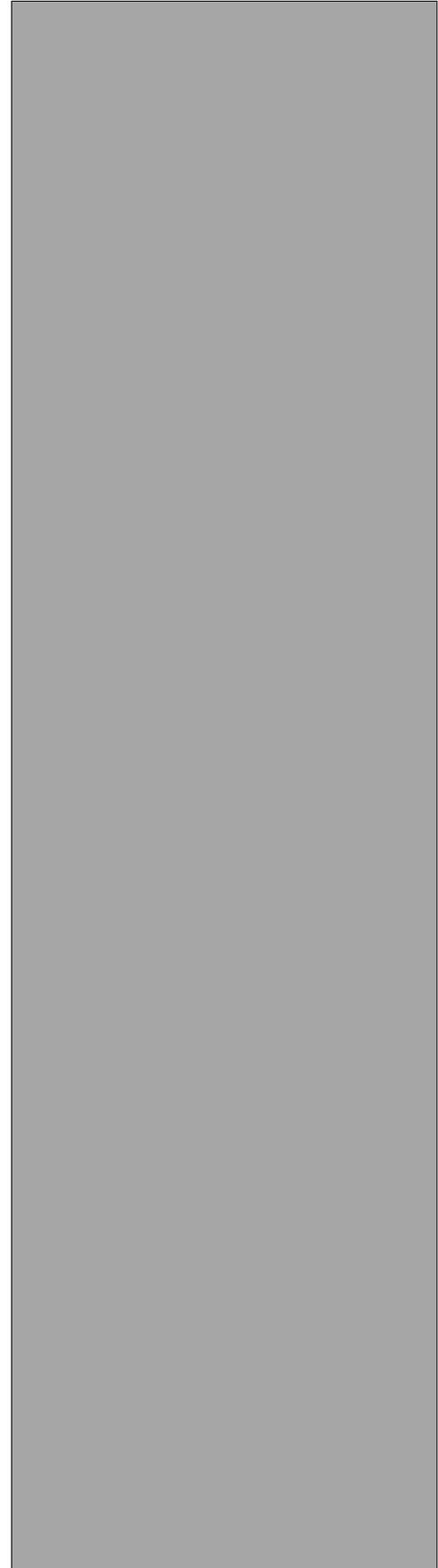
**PHOTOGRAPHY EXHIBITIONS**

- Third Sun (San Diego) 2017
- 
- Viz Cult (San Diego) 2014
- 
- Raw Artists (San Diego) 2010
- 
- Eyes & Ears (San Diego) 2010
- 
- Whistle Stop – Solo Show (San Diego) 2006
- 
- Ray at Night (San Diego) 2006



**SELECT PROJECT EXPERIENCE (CONT.)**

- 2010 – 2014 *Various Telecommunications Visual Effects Projects in California and Arizona.*
- November 2008 *Survey of I-15 for a Caltrans Freeway Improvement Project, Corona, California.*
- March 2006 *Historic Paint Analysis Project for the San Diego Gas and Electric Station B Building, City of San Diego HRB No. 354, 903 Kettner Blvd, San Diego, California.*
- September 2004 *Architectural Building Survey for the Kempner Park Historic District, Galveston, Texas.*
- September 2003 *Historic Paint Analysis, Materials Conservation and Building Rehabilitation Projects for Grant-Kohrs Ranch National Historic Site, 266 Warren Lane, Deer Lodge, Montana.*
- November 2001 *Photographic Archiving Project for the Santa Monica Historical Society, Santa Monica, California.*
- August 1993 *Historic American Building Survey Package for the Heilman Villas, 706-720 Orange Avenue & 1060-1090 Seventh Street, Library of Congress Call No. HABS CAL, 37-CORO, 3-4, Coronado, California.*





# URBANA PRESERVATION & PLANNING LLC

**Wendy L. Tinsley Becker, RPH, AICP, Principal**  
**Architectural Historian + Urban / Preservation Planner**  
**wendy@urbanapreservation.com**

Southern California  
7705 El Cajon Boulevard, #1  
La Mesa, CA 91942  
619-543-0693/P

Northern California  
248 3rd Street, #841  
Oakland, CA 94607  
510-663-7443/P

[www.urbanapreservation.com](http://www.urbanapreservation.com)

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

## EDUCATION

Master of City Planning, Historic Preservation & Urban Design Concentration | California State University, San Diego

—  
Bachelor of Arts – History, Public History & Urban Studies Concentration | California State University, San Diego

## PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners (#022838)  
Register of Professional Historians (#612)

## PROFESSIONAL EXPERIENCE

Founding Principal: Urbana Preservation & Planning, LLC, (San Diego & Oakland) 04/2005-present

