



4486 University Avenue, Riverside, California 92501
(951) 369-1366 ■ daly.rvrsde@sbcglobal.net

April 26, 2016

Steve Landis
9611 Hillside Trust
9611 Hillside Road
Rancho Cucamonga, CA 91737

**Re: Review of the development of Tentative Tract No. 20000, APN: 1061-571-01-0000
Rancho Cucamonga, San Bernardino County**

Dear Mr. Landis;

Daly & Associates has completed an investigation of the built-environment resource located at 9611 Hillside Road within the City of Rancho Cucamonga, San Bernardino County, California. The house that has been identified as the "Grandma Isaac House", and determined to be a Historic Landmark in the City of Rancho Cucamonga (City). The City has requested that you retain the services of a qualified architectural historian to evaluate your proposed project to ascertain if the project would have a significant adverse impact to the property that has been determined to be a local historic resource.

Pamela Daly, M.S.H.P., Principal Architectural Historian of Daly & Associates, performed a site visit to the property on April 13, 2016. Our examination found a residential property that has been substantially altered from its historic appearance. According to the City, the house was constructed in 1911, and presented the qualities of a Craftsman style house with possible influence from the Colonial Revival style of architecture.

Project Description

The property owners have proposed the subdivision of the approximate 2.82 acre parcel into four separate parcels with a new street cul-de-sac created from Hillside Road to provide access to each parcel. Situated on the new parcel identified as Parcel 1 is a building known as the "Grandma Isaac House". The other three parcels are presently vacant of improvements or historic features or objects. The project as designed would cause the removal of approximately 78 feet of the rubble stone wall and set of concrete steps situated to the immediate south and east of the house. (See photograph below)



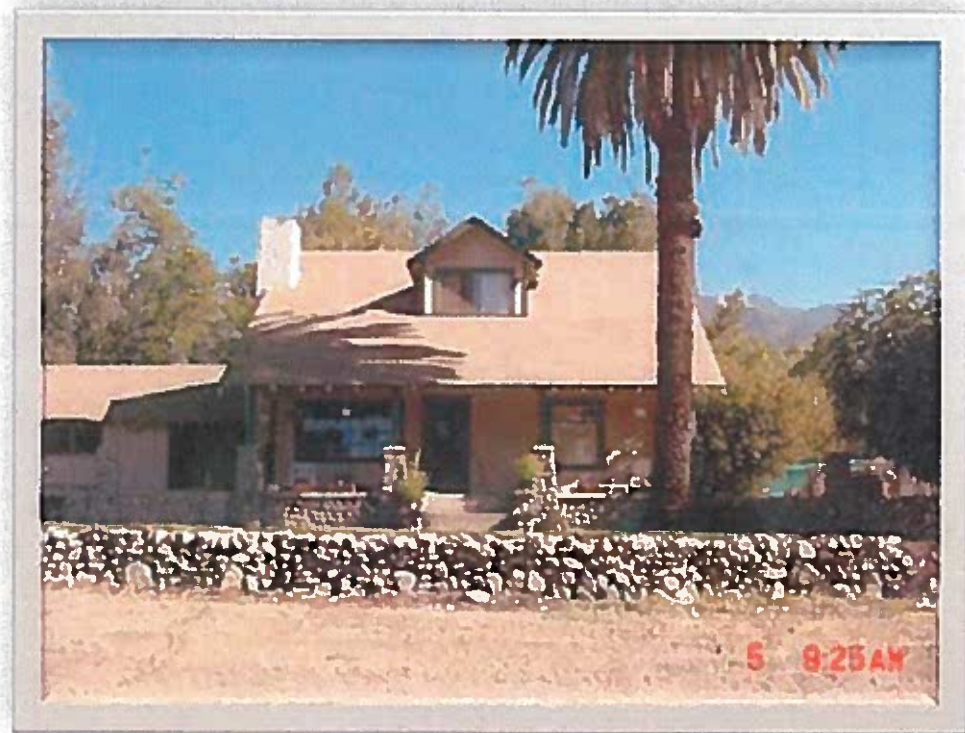
Aerial view of Grandma Isaac House on its legal parcel. (Google Earth, image date February 2016)

Grandma Isaac House

The Grandma Isaac House was constructed in 1911 and was designed in the Craftsman style of architecture. Common identifying features of a Craftsman style house are:

- Side gabled roof
- Wide, unenclosed eave overhangs
- Exposed roof rafters (rafter tails)
- Brackets under the eaves
- Full or partial width porches, on both the front and rear facades
- Porches supported by tapered square columns

- Porch roof supports sit on a solid porch balustrade or massive piers
- Wood clapboard siding
- Wood windows, multi-pane sash-over-sash with one large pane
- Wood doors



Grandma Isaac House, Historic Landmark No. 58. Photograph from the City of Rancho Cucamonga Historic Landmarks and Points of Interest Booklet (2011)



Photograph of the front (south) façade of the house, April 13, 2016. View looking northeast.



