

Appendix D

Cultural Resources Assessment (ASM)

Historic Resources Assessment (McGee)

Historical Resources Impacts Analysis (McGee)



April 30, 2020

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Kimley-Horn
401 B Street, Suite 600
San Diego, California 92101

Re: Cultural Resource Study Findings Memo for the 9th & Vineyard Development Project, City of Rancho Cucamonga, San Bernardino County, California

Dear Ms. Fidler,

This letter report documents the results of the cultural resource study conducted for the 9th & Vineyard Development Project (Project) by ASM Affiliates, Inc. (ASM). The study was completed in compliance with California Environmental Quality Act (CEQA) requirements. This document is part of an Initial Study to address the potential environmental impacts of the proposed project pursuant to the required provisions of CEQA, Public Resources Code Section 21000 *et seq.*, and State CEQA Guidelines Section 15063.

The study included a records search at the South Central Coastal Information Center (SCCIC), a search of the Sacred Lands File of the California Native American Heritage Commission (NAHC), and a pedestrian survey of the Project site to determine the presence or absence of historical resources.

PROJECT DESCRIPTION AND LOCATION

The proposed project site is located south of 9th Street, directly west of Vineyard Avenue, directly north of the Burlington Northern Santa Fe (BNSF) Railway, and directly east of Baker Avenue in the City of Rancho Cucamonga, San Bernardino County, California. The Project is located near the southern border of the City of Rancho Cucamonga with the City of Ontario. The project site is approximately 47.07 acres (Assessor Parcel Numbers [APN] 0207-271-25, -27, -39, -40, -89, -93, -94, -96, and -97) and is shown on the USGS 7.5-minute Guasti, Calif. topographic quadrangle in an unsectioned area within Township 1 South, Range 7 West (Figure 1). It is located approximately 0.90 miles (mi.) south of Foothill Boulevard and approximately 2.3 mi. east of State Route 83.

The proposed project will involve the construction and operation of three warehouse buildings with ancillary office space and associated parking and landscaping on approximately 47.07 acres, consisting of a total of 1,037,467 square feet (sf). Vehicular access to the proposed Project would consist of six project driveways, one on 9th Street, two on Vineyard Avenue, and three on Baker Avenue. All entrances to the site would be unsignalized. Adjacent properties to the north are zoned for Industrial Park (IP), General Industrial (GI), Medium Density Residential (M), and General Commercial (GC) uses. Properties to the west are zoned Low Density Residential (L). The BNSF railway and properties zoned for Industrial uses are directly south of the site.

CULTURAL AND ENVIRONMENTAL SETTING

Natural Setting

The City of Rancho Cucamonga (City) is located approximately 40 mi. east of the City of Los Angeles, situated at the foothills of the San Gabriel Mountains. The Project site lies at the southern boundary of Rancho Cucamonga where it meets Ontario. The Project site is essentially flat, exhibiting a gentle slope from the northwest to the southeast, from approximately 1,150 ft. to 1,120 ft. above mean sea level. The topography and soils are reflective of the area's original geologic setting, which was an alluvial floodplain. The Project site is partially bordered to the east by Cucamonga Creek, a now concrete-lined stormwater drainage channel; Cucamonga Creek originates in the San Gabriel Mountains to the north of the site and flows roughly north to south into the Santa Ana River at the Prado Dam. The City is largely urbanized and surrounded by other developed cities; the area within which the Project lies is similarly highly urbanized.

Prehistoric Period

Archaeological investigations in San Bernardino County and elsewhere in southern California have documented a diverse range of prehistoric human occupations, extending from the terminal Pleistocene to the time of European contact (Chartkoff and Chartkoff 1984; Koerper and Drover 1983; Mason 1984; McKenna 1986; Wallace 1955; Warren 1968).

Paleoindian (pre-6000 B.C.)

Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. These tools suggest a reliance on hunting rather than gathering. In general, hunting-related tools are more common during this period and are replaced by processing tools during the early Holocene (Basgall and Hall 1990).

Milling Stone Horizon (6000 B.C.-750 A.D.)

The Milling Stone Horizon is characterized by the presence of hand stones, milling stones, choppers, and scrapers. These tools are thought to be associated with seed gathering and processing and limited hunting activities. The artifacts from this period show a major shift in the exploitation of natural resources.

Late Prehistoric Horizon (A.D. 750-1750)

Like much of Southern California, this horizon in the general Project area is characterized by the presence of small projectile points associated with the use of bow and arrow. Steatite containers, asphaltum items, mortars and pestles, and bedrock mortars are also common artifacts.

Ethnohistoric Period

The area that is now Rancho Cucamonga/Ontario was occupied during the Late Prehistoric period by Native Americans commonly known as the Gabrielino (Bean and Shipek 1978; Bean and Smith 1978a; Kroeber 1925). This name was derived from their association with the San Gabriel Valley and the Mission San Gabriel de Archangel (Bean and Smith 1978a). The City itself is named after the Gabrielino village of Kukamo or Cucamonga (Kroeber 1925), which was located at the eastern extent of the tribe's territory. The name is thought to mean "sandy place" (CRM Tech 2007). The language of the group is derived from the Takic family, part of the Uto-Aztecan linguistic stock.

The Gabrielino established large, permanent villages in the fertile lowlands along rivers and streams and in sheltered areas along the coast. Seasonal migration was practiced across the area for both the exploitation of resources and based on seasonal weather conditions. Their territory encompassed the greater Los Angeles Basin, the coastal regions from Topanga Canyon in the north to perhaps as far south

as Aliso Creek, as well as San Clemente, San Nicholas, and Santa Catalina islands (Bean and Smith 1978a). Primarily hunters and gatherers, the Gabrielino used numerous styles of bows, bedrock mortars, portable mortars, pipes, chisels, metates, manos, and various forms of chipped stone tools.

The Mexican-American War ended on February 2, 1848, with the signing of the Treaty of Guadalupe Hidalgo, which established California as a United States possession and provided for the retention of private lands held by the conquered Mexicans. In 1851, the United States required that the courts approve all Hispanic land grants; however, many of the land grants were not approved and the division of many of the larger ranchos occurred. The effects of mission influence upon the local native populations were devastating. The reorganization of their culture alienated them from their traditional subsistence patterns and social customs. European diseases, against which the natives had no immunities, reached epidemic proportions and Gabrielino populations were decimated (Johnston 1962). By 1900, they had almost ceased to exist as a culturally identifiable group (Bean and Smith 1978a:540). Although most Gabrielino submitted to the Spanish and were incorporated into the mission system, some refused to give up their traditional lifeways and escaped into the interior regions of the State.

Other groups that inhabited lands near the Project site include the Luiseño and Serrano. All of these groups spoke a variation of the Takic language subfamily part of the Uto-Aztecan language family. Luiseño lifeways were very similar to those of the Gabrielino. At the time of the first contacts with the Spanish in the sixteenth century, the Luiseño inhabited areas to the west of the Gabrielino, including the coastal area of southern California, ranging approximately 50 miles from the southern part of Los Angeles County to the northern part of San Diego County, and inland about 30 miles (Bean and Shipek 1978). The people are called “Luiseño” due to their proximity to the Mission San Luis Rey de Francia.

Serrano territory encompassed the area east of the Gabrielino, generally across the San Bernardino Mountains (Kroeber 1925). However, the boundaries of their territory are not as reliably defined due to a lack of historical records and a more mobile settlement pattern than the Gabrielino. The territory roughly encompassed the base of the San Bernardino Mountains from the Cajon Pass, north to present-day Victorville, east to Twentynine Palms, and south to the Yucaipa Valley (Bean and Smith 1978b). The name “Serrano” derived from the Spanish word for highland or mountain and is used to refer to the linguistic group in the Takic family (Bean and Smith 1978b). The Serrano people can be further divided into the Kitanemuk, who lived around Tejon and Paso creeks, the Alliklik within the vicinity of the Santa Clara River, and the Vanyume along the Mohave River (Kroeber 1925).

The Serrano were organized loosely into exogamous clans; however, their social structure is not well known. Each clan had a hereditary leader called a kika and a hereditary assistant chief that had ceremonial functions called a paha’ (Kroeber 1925). Other spiritual leaders also had positions of power in the clan.

Serrano subsistence practices was largely based around gathering, hunting, and fishing. Depending on the environment, common food staples included acorns, piñon nuts, honey, mesquite, yucca, cactus, and chia seeds. Deer, mountain sheep, antelope, rabbits, other small rodents, and birds were also commonly hunted. Like the Gabrielino, bows and arrows were used to hunt for large game and curved throwing sticks, traps, snares, and deadfalls were used for smaller game (Bean and Smith 1978b).