—  
Faculty + Lecturer: San Diego State University Master of City Planning Graduate program, 2012

—  
Instructor: University of California, San Diego – Extension, 2006-2017

—  
Architectural Historian & Preservation Planner: Architectural Resources Group (San Francisco & Los Angeles), 10/2002-04/2005

—  
Architectural Historian & Preservation Planner: HRS, (San Diego) 12/2001-10/2002

—  
Historian & Historic Preservation Planner: Office of Marie Burke Lia, Attorney at Law, (San Diego) 01/2000-11/2001

—  
Assistant Coordinator + Researcher: SHPO/CHRIS-South Coastal Information Center, 12/1996-08/1999

**PROJECT EXPERIENCE\***

- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report, Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
- 2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31<sup>st</sup> Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*
- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*
- 2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
- 2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
- 2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
- 2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
- 2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

**BOARDS + COMMITTEES**

- Chair / Immediate Past Chair:  
 American Planning Association  
 National Urban Design & Preservation  
 Division, 04/2012-12/2016  
 —
- Founder + Volunteer Executive  
 Director / Ex –Officio Director: Built  
 Environment Education Program  
 (BEEP) San Diego, 2008-2015  
 —
- Education Committee Member:  
 California Preservation Foundation,  
 04/2012-04/2014  
 —
- Vice-Chair + Newsletter Editor: APA  
 National Urban Design & Preservation  
 Division, 01/2010-03/2012  
 —
- Director & Education Chair: San Diego  
 Architectural Foundation, 11/2008-  
 2011  
 —
- Appointed Public Member: City of San  
 Diego Historical Resources Board  
 Incentives Subcommittee, 08/2008-  
 02/2010  
 —
- Advisor/Member – UCSD Extension  
 Advisory Group Urban Planning &  
 Development Certificate Program,  
 2007 forward  
 —
- Founding President – Jack London  
 District Association, 2005-2006

**SELECT PROJECT AWARDS**

- 2016 - Award of Excellence for  
 Preservation Advancement - City of San  
 Diego Historical Resources Board  
 (recognized for Urbana's preservation  
 planning study for the San Diego State  
 Normal School Campus & San Diego  
 City Schools Historic District).  
 —
- 2014 - American Planning Association  
 (APA) San Diego Chapter – Planning  
 Agency Award for preparation of La  
 Mesa 2030 General Plan. \*Historic  
 Preservation Element prepared by  
 WLTB / Urbana.

- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
- 2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
- 2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
- 2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
- 2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
- 2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- 2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
- 2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
- 2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
- 2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
- 2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Research Report, 707 17<sup>th</sup> Street, San Diego, California.*
- 2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*
- 2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*
- 2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
- 2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
- 2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
- 2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
- 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- 2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*

**SELECT RECENT AWARDS (CONT.)**

- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).
- 
- 2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance.* \*Historic Preservation Ordinance & Program prepared by WLTB / Urbana.
- 
- 2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).
- 
- 2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).
- 
- 2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).
- 
- 2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

- 2016 *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*

**RELATED EXPERIENCE**

- Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward —
- Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward —
- Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort —
- Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016) —
- AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present —
- Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present —
- Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017 —
- Invited Speaker: *Building Community and Character – Preservation is Place*; 1<sup>st</sup> Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013 —
- Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012 —
- Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8<sup>th</sup> Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*
- April 2014 *4<sup>th</sup>@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*
- March 2014 *Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
- February 2014 *Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*

**RELATED EXPERIENCE (CONT.)**

- Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future*, California Preservation Foundation Conference, 05/2011
- Guest Lecturer: *Preservation, Housing, and Sustainability*, UCSD Urban Studies & Planning Program, 05/2011
- 
- Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California*, Congress of History of San Diego & Imperial Counties, 03/2011
- 
- Guest Lecturer: *Historic Preservation Planning*, San Diego State University Public Administration Program, 07/2010
- 
- Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design*, 12/2009
- 
- Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level*, 09/2009
- 
- Attendee: APA Webinar, *LEED for Neighborhoods*, 08/2009
- 
- Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium*, 10/2008
- Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County*, San Diego APA & UCSD Extension-UPD Cert. Program, 08/2008
- 
- Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program*, City of San Leandro (CA), 04/2005
- 
- Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments*, San Diego (CA) 02/2004