Photograph of the rear (north) façade. View looking southwest.

Based upon our survey, and reviewing the changes to the building from when it was photographed for inclusion into the City's booklet of Local Historic Landmarks, the building has suffered from alterations not compatible with the *Secretary of the Interior's Recommendations for the Treatment of Historic Properties* (Grimmer and Weeks). These alterations include:

- Removal of all the original windows, and change of size of the window openings
- Removal of all the original doors
- Removal of all the original clapboard siding from the house, and the original board-and-batten siding from the ancillary structure that was attached to the house
- Removal of the exposed rafter tails under the roof eaves
- Installation of inappropriate fascia boards on eaves
- Alteration to the chimney
- Inappropriate mortar work on rubble stone walls
- Inappropriate additions to the south and west facades

The house has lost the levels of integrity of design, materials, workmanship, setting, feeling, and association. The property appears to have lost the essential physical features that allow a property to represent a building dating from the 1910s, and to the early history of this area of Rancho Cucamonga.

The proposed project to subdivide the existing 2.82 acre site will cause the removal of a portion of the rubblestone wall that forms the retaining wall for the house and the porch on the south elevation. Currently, the wall runs from a point parallel with the west façade of the house's addition, to a point 190 feet to the east. The proposed project will cause the removal of approximately 78 feet of the east end of the wall, and a set of concrete steps that lead down from the level of the house to the vacant land south of the house.

Notwithstanding the current condition of the house, the loss of the portion of the stone wall and steps would not be considered a substantial alteration to the property even though the wall and steps appear to date from the original period of significance of the property.

"A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." (CEQA 21084.1)

"Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (CEQA Title 14, Chapter 3: 15064.5 (b)(1))

"The significance of an historical resource is materially impaired when a project...demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code." (CEQA Title 14, Chapter 3: 15064.5 (b)(2)(B)).

If the Grandma Isaac House had retained its physical integrity, the loss of a portion of the wall and steps would not have materially impaired the ability of the property to convey its significance as a building that dated from 1911 and had been occupied by a member of one of the area's founding families.

Conclusion

Based upon the pedestrian survey of the proposed project area, it does not appear that the proposed project would result in a significant adverse impact to any identified historical resources.

We hope the information within this letter will prove to be helpful as you continue through the environmental review and entitlement processes. Please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Daly".

Pamela Daly, M.S.H.P.
Principal/Architectural Historian

Attachment: Qualification of Pamela Daly, M.S.H.P.



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ARCHITECTURAL HISTORIAN and HISTORIAN HISTORIC PRESERVATION SERVICES

Pamela Daly is a 36 CFR 61 qualified Architectural Historian and historic preservation professional engaged in providing consulting services from her firm of Daly & Associates. Those services include the evaluation of historic resources per Federal, State and local criteria, and she has extensive training to provide technical assistance in the form of historic structure assessment and conservation reports. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont and a Bachelor of Science Degree in Business Management (with a minor in History).

Ms. Daly has owned Daly & Associates, a historic preservation consulting firm since 1998, and provides historic preservation services to both the private and public sector. Her experience includes the preparation of nominations to the National Register of Historic Places, public presentations of preservation issues, conservation plans for historic resources, and preservation planning guidelines. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly has been the principal investigator, and author of historic resource reports, for over 135 projects prepared under federal and state regulations.

Daly & Associates has expertise not only in assessing and evaluating classic residential architectural styles dating from the eighteenth to the twenty-first century, but it has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. Daly & Associates has worked on a variety of projects ranging including the authoring of a National Register nomination of a historic district consisting of over 100 buildings and structures dating from 1790 to 1967. Ms. Daly has performed studies on airplane hangars, military housing, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays.

Daly & Associates has managed multiple cultural resource projects which included extensive investigation and research, development of budgets, operating reports, and consultation with clients such as the United States Air Force, Navy, Army Reserves, U.S. Army Corps of Engineers, Bureau of Land Management, U.S. Forest Service, National Park Service, Federal Transportation Agency, Caltrans, and U.S. Fish & Wildlife.

Certifications

California Unified Certification Program (CUCP) – Pamela Daly dba Daly & Associates is certified as a Disadvantaged Business Enterprise (DBE) as defined by the U.S. Department of Transportation (DOT) CFR 49 Part 26. UCP Firm No. 36614.

California Department of Transportation - Pamela Daly dba Daly & Associates is certified as a State Women Business Enterprise in accordance with California Public Code Chapter 2.5, Section 2050.

Metropolitan Water District of Southern California – Pamela Daly dba Daly & Associates holds Small Business Certification #170016.

City of Riverside, CA, Business Tax Certificate: BLOO120251.

DUNS Number: 802022231.

Insurance

Commercial General Liability; each occurrence \$2,000,000; general aggregate \$4,000,000

Automobile; combined single limit \$1,000,000

Professional Liability/Errors & Omissions; each claim \$1,000,000