Due to a lack of reliable year-round water sources, the Serrano lived in smaller villages than was common in the Gabrielino territory. They also largely lived in circular houses with a thatched roof; however, many of their daily activities took place within ramadas, which provided shade and blocked the wind. The house was primarily used for sleeping and storage only. The Serrano made tools from shell, wood, bone, stone, pottery, and plant fibers.

Historical Period

Portions of this historical context section are excerpted and adapted from the *Historic Context Statement for the City of Rancho Cucamonga, California* prepared by Chattel Architecture, Planning & Preservation, Inc. (Chattel 2010).

Spanish explorer Juan Rodríguez Cabrillo first discovered California in 1542, claiming it for the King of Spain. However, Spanish contact within the vicinity of the Project did not take place until the 1770s when Father Garces traveled across the Mojave Desert and entered coastal southern California through the Cajon Pass (Walker 1986).

Early Settlement (1811-1876)

For most of the Spanish-Mexican period, the San Gabriel and San Bernardino valleys, including the Rancho Cucamonga area, were considered part of the outlying land holdings of Mission San Gabriel de Archangel, which was established in 1771.

The name “Cucamonga,” a Shoshone word for “sandy place,” first appeared in a written record of the San Gabriel Mission dated 1811 (Chattel 2010). After Mexico gained independence from Spain in 1821, the new authorities in Alta California began to dismantle the mission system in 1834 through the process of secularization. In the 1830s and 1840s, during secularization of the mission system, the Mexican authorities in Alta California made a number of large land grants on former mission properties in the valley. The 13,000-acre Rancho Cucamonga was granted to Los Angeles City Council president and businessman Tiburcio Tapia in 1839 (CRM Tech 2007). Tapia built his home on the top of the prominent Red Hill, planted some of Rancho Cucamonga’s first vineyards, and built a small winery. The winery was enlarged and re-established as the Thomas Winery in 1933, and again as the Filippi Vineyards winery in 1967 (Clucas 1979:70). Portions of the historic winery buildings, located at the northeast corner of Foothill Boulevard and Vineyard Avenue, are currently being reused for commercial purposes (Chattel 2010).

When Tapia died in 1845, his daughter, Maria Merced Tapia de Prudhomme, became the sole heir of the Rancho Cucamonga. Maria Merced’s husband, Leon Victor Prudhomme, assumed control of the rancho and eventually sold it to John Rains in 1858. Rains significantly expanded the vineyards, planting 125,000 to 150,000 vines. He was found murdered in 1862, and his widow, Dona Maria Merced Williams de Rains, inherited the ranch property. She encountered financial problems, and the property fell into foreclosure, ultimately marking the close of the rancho way of life in the Cucamonga region.

Acquisition of Land and Water (1877-1946)

The U.S. annexation of Alta California in 1848 brought more and more Euro-American immigrants into the area. Development of the town of Cucamonga began in the late 1870s and 1880s as a direct result of acquisition and distribution of land and water and the availability of rail transit through the region. Following Native American occupation of the Cucamonga Valley, the earliest documented use of local water sources was by Tiburcio Tapia at his winery, utilizing water from Cucamonga Creek, around the year 1839.

In the 1880s, the presence of both the Southern Pacific and Santa Fe railroads helped to promote a land boom throughout much of southern California. Also by the 1880s, large-scale efforts to distribute a reliable supply of water to Rancho Cucamonga lands were underway. Several individuals were particularly instrumental in bringing water to Rancho Cucamonga, including Isaias Hellman, largely responsible for bringing water to Cucamonga in 1887, Adolph Petsch, involved in early acquisition of land and distribution of water throughout Alta Loma beginning in 1881, and George and William Chaffey (Chaffey Brothers), who implemented an innovative irrigation system in Etiwanda in the early 1880s.

In 1870, Jewish immigrant Isaias Hellman, a prominent Los Angeles businessman and one of the original founders of the Farmers and Merchants Bank in downtown Los Angeles, along with several of his associates, came into ownership of the Rancho Cucamonga at a cost of approximately \$50,000. The group immediately sold a small amount of the land, turning a quick profit, and kept the remaining 8,000 acres. Under a newly formed partnership called Cucamonga Company, Hellman and his associates subdivided the acreage and oversaw restoration of the local vineyards and winery, later to become the site of the Thomas Winery (Hofer 1983:53-54). As a result, the Cucamonga Valley was declared “the biggest winemaking estate in California” (Dinkelspiel 2008:102). To bring water to Cucamonga lands, Hellman and his associates oversaw a dramatic effort to tunnel horizontally into Cucamonga Canyon in the San Gabriel Mountains to the north to access water from natural mountain springs. Local Chinese immigrants served as the majority of the labor force for this project. Water was delivered to Cucamonga in 1887, and land in the area began to sell quickly (Clucas 1979:61). In 1895, the Cucamonga Company became the Cucamonga Vineyard Company, incorporated and controlled solely by Hellman, who continued to manage vineyard and winemaking operations.

In 1881, as a phenomenal land boom swept through southern California, George Chaffey, a Canadian-born engineer, created the agricultural colony of Etiwanda in what is now the eastern portion of the City of Rancho Cucamonga. It was in the development of Etiwanda that Chaffey first put into practice his influential concept of a “mutual water company,” with equitable water rights affixed to each parcel of land. Between 1881 and 1883, two other colonies, Hermosa and the Iowa Tract, were established in the western portion of the city. In 1887, the two colonies merged under the name of Ioamosa, which was changed to Alta Loma in 1913.

Because of its favorable climate, the western San Bernardino Valley became known for the cultivation of citrus fruits, olives, and grapes. The vineyards and the wineries, in particular, figured prominently in the region’s social and economic identity. During World War II, the Kaiser Steel Mill was established in the neighboring town of Fontana, which brought about significant changes in the region’s agrarian landscape. In more recent decades, residential and commercial development has been the driving force behind the rapid urban expansion of the western San Bernardino Valley and the conversion of agricultural land. In 1977, the formerly separate towns of Etiwanda, Cucamonga, and Alta Loma united to incorporate as the City of Rancho Cucamonga.

Railroad Development and the Agriculture Industry (1887-1970)

Construction of railroads through the Cucamonga Valley triggered tremendous growth of the local agriculture industry, mushrooming land sales, and subsequent development of the towns of Cucamonga (including the North Town neighborhood), Alta Loma, and Etiwanda. Similar to other Southern California boomtowns, construction of railroads through the region enabled both people and goods to move in and out of Rancho Cucamonga at unprecedented speed, which dramatically increased development. From the early 1900s to the 1950s, the northern portion of the City’s landscape consisted mainly of citrus orchards, while the southern portion was dominated by vineyards.

The Town of Cucamonga first became a boomtown in anticipation of the arrival of the Santa Fe Railway, completed through the region in 1887 (Brodsly 1981:67-68). The availability of rail transit created a strong demand for land in Cucamonga and a dramatic increase in prices. The Cucamonga Fruit Land Company rapidly realized high profit margins, selling parcels that in 1886 had been \$70 per acre for \$150 to \$250 dollars per acre just one year later in 1887 (Clucas 1979:60). The local agriculture industry flourished during this time, with a wide range of crops, including grapes, citrus, apricots, pears, peaches, olives, figs, walnuts, chestnuts, almonds, hay grain, and potatoes (Clucas 1979:63).

Cucamonga developed in the 1880s as an agricultural community with a small commercial core on Archibald Avenue, connecting the center of Cucamonga to the Santa Fe Railway and community of North

Town to the south. Early residential development was centered on Estacia Court, the nearby portion of Foothill Boulevard. Available records indicate that the Klusman Brothers (John, George, and Henry) developed the majority of these residences from the early 1910s through the 1930s. Each brother also made significant contributions to local development citywide (Clucas 1979:108).

As early as 1887, San Bernardino Road served as an important link between Cucamonga and the neighboring community of Ontario to the west. Important community buildings, including a post office, school, a rooming house for migrant workers, and a hotel, were located on San Bernardino Road between Vineyard and Archibald Avenues. A group of homes housing Chinese immigrant workers, known locally as “Chinatown,” was located at the southwest corner of San Bernardino Road and present-day Klusman Avenue in the late 1880s.