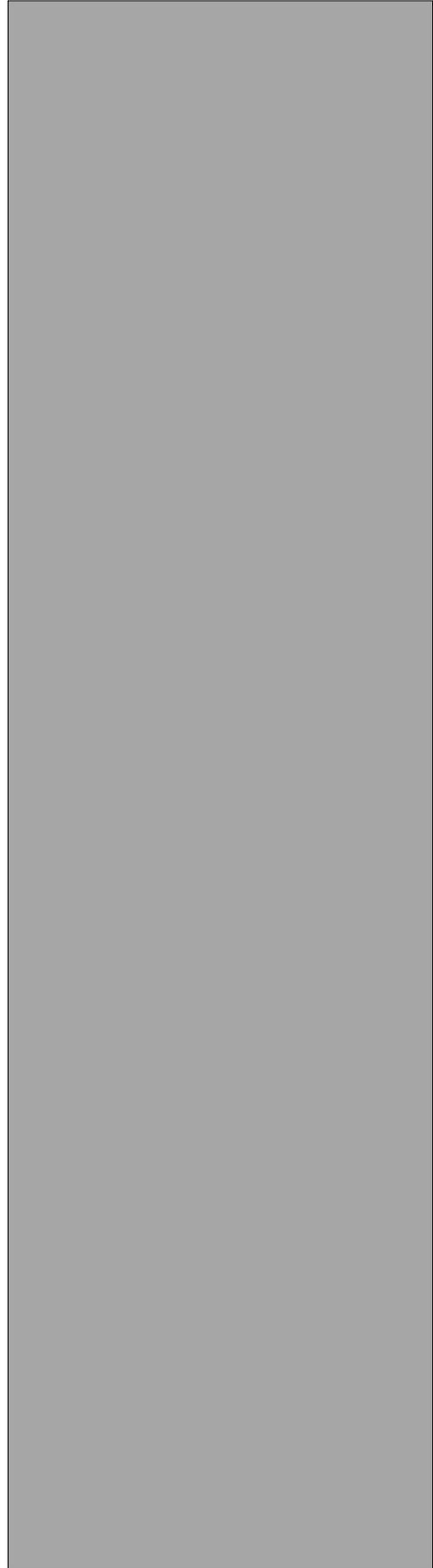
- January 2014 *1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
- November 2013 *Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*
- September 2013 *Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
- October 2013 *NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
- June 2013 *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
- January 2013 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
- January 2013 *Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
- October 2012 *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
- October 2012 *City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
- 2011-2013 *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
- In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
- July 2012 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
- June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
- June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
- April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
- March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
- January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*

**RELATED EXPERIENCE (CONT.)**

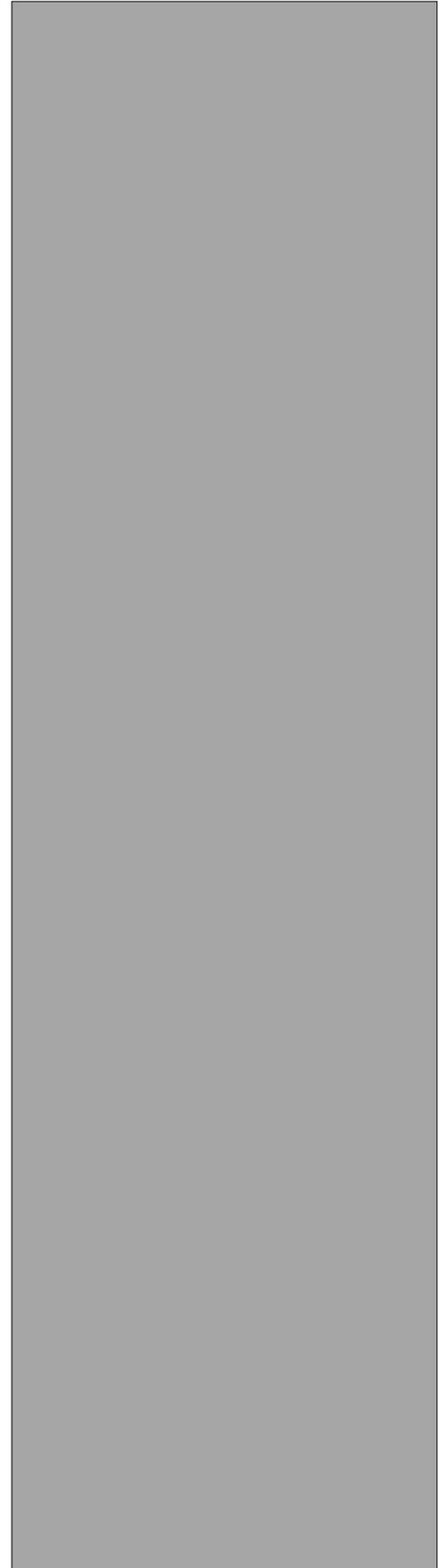
- Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
  - 
  - Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003
  - 
  - Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003
  - 
  - Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002
  - 
  - Invited Participant: *Second Natures, Redefining The Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
  - 
  - Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)
  - 
  - Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999
- COURSES CREATED & TAUGHT**
- BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
  - 
  - BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
  - 
  - BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
  - 
  - BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
  - 
  - ART 40436 - American Architectural History I & II (UCSD 2008-2014)
  - 
  - CP 670 - History of Urban Planning (SDSU 2012)



- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
- August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*
- August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
- July 2009 *Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
- July 2009 *City of Santa Ana Bristol & 17<sup>th</sup> Transportation Study Historical Resource Survey, Santa Ana, CA*
- May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
- May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*

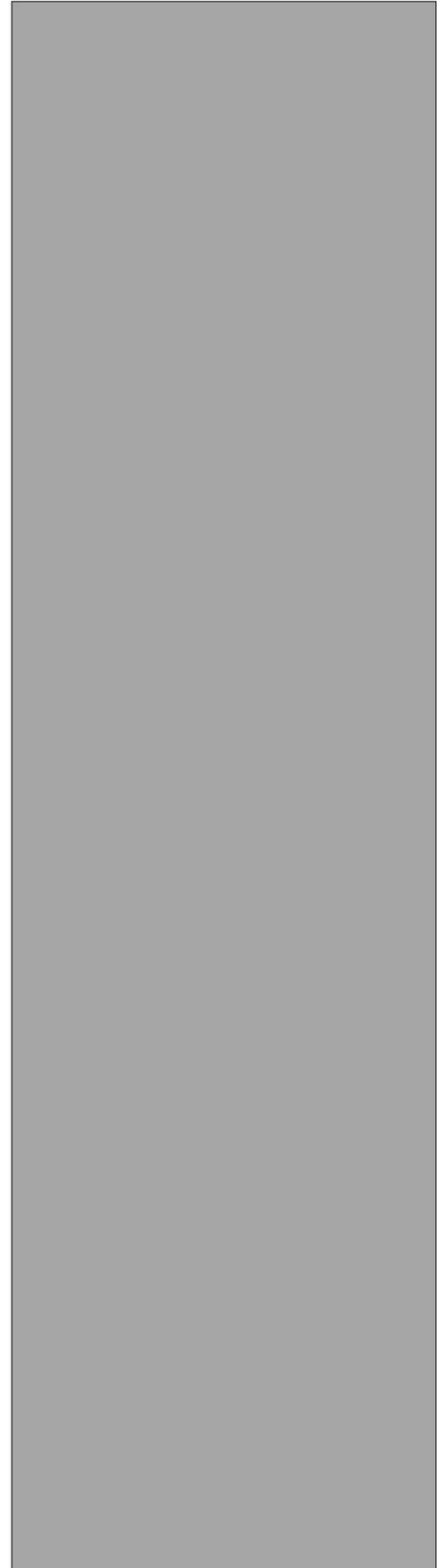


- April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
- April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*
- March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
- February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
- February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
- January 2009 *Historical Resource Analysis Report, 634 2<sup>nd</sup> Avenue, Chula Vista, CA*
- October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
- 2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
- August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
- July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
- July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*
- June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
- May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
- April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
- April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
- March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*
- February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
- February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*
- January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
- January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
- November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
- October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*
- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*



- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10<sup>th</sup> Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Cocomanut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15<sup>th</sup> Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3<sup>rd</sup> Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*
- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28<sup>th</sup> Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*

- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42<sup>nd</sup> Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation Of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation Of The 3925 20<sup>th</sup> Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation Of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*





- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum* (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)
- May 2003 *Historical Evaluation Of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination* (Prepared for NASA Ames Research Center)
- March 2003 *Historical Evaluation Of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8<sup>th</sup> & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives For The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation Of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation Of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation Of The 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574* (Revised June 2003)
- October 2002 *Historical Assessment Of The St. Patrick's Parish Community Building Located At 3585 30<sup>th</sup> Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment Of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment Of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment Of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review Of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*
- August 2001 *Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
- August 2001 *Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
- July 2001 *Historical Assessment Of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
- July 2001 *Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
- June 2001 *Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation* (with Scott Moomjian)

- April 2001 *East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
- April 2001 *Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation*
- January 2001 *Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
- January 2001 *Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
- December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*
- November 2000 *Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*
- November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
- October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*
- August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
- July 2000 *Cultural Resource Report, 52<sup>nd</sup> Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
- July 2000 *Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103*
- May 2000 *Historical Assessment Of The 501-503, 507 and 509 14<sup>th</sup> Street Residences, San Diego, CA*
- May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
- March 2000 *Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35<sup>th</sup> Street, San Diego, CA 92113* (with Scott Moomjian)

\*Visit [www.urbanapreservation.com](http://www.urbanapreservation.com) for project profiles and additional information.

END