The San Bernardino Line of the Pacific Electric Railway “Red Cars,” with stations in Claremont, Upland, Alta Loma, Etiwanda, Fontana, and Rialto, was the Pacific Electric’s longest line, and was completed through Rancho Cucamonga via stations at Alta Loma and Etiwanda in July 1914, offering competition to the older Santa Fe Railway to the south.

Postwar Development (1945-1977)

Following World War II, Rancho Cucamonga’s landscape rapidly shifted from rural to suburban, reflecting the nation-wide trend. Driven by rapid highway construction, increasing automobile ownership, availability of modern building technologies, and the Baby Boom, the postwar period brought about an increase in housing demand and rising land values, spawning development of tract housing and light industry in Rancho Cucamonga on land previously used for agriculture (Ames and McClelland 2002:25). After World War II and prior to incorporation in 1977, the City experienced uncontrolled growth. It ultimately became a sprawling suburb, with tract housing, neighborhood-scale shopping centers, office parks, and surface parking proliferating throughout the City, aiming to meet the needs of nearby residents and to accommodate automobiles. Underscoring the dramatic increase in local development taking place, in 1979, prominent local development company Lewis Homes (founded 1955), announced sales of 533 single-family houses in the first nine months of the year, not including sales of commercial and multi-family developments (Los Angeles Times 1979).

Although large-scale tract housing did not take place in Rancho Cucamonga until the 1950s, development of housing tracts on local agricultural lands was sparked as early as 1942, when Kaiser Steel Mill began operations in nearby Fontana. Initially producing steel to aid the war effort, Kaiser Steel Mill was the ninth-largest steel production facility in the country by the late 1950s, employing 7,700 workers at its peak (Wagner 2005:111). This new industry helped propel regional growth, necessitating an increase in local housing stock for Steel Mill workers. Farmers received pressure to sell agricultural land from realtors who wanted to develop it for much needed Steel Mill worker housing. Kaiser Community Homes, one of the many successful enterprises started by Henry J. Kaiser, developed many postwar housing tracts in the Inland Empire and nationwide. In 1946, Henry Kaiser announced that his company would build more than 10,000 low-cost homes throughout the nation for Kaiser workers, beginning in Southern California (Foster 1989).

Another important driver of postwar suburbanization in Rancho Cucamonga were increasing employment and transportation options offered by expansion of the nearby Ontario International Airport (originally Ontario Airport). In 1942, the federal government allocated Works Progress Administration funding to improve the existing dirt runway at the Ontario Airport to create two paved runways for Army and Army Air Corps operations. At the close of the war in 1945, airport operations lessened for a time, although the airport became Ontario International Airport in 1946. In 1949, airlines began offering regular passenger service into and out of the airport. Beginning in 1951, military operations at the airport resumed, using the

airport for California Air National Guard operations for the Korean War. Various airport improvements and runway extensions took place through 1962.

Cucamonga Valley Wine History

Although the first exploration into viticulture began as early as 1839 with Tiburcio Tapia, real expansion of wine production in the Cucamonga Valley is credited to Secundo Guasti, who established one of the first large-scale wine production companies in the region and in California in 1883 (Chattel 2010). By 1917, the Guasti Italian Vineyard Company (IVC) owned approximately 5,000 contiguous acres of land in the Cucamonga Valley and was in operation well into the 1950s (Cal Poly Pomona 2012; Chattel 2010; Filippi 2007; Hartig 2002). The unincorporated community of Guasti, located approximately 1 mi. southeast of the Project, is where the Guasti IVC headquarters were located as early as 1913, according to Sanborn maps (Sanborn 1913, 1929). Today the community of Guasti is named after Secundo Guasti and the original headquarters remain extant.

In 1919, the U.S. government passed the National Prohibition Act, which prohibited the production, sale, and transport of alcoholic beverages nationwide, and resulted in a 14-year period called, “Prohibition.” However, the law did allow for families to produce up to 200 gallons of alcohol at their homes. This loophole in the regulation spurred the growth of family-owned vineyards in Cucamonga Valley which was occupied by 16,000 acres of vineyards by the time (Chattel 2010; Hartig 2002; Filippi 2007). In 1927, an Italian immigrant named Domenico Galleano and his wife Lucia purchased the 160-acre Cantu Ranch located in Wineville (now Mira Loma), located approximately 7 mi. south of the Project. During Prohibition, the Galleano family made money by selling their wine grapes to families for wine production. They opened their winery in 1933, following the end of Prohibition (Galleano Winery 2017; Hartig 2002).

Following Prohibition, the valley began to thrive once more with the open production and distribution of wine. In 1934, the Cucamonga Pioneer Vineyard Association (CPVA) was founded as a co-operative of small family-owned vineyards. The CPVA winery was located on the east side of Haven Avenue north of the Southern Pacific Railroad (now Metrolink). They owned 4,000 acres of vineyards in the valley (Chattel 2010; Hartig 2002). In the 1940s, at the height of the wine industry in the Cucamonga Valley, there were approximately 60 independently owned wineries and more than 45,000 acres of vineyards in the area (Chattel 2010; Filippi 2007; Hartig 2002).

In the 1950s and 1960s, several factors led to the decline of the viticultural industry in Cucamonga Valley. One was the changing palate of the American people; demand for drier wines boosted the wine production in Napa Valley in northern California as opposed to the sweet wines made in the Cucamonga Valley (Chattel 2010; Filippi 2007). Encroaching sprawl from the greater Los Angeles area made it more profitable for farmers to sell land to developers rather than continue to farm (Chattel 2010; Filippi 2007; Hartig 2002). By 1950, the valley had 20 wineries. Today, only four wineries remain: Biane, Filippi, Galleano, and Hofer (Chattel 2010; Filippi 2007; Hartig 2002).

The City of Rancho Cucamonga was incorporated in 1977, consolidating the three towns of Cucamonga, Alta Loma, and Etiwanda into one municipality. Although the local agriculture industry has changed over time due to a variety of factors, including technological advancement and transportation improvements, agriculture remains a recognizable, although fading, feature of Rancho Cucamonga’s physical landscape (Chattel 2010).

STUDY METHODS

Methods used to assess the presence of and potential for cultural resources within the property included a search of existing records and a pedestrian field survey. The records search was conducted by the SCCIC and included the Project site and a radius of 1 mi. around it. In addition, historical aerial photographs and USGS topographic maps were consulted from historicaerials.com.

The field survey was conducted by ASM Senior Archaeologist Sherri Andrews and ASM Architectural Historian Marilyn Novell on August 1, 2019. Field methods consisted of a pedestrian survey of the proposed Project site using transects spaced at 15-m intervals.

STUDY RESULTS

Records Search Results

The records search at the SCCIC identified 48 previous cultural resource studies that had been conducted within a 1-mi. radius (Table 1). Four of the studies, SB-06814, SB-07483, SB-08119, and SB-08120, have encompassed small areas within the Project site while one study, SB-04160, was conducted directly adjacent to the north-central edge of the area, encompassing the area currently occupied by a recently developed office park.

SB-06814: This project encompassed the area of a proposed cell tower at 8830 Vineyard Avenue. No prehistoric or historical resources were encountered.

SB-07483: This project included archaeological survey and evaluation of two residential properties within an approximately 1.25-acre area at 8705 and 8715 E. 9th Street, at the north edge of the Project. The report concluded that the project area has a low sensitivity for prehistoric archaeological resources and a moderate sensitivity for historical-period resources. The structures at the site were recommended not to be considered as historical resources for the purposes of CEQA; the structures have since been demolished.

SB-08119: This project included evaluation of two residential properties at 8803 and 8817 Baker Avenue, at the west edge of the Project; no archaeological survey was undertaken. The residence at 8817 Baker has been demolished; the structure at 8803 Baker will be preserved in place.

SB-08120: This project included evaluation of three historical-period buildings at 8810 Vineyard Avenue, at the east edge of the Project; no archaeological survey was undertaken. The structures at 8810 Vineyard have since been demolished.

Table 1. Survey Reports within the 1-Mile Records Search Radius

| Report No. (SB-) | Year | Author(s) / Affiliation | Title | Relationship to Project Site |
|------------------|------|--|--|------------------------------|
| 00194 | 1973 | San Bernardino County Museum Association | Environmental Impact Survey: Red Hill Green Tract #8884 | Outside |
| 00317 | 1976 | Martz, Patricia / Archaeological Research Unit, UCR | Description and Evaluation of the Cultural Resources: Cucamonga, Demens, Deer and Hillside Creek Channels, San Bernardino and Riverside Counties, California | Outside |
| 00341 | 1976 | Harris, Ruth D. / San Bernardino County Museum Association | Archaeological and Historical Resources Assessment of Project No. 76-10 | Outside |
| 00356 | 1976 | Harris, Ruth D. / San Bernardino County Museum Association | Archaeological - Historical Resources Assessment of Various Parcels Alta Loma/Cucamonga Area | Outside |

| Report No. (SB-) | Year | Author(s) / Affiliation | Title | Relationship to Project Site |
|-------------------------|-------------|---|--|-------------------------------------|
| 00369 | 1976 | Harris, Ruth D. / San Bernardino County Museum Association | Archaeological - Historical Resources Assessment at Arrow - Ninth and Baker and Madrone, Approximately 14 Acres | Outside |
| 00433 | 1976 | Hearn, Joseph E. / San Bernardino County Museum Association | Archaeological - Historical Resources Assessment of Tentative Tract 9589 Located on Red Hill in Cucamonga | Outside |
| 00442 | 1976 | Hearn, Joseph E. / San Bernardino County Museum Association | Archaeological - Historical Resources Assessment of Approximately 12-Acre Site Located South of Existing Casa Volanti Mobile Home Park South of Foothill Boulevard and 610 Feet East of Baker Avenue in the Cucamonga Area | Outside |
| 00443 | 1977 | Hearn, Joseph E. / San Bernardino County Museum Association | Archaeological - Historical Resources Assessment of Approximately 11 Acres South of Casa Volante Mobile Home Park South of Foothill, East of Baker Avenue and North of Arrow - Cucamonga Area | Outside |
| 00552 | 1977 | Hearn, Joseph E. / San Bernardino County Museum Association | Historical - Archaeological Resources Assessment of Approximately One-Half Acre at 8433 Baker Avenue in Cucamonga | Outside |
| 00611 | 1978 | Hearn, Joseph E. / San Bernardino County Museum Association | Historical - Archaeological - Paleontological Resources Assessment of Zone 1, Ninth Street Storm Drain; City of Upland | Outside |
| 00702 | 1978 | Archaeological Associates | Archaeological Survey Report: Ultrasystems Project #4426 | Outside |
| 00877 | 1979 | Simpson, Ruth D. / San Bernardino County Museum Association | Cultural Resources Assessment: Vineyard Avenue from Fourth Street North to Arrow Highway | Outside |
| 02086 | 1990 | Del Chario, Kathleen C. / Archaeological Resource Managements Corp. | An Archaeological Assessment of the Sycamore Village Project Site, Rancho Cucamonga, San Bernardino County | Outside |
| 02101 | 1990 | Stephen R. Van Wormer / Archaeological Resource Managements Corp. | An Historical Assessment of the Sycamore Village Project Site, Rancho Cucamonga, San Bernardino County | Outside |
| 02290 | 1991 | Hatheway, Roger G., and John F. Romani / Hatheway and Associates | Preliminary Historic Property Survey Report for the Proposed Widening of Foothill Boulevard between Grove Avenue and Lion Street, in the City of Rancho Cucamonga, San Bernardino County | Outside |
| 02763 | 1993 | Alexandrowicz, J. Stephen, Anne Duffield-Stoll, and Susan R. Alexandrowicz / Archaeological Consulting Services | Urban Historic Archaeological and Architectural Investigations at Foothill Blvd. & Vineyard Ave., City of Rancho Cucamonga, County of San Bernardino, CA | Outside |
| 02863 | 1993 | Wlodarski, Robert J. / HEART | Negative Archaeological Survey Report, Provide High Occupancy Vehicle (HOV) Lanes on I-10 between Mills and I-15 | Outside |
| 02940 | 1993 | Archaeological Associates | Historical Property Survey Report for the Proposed Widening of Foothill Blvd., between Grove Ave and Lion St., in the City of Rancho Cucamonga, San Bernardino County, California | Outside |
| 03571 | 2000 | Lapin, Phillipe / LSA | Cultural Resource Assessment for PBMS Facility CM 354-01, County of San Bernardino, CA | Outside |
| 03582 | 2000 | Duke, Curt / LSA | Results of the Cultural Resource Record Search and Extended Survey for PBMS Facility CM 354-01, San Bernardino County, CA | Outside |
| 03593 | 1998 | Alexandrowicz, John Stephen, S. Alexandrowicz, D. Wroblewski, R. Kramer, A. Stoll, and T. Bell / ACS | Historical Archaeology at El Rancho de Cucamonga, City of Rancho Cucamonga, San Bernardino Co, CA | Outside |

| Report No. (SB-) | Year | Author(s) / Affiliation | Title | Relationship to Project Site |
|------------------|------|---|--|------------------------------|
| 03693 | 1987 | Hammond, Stephen R. / Caltrans | Supplemental Historic Property Survey Report for Proposed Improvements to SR 71 between I-10 & SR 91-CA-SBR-4212 | Outside |
| 04160 | 2002 | White, Robert S., and Laura S. White / Archaeological Associates | A Cultural Resource Assessment of a 9.26 Acre Parcel Located Adjacent to E. 9th St in the City of Rancho Cucamonga, San Bernardino County, CA | Adjacent |
| 04165 | 2003 | Duke, Curt / LSA | Cultural Resource Assessment: Cingular Wireless Facility No. Sb225-01, Rancho Cucamonga, San Bernardino County, Ca | Outside |
| 04168 | 2002 | White, Laurie S., Robert S. White, and David Van Horn / Archaeological Associates | Cultural Resource Assessment of TT 16311, a 10.5 Acre Site Located at the SE Corner of 6th St & Hellman Ave, City of Rancho Cucamonga, San Bernardino County, CA | Outside |
| 04502 | 2004 | Thal, Sean M. / Earthtouch | Ontario/CA-0197 | Outside |
| 04670 | 2005 | Aislio-Kay / Michael Brandman Associates | Cultural Resource Records Search and Site Visit Results for Sprint Telecommunications Facility Candidate Sb70xc008a (Vineyard West Mini Storage), 8646 Vineyard Avenue, Rancho Cucamonga, San Bernardino County, California | Outside |
| 04673 | 2004 | Dice, Michael / Michael Brandman Associates | Phase I Cultural Resource Survey for the Valley View Education Center and Adult School Project, Section 16 of T.1S R.7W, City of Ontario, California | Outside |
| 05106 | 2004 | Miller, Jason A., and Alex Wesson | Cultural Resources Survey of the Proposed Alta/Foothill Cellular Site, FCC CA-7139-H, 8363 Foothill Blvd, City of Rancho Cucamonga, San Bernardino County, California | Outside |
| 05358 | 1976 | Sider, W. A. | Cucamonga Creek 1776-1976 after 200 Years | Outside |
| 05488 | 2006 | Hatoff, Brian / URS | Vineyard, 3755B Flower Rd, Rancho Cucamonga | Outside |
| 05492 | 2007 | Bonner, Wayne H., and Keasling, James M. | Cultural Resources Record Search Results and Site Visit for Royal Street Communications, LLC Facility Candidate LA2221a (Storage Max) 8363 Foothill Boulevard, Rancho Cucamonga, San Bernardino County, California | Outside |
| 05499 | 2003 | Hammond, Stephen R., and David Bricker | Historic Resources Compliance Report for the Relinquishment of State Route 66, City of Rancho Cucamonga, San Bernardino County, California | Outside |
| 06666 | 2009 | Encarnacion, Deirdre / CRM Tech | Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California | Outside |
| 06667 | 2009 | Encarnacion, Deirdre / CRM Tech | Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California | Outside |
| 06669 | 2010 | Sampson, Seth / NAVFAC Environmental Management Division Department of the Navy | Pearson Lab Road Grading Project, Kern and San Bernardino Counties, California NAWS Cultural Resource Number 2010-37 | Outside |
| 06814 | 2010 | Wlodarski, Robert J., and Diane F. Bonner / HEART | Cultural Resources Record Search and Archaeological Survey Results for the Proposed Royal Street Communications, California, LLC, Site LA5150A (Schen Steel) Located at 8830 Vineyard Avenue, Rancho Cucamonga, San Bernardino County, California | In SE corner |
| 06912 | 2010 | Bonner, Wayne H., and Sarah A. Williams | Cultural Resource Records Search and Site Visit Results for T-Mobile USA Candidate IE 25501-01G (Hellman Pump Station), East Side of the 1100 Block of North Hellman Avenue South of 5th Street, Ontario, San Bernardino County, California | Outside |

| Report No. (SB-) | Year | Author(s) / Affiliation | Title | Relationship to Project Site |
|------------------|-------------|--|---|------------------------------|
| 06952 | 2010 | Clark, Jennifer / Geo-Technologies, Int. | Crown Castle-Orchard Hardware Plaza #880168 Located at 9116 Foothill Blvd in Rancho Cucamonga, San Bernardino County, California 91730 | Outside |
| 07004 | 2005 | Gust, Sherri / Cogstone Resource Management, Inc. | Archaeological and Paleontological Resource Assessment Report for the 9th and Madrone Project, Rancho Cucamonga, California | Outside |
| 07048 | 2012 | Padon, Beth / Discovery Works | Cultural Resource Assessment Study for Verizon "Hemlock" Site in Rancho Cucamonga, San Bernardino County, California | Outside |
| 07084 | 2010 | , Bai "Tom" / CRM Tech | <i>Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino</i> | Adjacent |
| 07121 | 2007 | Baker, Cindy L., and Mary L. Maniery / PAR Environmental | Cultural Resources Inventory and Evaluation of U.S. Army Reserve 63rd Regional Readiness Command Facilities | Outside |
| 07148 | 2012 | Puckett, Heather R. | Yale, 1833 East 4th Street, Ontario, California | Outside |
| 07483 | 2013 | McKenna, Jeanette A. / McKenna et al. | A Phase I Cultural Resources investigation for the Ranchwood Holdings, LLC Property in the City of Rancho Cucamonga, San Bernardino County, California | N edge |
| 07831 | 2014 | Tang, Bai "Tom", Deirdre Encarnacion, Daniel Ballester, and Nina Gallardo / CRM Tech | Historical/Archaeological Resources Survey Report: Tentative Tract No. 18976, 8565 Madrone Avenue, City of Rancho Cucamonga, San Bernardino County, California. | Outside |
| 08119 | 2015 | Tang, Bai "Tom", and Terri Jacquemain / CRM Tech | Historic Building Evaluation: 8803 and 8817 Baker Avenue, City of Rancho Cucamonga, San Bernardino County, California | W edge |
| 08120 | 2015 | Tang, Bai "Tom", and Terri Jacquemain / CRM Tech | Historic Building Evaluation: 8810 Vineyard Avenue, City of Rancho Cucamonga, San Bernardino County, California | E edge |
| 08257 | 2016 | Tang, Bai / CRM Tech | Due-Diligence Historical/Archaeological Resources Study Inland Empire Utilities Agency Recharge Basin Maintenance Plan Chino Basin Area, San Bernardino and Riverside Counties, California CRM TECH Contract No. 2989 | Outside |

A total of 46 cultural resources have been previously recorded within the 1-mi. records search radius (Table 2). All but two are from the historical period, primarily consisting of various buildings and structures and including the Union Pacific railroad or railroad-related features, individual single-family homes, refuse scatters, and historic districts. The two prehistoric sites were documented approximately 0.75 mi. north of the Project site. A single extant resource remains within the Project, the house at 8803 Baker Avenue. This resource has been found to be significant and is expected to remain in situ and be integrated into Project design.

Table 2. Previously Documented Resources within the 1-Mile Records Search Radius

| Primary # (P-36-) | Date Recorded (Recorded by, Affiliation) | Site Type | Description | Attribute Code | Relation to Project Site |
|-------------------|--|-------------|-------------------|---|--------------------------|
| 000897 | 1975 (Weaver) | Prehistoric | Red Hill Site | AP2. Lithic scatter; AP4. Bedrock milling feature | Outside |
| 000898 | 1975 (Weaver) | Prehistoric | Tapia Rancho Site | AP2. Lithic scatter; AP4. Bedrock milling feature | Outside |

| Primary # (P-36-) | Date Recorded (Recorded by, Affiliation) | Site Type | Description | Attribute Code | Relation to Project Site |
|-------------------|--|-----------|---|---|--------------------------|
| 002910 | Multiple since 1962; most recent: 2018 (Shannon Davis, ASM); 2018 (Anna Hoover, L&L); 2018 (Urbana Preservation & Planning) | Road | National Old Trails Highway; Old Trails Highway/Road; CHL - 781; US Highway 66; Historic Route 66 | AH4. Privies/dumps/trash scatters; AH6. Water conveyance system - culvert; AH7. Roads/trails/railroad grades; AH11. Walls/fences - retaining wall; HP11. Engineering structure; HP19. Bridge; HP37. Highway/trail | Outside |
| 007351 | 1993 (J. S. Alexander, Archaeological Consulting Services) | Site | | AH4. Privies/dumps/trash scatters | Outside |
| 007395 | 1993 (J. S. Alexander, Archaeological Consulting Services) | Site | | AH4. Privies/dumps/trash scatters | Outside |
| 007396 | 1993 (J. S. Alexander, Archaeological Consulting Services) | Site | | AH4. Privies/dumps/trash scatters | Outside |
| 007397 | 1993 (J. S. Alexander, Archaeological Consulting Services) | Site | | AH4. Privies/dumps/trash scatters; AH15. Standing structures | Outside |
| 007398 | 1993 (Stephen Alexandrowicz, ACS) | Site | | AH4. Privies/dumps/trash scatters | Outside |
| 012620 | 2006 (Laura S. White, Archaeological Associates) | Building | 8583 Arrow Route | HP2. Single family property | Outside |
| 012915 | 2006 | Building | Major Norman E. Thrall USAR Center | AH15. Standing structures | Outside |
| 013926 | 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie S. White, Archaeological Associates) | Building | Oso Monument, 8318 Foothill Blvd., Rancho Cucamonga | HP5. Hotel/motel | Outside |
| 013927 | 1990 (Van Wormer, Arch Res Mgt. Corp); 1991 (R. Hatheway, Hatheway & Associates); 2017 (Justin Castells, Applied Earthworks) | Structure | Cucamonga Water Co. Reservoir, Foothill Blvd. & San Bernardino Rd., Rancho Cucamonga | HP22. Lake/river/reservoir | Outside |
| 013928 | 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie S. White, Archaeological Associates) | Building | Magic Lamp Restaurant, 8189 Foothill Blvd., Rancho Cucamonga | HP6. 1-3 story commercial building | Outside |
| 013929 | 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie S. White, Archaeological Associates) | Building | 8190 Foothill Blvd., Rancho Cucamonga | AH15. Standing structures | Outside |
| 013930 | 1991 (R. Hatheway, Hatheway & Associates) | Building | Muntz Car Stereo | HP6. 1-3 story commercial building | Outside |

| Primary # (P-36-) | Date Recorded (Recorded by, Affiliation) | Site Type | Description | Attribute Code | Relation to Project Site |
|------------------------------|--|------------------|--|------------------------------------|-------------------------------------|
| 013931 | 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie S. White, Archaeological Associates) | Building | China Alley Restaurant & Red Chief Motel, 8270 Foothill Blvd., Rancho Cucamonga | HP6. 1-3 story commercial building | Outside |
| 013932 | 1991 (R. Hatheway, Hatheway & Associates) | Building | Gabby's North Bar & Grill, 8411 Foothill, Rancho Cucamonga | HP6. 1-3 story commercial building | Outside |
| 013933 | 1993 (Laurie S. White, Archaeological Associates) | Building | 8219 Red Hill Country Club Dr., Rancho Cucamonga | HP2. Single-family property | Outside |
| 013934 | 1993 (Laurie S. White, Archaeological Associates) | Building | 8225 Red Hill Country Club Dr., Rancho Cucamonga | HP2. Single-family property | Outside |
| 013945 | 1993 (Laurie S. White, Archaeological Associates) | Building | 8131 Grove Ave., Rancho Cucamonga | HP6. 1-3 story commercial building | Outside |
| 013946 | 1993 (Laurie S. White, Archaeological Associates) | Building | 8188 Red Hill Country Club Dr., Rancho Cucamonga | AH15. Standing structures | Outside |
| 015400 | (Smith and Suss) | Site | Tapia Adobe Site, Calle Carabe, Fontana | AH2. Foundations/structure pads | Outside |
| 015702 | 1979 (Jim Arbuckle); 1981 (State Park Commission, Dept. of Natural Resources); 1991 (R. Hatheway, Hatheway & Associates); 1993 (White, Archaeological Associates) | Building | 8916 Foothill, RCGA; Cucamonga / Thomas Winery; CHL - 490 | HP6. 1-3 story commercial building | Outside |
| 016424 | 1987 (Lynn Merrill) | Building | 8308 9th Street | HP2. Single-family property | Outside |
| 016425 | 1987 (Lynn Merrill) | Building | Kincaid Ranch; OHP Property Number - 059312 | HP2. Single-family property | Outside |
| 016436 | 1979 (C. Lucas); 1987 (L. Merrill) | Building | Willows School / Professional Center; OHP Property Number - 059324 | HP15. Educational building | Outside |
| 016441 | 1987 (Lynn Merrill) | Building | 8308 Baker St., Rancho Cucamonga; Alderfer House | HP2. Single-family property | Outside |
| 016453 | 1987 (L. Merrill); 1991 (R. Hatheway, Hatheway & Associates) | Structure | Foothill Blvd. Bridge #54-01 (East Upland Underpass); Pacific Electric/So Pacific Overcrossing | HP19. Bridge | Outside |
| 016454 | 1987 (L. Merrill); 2008 (T. Tang, CRM Tech); 2014 (Josh Smallwood, Helix) | Site | Foothill Blvd.; Old San Bernardino Rd. | AH7. Roads/trails/railroad grades | Outside |
| 016455 | 1987 (L. Merrill); 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie S. White, Archaeological Associates) | Building | 8318 Foothill, Rancho Cucamonga; Sycamore Inn | HP5. Hotel/motel | Outside |

| Primary # (P-36-) | Date Recorded (Recorded by, Affiliation) | Site Type | Description | Attribute Code | Relation to Project Site |
|--------------------------|--|------------------|--|---|---------------------------------|
| 016456 | 1987 (L. Merrill); 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie White, Archaeological Associates) | Building | 8841 Foothill, Rancho Cucamonga; Klusman House | HP2. Single-family property | Outside |
| 016466 | 1987 (Lynn Merrill) | Building | 8555 Grove Avenue; Scott House | HP2. Single-family property | Outside |
| 016480 | 1975 (Dennis Hansberger); 1979 (Clucas) | Site | Cucamonga Chinatown Site; OHP Property Number - 091061; PHI - SBR-077 | HP2. Single-family property | Outside |
| 016491 | 1987 (Merrill) | Building | 7980 Vineyard, Rancho Cucamonga; Thomas House | HP2. Single-family property | Outside |
| 018665 | (Purcell, UCSB) | Structure | Bridge #54-314, SR 66 over West Channel Cucamonga Wash | HP19. Bridge | Outside |
| 020003 | 1987 (Lynn Merrill); 2002 (David Van Horn, Archaeological Associates) | Building | Blessent House; OHP Property Number – 059307 | HP2. Single-family property | Outside |
| 020004 | 2002 (Van Horn, Archaeological Associates) | Building | Blessent Residence #2 | HP2. Single-family property | Outside |
| 020277 | 1991 (R. Hatheway, Hatheway & Associates); 1993 (Laurie S. White, Archaeological Associates) | Building | 8112 Foothill Blvd., Rancho Cucamonga; Truck/Fruit Farm | HP2. Single-family property; HP33. Farm/ranch | Outside |
| 020278 | 1991 (Hatheway, Hatheway & Associates) | Building | 8161 Foothill Blvd., Rancho Cucamonga; Foothill Liquor & Market | HP6. (1-3 story commercial building) | Outside |
| 020279 | 1993 (Laurie S. White, Archaeological Associates) | Building | 8111 Foothill Blvd., Rancho Cucamonga; El Taco Indio & Offices | HP06. 1-3 story commercial building | Outside |
| 023221 | 2009 (Jenna Snow, Chattel) | Building | Cucamonga Neighborhood Character Area | AH15. Standing structures; AH16. Other; HP2. Single-family property | Outside |
| 024508 | 2009 (Jenna Snow, Chattel) | Building | 8689 9th Street; Cask and Cleaver | HP6. 1-3 story commercial building | Outside |
| 026906 | 2013 (Jeanette McKenna, McKenna et al.) | Building | 8705 and 8715 E. 9th Street; Gunn-Ricci Ranch; Ricci-Castellini Residential Complex | HP3. Multi-family residential property; HP33. Ranch/farm | Within / demolished |
| 029058 | 2015 (Terri Jacquemain, CRM Tech) | Building | 8817 Baker Avenue | HP2. Single-family property | Within / demolished |
| 029059 | 2015 (Terri Jacquemain, CRM Tech) | Building | 8803 Baker Avenue | HP2. Single-family property | Within – to be preserved |

| Primary # (P-36-) | Date Recorded (Recorded by, Affiliation) | Site Type | Description | Attribute Code | Relation to Project Site |
|--------------------------|---|------------------|-----------------------------|------------------------------------|---------------------------------|
| 029060 | 2015 (Terri Jacquemain, CRM Tech) | Building | 8810 Vineyard Avenue | HP2. Single-family property | Within / demolished |

Historical Imagery

Historical aerials from 1938, 1948, 1959, 1966, 1978, 1980, 1994, 2002, 2005, 2009, 2010, 2012, and 2014 were analyzed on historicaerials.com, as were historical topographic maps dated 1897, 1900, 1903, 1906, 1908, 1911, 1912, 1917, 1927, 1929, 1932, 1939, 1947, 1955, 1961, 1962, 1963, 1965, 1969, 1973, 1975, 1982, 2012, and 2015.

No structures or land use is depicted on any of the topos from 1897 through 1947, while an intermittent waterway is present in the northeastern corner of the parcel. The 1955 topo shows much of the parcel in use as an orchard, with modern street configurations and a number of structures present along the western (Baker Avenue) and northern (9th Street) edges; the waterway at the northeastern corner appears to have been channelized and a rail line runs along the south edge. The configuration on the maps appears essentially consistent through 1965. The 1959 aerial and 1969 topo no longer show orchards throughout the parcel, and towers for radio station KASK appear in the north-central portion of the Project and a long, thin building oriented east/west appears at the eastern edge. By 1975, the large, square structure in the south-central portion of the Project appears, and land use remains largely consistent to present.

NAHC Sacred Lands File Search

On June 19, 2019, ASM sent a request to the NAHC to search their Sacred Lands File (SLF) to determine whether their files contained any information relating to the presence of Native American cultural resources within the Project site. Response from the NAHC was received on July 12, 2019, indicating that no such resources were found as a result of the SLF search. However, the absence of specific site information in the SLF does not indicate the absence of Native American cultural resources within the Project site. An earlier SLF search for this same general Project area resulted in a list of 10 tribal contacts who may have interest in the area. Query letters were sent to each of the contacts on the list. The NAHC response and contact list, sample query letter, and any responses received to date (if not containing information deemed confidential) are provided with this report as Attachment A.

Pedestrian Survey Results

The Project site comprises both vacant and improved lots (Figures 2-6). The radio station building and antennas are still in place. The structure at the eastern edge of the Project still appears to be in use as some sort of manufacturing facility, while the structure at the southern edge is abandoned. The historical structure on the western edge is also currently abandoned. Some debris remains in the areas where structures have been recently demolished. The open areas between these improved lots are generally moderately to heavily vegetated and all have been heavily modified by prior land usage in the area. There are a number of fences, berms, holes, ruts, and formal and informal roads and trails found throughout the parcels. The eastern area has been used for residential dumping with some modern refuse scattered throughout all of the parcels. There is also evidence of some transient occupation.

Pedestrian survey was conducted of all accessible portions of the Project site; i.e., where ground surface was visible. Where vegetation was heavier, particular attention was paid to berms, rodent holes, and other areas of visible disturbance where subsurface soils might be exposed. No evidence of either prehistoric or historical archaeological materials were observed during the survey.

CONCLUSIONS AND RECOMMENDATIONS

The results of the records search, assessment of historical imagery, and the pedestrian survey indicate a low archaeological sensitivity for the Project site. Historical aerial photographs and topographic maps indicate that development of the Project site did not begin until the mid-1950s, and the entire area has undergone extensive surface modification over time.

No archaeological resources were identified within the Project that would require further consideration under CEQA, and no additional archaeological work is recommended. However, should any unanticipated archaeological materials be revealed during ground-disturbing activities, work at that location should be brought to a halt until a qualified archaeologist can assess its potential significance.

Should you have any questions regarding this study, please do not hesitate to contact me.

Respectfully submitted,



Sherri Andrews, M.A., RPA
Senior Archaeologist

Attachments

- Figure 1. Project location.
- Figure 2. Overview from central portion of Project north toward 9th Avenue, radio station at upper right.
- Figure 3. Overview from central portion of Project southeast toward railroad and manufacturing facility.
- Figure 4. Overview toward north-northwest along the channelized creek.
- Figure 5. Overview of radio towers toward southwest.
- Figure 6. Western portion of Project toward southeast with 8803 Baker Avenue at right.
- Attachment A. NAHC Response and Correspondence

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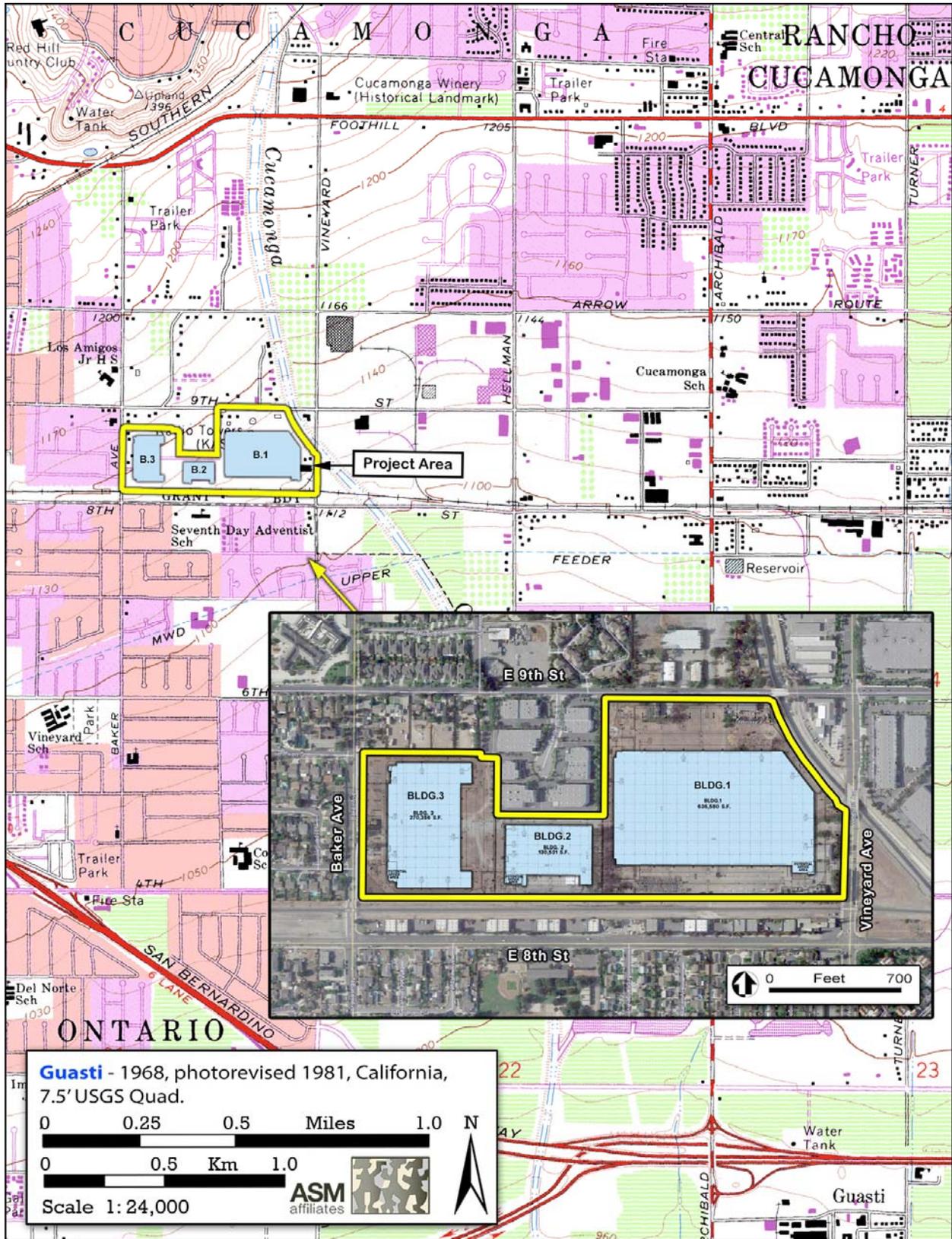


Figure 1. Project location.



Figure 2. Overview from central portion of Project site north toward 9th Avenue, radio station at upper right.



Figure 3. Overview from central portion of Project site southeast toward railroad and manufacturing facility.



Figure 4. Overview toward north-northwest along the channelized creek.



Figure 5. Overview of radio towers toward southwest.



Figure 6. Western portion of Project site toward southeast with 8803 Baker Avenue at right.

Attachment A
Native American Heritage Commission Response and Correspondence

Historic Resource Assessment

8803 Baker Avenue
Rancho Cucamonga, CA 91730



Prepared for: Panattoni Development Company, Inc.

Prepared by: Kathryn McGee

April 26, 2019, Revised June 23, 2021

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Appendix A: Tables

Attachments

Attachment A: Current Maps and Aerials

Attachment B: Historic Maps and Aerials

Attachment C: Current Photographs of Subject Property

Attachment D: 2014 City Staff Report Regarding Historic Landmark Designation

I. INTRODUCTION AND EXECUTIVE SUMMARY

This historic resource assessment evaluates the parcel located at 8803 Baker Avenue in Rancho Cucamonga, California (Assessor Parcel Number 0207-271-40, hereinafter referred to in this report as “subject property”). The subject property contains one residential building constructed in 1952-1953. The current property owner is planning a project involving redevelopment of a larger area of land encompassing multiple parcels and including the subject property. An historic resource assessment is needed in order to determine if historical resources are present for purposes of California Environmental Quality Act (CEQA) and local project review.

The subject property has been previously evaluated for potential significance. It was nominated as a City of Rancho Cucamonga Historic Landmark in 2014, found eligible as a local landmark for potential association with local builder Konstanty “Steve” Stys (1894-1961) who is known to be an important person in local history, and as a good example of Folk Architecture constructed with unique materials.¹ The request for designation was withdrawn and the designation did not move forward. The subject property was evaluated a year later in an Historic Building Evaluation report prepared by CRM Tech, dated May 19, 2015.² That report included evaluation of both the subject property and 8817 Baker Avenue, which has since been demolished, and found both properties ineligible as historical resources under CEQA. However, a peer review of the CRM Tech report, prepared by LSA Associates, Inc., dated August 5, 2015, disagreed with the CRM Tech findings and asserted eligibility of 8803 Baker Avenue for local designation for potential association with Stys, and as a good example of Folk Architecture using salvaged building materials.³

This report provides a comprehensive evaluation, finding the property significant as an important and rare example of local Folk Architecture and for its method of construction using salvaged local materials, likely implemented with the assistance of noted local builder, Konstanty Stys. An historic context for Folk Architecture of the mid-twentieth century is included and focuses on the significance of the Pomona Valley as an important breeding ground for construction of vernacular buildings using salvaged local materials. Extant and intact examples of Folk Architecture in the area are rare. Extensive research was done to ascertain whether or not the building was constructed in association with Konstanty Stys. While anecdotal evidence suggests Stys was most likely involved, there is no written record of his participation; thus, a definitive link could not be confirmed.

Based on the above information, the subject property meets local eligibility criteria for listing as a City of Rancho Cucamonga Historic Landmark and for listing in the California Register of Historical Resources (California Register). Due to alterations, especially the loss of all original window sash, the subject property may not retain sufficient integrity for listing in the or National Register of Historic Places (National Register). It does not appear to be part of any historic district. Because it appears eligible for listing in the California Register as well as for local designation, it is an historical resource for purposes of CEQA and local project review.

This report was initially prepared on April 26, 2019 and revised on June 23, 2021.

¹ Mayuko Nakajima, Assistant Planner, City of Rancho Cucamonga, Staff Report re Historic Landmark Designation DRC2014-00206-Dennis Myskow, submitted to Chairman of the Historic Preservation Commission, submitted by Candace Burnett, Planning Manager, April 23, 2014.

² CRM Tech, “Historic Building Evaluation for 8803 and 8817 Baker Avenue, City of Rancho Cucamonga, San Bernardino County, California,” May 20, 2015.

³ Casey Tibbet, Senior Cultural Resources Manager, LSA Associates, Inc., “Peer Review of the Historic Building Evaluation for 8803 and 8817 Baker Avenue, City of Rancho Cucamonga, San Bernardino County, California (May 20, 2015) Prepared by CRM TECH (LSA Project No. CRG1501),” August 5, 2015.

II. CONSULTANT QUALIFICATIONS

This report was prepared by Kathryn McGee with peer review by Jenna Snow. Ms. McGee visited and photographed the subject property on March 29, 2019.

Kathryn McGee

Ms. McGee is an architectural historian and historic preservation planner based in Los Angeles. With over twelve years of experience, she meets the Secretary of the Interior's Professional Qualification Standards in Architectural History. Ms. McGee was previously employed as a Senior Associate at historic preservation consulting firm Chattel, Inc. where she worked on the City of Rancho Cucamonga 2010 General Plan Update, managing preparation of the historic context statement and historic resource survey. She launched an independent historic preservation consulting practice in 2015. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.

Jenna Snow

In January 2015, Jenna Snow launched an independent historic preservation consulting practice office in Los Angeles. With over seventeen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. Ms. Snow has prepared multiple National Register nominations, including the Twohy Building in San José, CA; the Beverly Hills Women's Club in Beverly Hills, CA; the Sam and Alfreda Maloof Compound in Rancho Cucamonga, CA; the Boyle Hotel/Cummings Block in Los Angeles, CA; the West Los Angeles Veterans Affairs Historic District in Los Angeles, CA, and Temple Ohave Israel in Brownsville, PA. She has completed historic resources surveys, including coauthoring historic context statements in Hollywood, Whittier, CA, and South Los Angeles. Prior to her consulting work, Ms. Snow worked for the New York City Department of Design and Construction in New York, NY, the Freedom Trail Foundation in Boston, MA, and the Neighborhood Preservation Center in New York, NY.

III. METHODOLOGY

Project methodology involved a site visit and research as described here:

Site Visit: Kathryn McGee, a Secretary of the Interior-qualified Architectural Historian, visited and extensively photographed both the exterior and interior of the building at the subject property on March 29, 2019. After walking the entirety of the property, she was given access to the interior by Michael Sizemore of Panattoni Development Company. Electricity to the property was turned off and windows were boarded at the time; the interior was dark with limited visibility. Photographs are included in Attachment C.

Aerial Photographs: Historic aerial photographs were obtained through an online database of the University of California, Santa Barbara and are included in Attachment B. Oblique historic aerials may also be available through the University of California, Los Angeles Air Photo Archive, but that archive was not open for research while this report was prepared. This is a recommended area for future research.

Building Permits: The original building permit documenting construction of the existing house in 1952-1953 is not available. Other historic building permits are available through the City of Rancho Cucamonga Building and Safety Services Department. Relevant data is referenced in this report. A table of available permit data is included in Appendix A.

Historic Property Data File: The California State Office of Historic Preservation (OHP) keeps statewide records on historic properties. Records for Rancho Cucamonga are indexed in the San Bernardino County Historic Property Data File (HPDF), but there are no entries for the subject property.⁶ The property was previously evaluated in 2014 and 2015, as discussed below.

Interviews: Phone interviews were conducted with descendants of the original owners of the subject property, with Shirley Carwell (daughter of James and Jennie Carwell) and James Goody (grandson of James and Jennie Carwell), providing important information linking James Carwell to Konstanty Stys, which is discussed in this report. Shirley Carwell and James Goody stated they have historic photographs showing the property when it was first built and James Carwell in the act of construction, and will provide copies in the near future, though copies were not obtained in time for completion of this report.

Online Databases: Online databases were searched for information pertaining to the history of the subject property, including United States Federal Census, voter and death indexes, and city directory records available on *Ancestry.com*, as well as newspaper articles available on *Newspapers.com*. Relevant information is referenced in this report.

Ontario City Library, Robert E. Ellingwood Model Colony History Room: The Ontario City Library has an extensive archive of books and documents on local history, including historic city directories, and was searched for information pertaining to the history of the subject property. Relevant information is referenced in this report.

Prior Evaluations: The 2014 City staff report for historic landmark designation; 2015 evaluation prepared by CRM Tech; and 2015 peer review by LSA Associates, Inc., were reviewed and are

⁶ California Office of Historic Preservation, *Directory of Properties in the Historic Property Data File, San Bernardino County*, December 3, 2007.

referenced in this report. The 2014 staff report includes photographs showing features that have since been demolished, and is included in Attachment D.

San Bernardino County Historical Archives: The San Bernardino County Historical Archives were searched for historic assessor lot and parcel books, which are available from 1895 through the early 1950s. Relevant data is referenced in this report.

Sanborn Maps: There is no Sanborn map coverage available for the subject property.

IV. REGULATORY SETTING

City of Rancho Cucamonga

The City of Rancho Cucamonga Historic Preservation Ordinance (Ordinance No. 848) was adopted by City Council in 2011 and allows the City Council to designate Historic Landmarks, Points of Historic Interest, and Historic Districts as described below.⁷

Designation Criteria for Historic Landmarks

- A. The [City] Council may designate a property as a Historic Landmark if it meets the requirements of both paragraphs B and C of this Section.
- B. Historic Landmarks must meet at least one of the following:
 1. It is or was once associated with events that have made significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
 2. It is or was once associated with persons important to local, California, or national history.
 3. It embodies the distinctive characteristic of a type, period, or method of construction.
 4. It represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
 5. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.
- C. Historic Landmarks must retain integrity from their period of significance with respect to its location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its depilated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to particular characteristics that support the property's eligibility.

Designation Criteria for Points of Historic Interest

- A. The Council may designate a property as a Point of Historic Interest, if it meets the requirements applicable to Historic Landmarks under paragraph B of Section 2.24.050. Points of Historic Interest shall not be required to retain integrity from their periods of significance.
- B. Designated Points of Historic Interest shall not be subject to the same restrictions applicable to designated Historic Landmarks and Contributing Resources.
- C. Nothing in this Section shall be construed as limiting or foreclosing analysis of the impacts of a proposed project on a Point of Historic Interest under the California Environmental Quality Act.
- D. The Commission shall maintain a current register of Points of Historic Interest for public use and information.

Designation Criteria for Historic Districts and Conservation Districts

- A. The Council may designate a property or collection of properties as a Historic District if the proposed district meets the requirements of both paragraphs B and C of this paragraph

⁷ City of Rancho Cucamonga Ordinance No. 848, adopted July 6, 2011, <https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=8222>, accessed April 21, 2019.

Section.

- B. Historic Districts must meet at least one of the following criteria:
1. It has an identifiable, clear, and distinct boundary that possesses a significant concentration of structures sharing common historical, visual, aesthetical, cultural, archaeological, or architectural plan or physical development; or
 2. It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the community, state, or country; or
 3. It is the site of a significant local, state, or national event; or
 4. It is associated with the lives of persons important to local, state or national history; or
 5. It is identifiable as the work of a master builder, designer, architect, artist or landscape architect whose individual work has influenced the development of the community, county, state, or country.
- C. Historic Districts must retain integrity from their period of significance with respect to its location, design, setting, materials, workmanship, feeling, and association. Not all properties or structures in a proposed district need to retain all such original aspects, but a substantial number of such properties and structures must retain sufficient integrity to convey the historic, cultural, or architectural significance of the district. Neither deferred maintenance within a proposed district nor the dilapidated condition of its constituent buildings and landscapes shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the district's eligibility.
- D. Conservation Districts: The Council may designate a property or collection of properties that do not qualify as a Historic District as a Conservation District if the proposed district has either:
1. A distinctive, cohesive, and identifiable setting, character, or association that make it unique and an integral part of the City's identity; or
 2. A recognized neighborhood identity and a definable physical character and either high artistic value or a relationship to urban centers or Historic Districts that makes conservation of the proposed Conservation District essential to the City's history or function.

Relationship to this report: As noted above, the subject property was previously evaluated for potential significance. It was nominated as a City of Rancho Cucamonga Historic Landmark in 2014 and a City staff report was prepared for that nomination, finding the property eligible as a local landmark for potential association with Konstanty Stys, an important person in local history, and as a good example of Folk Architecture constructed with unique materials.⁸ The designation did not ultimately move forward. The subject property was evaluated a year later in an Historic Building Evaluation report prepared by CRM Tech, dated May 19, 2015.⁹ That report included evaluation of both 8803 and 8817 Baker Avenue, and found both properties ineligible as historical resources under CEQA. However, a peer review of the CRM Tech report, prepared by LSA Associates, Inc., dated August 5, 2015, disagreed with the CRM Tech findings and asserted eligibility of 8803 Baker Avenue for local designation for potential association with Konstanty Stys, and as a good example of Folk Architecture using salvaged building materials.¹⁰ This report provides a fresh, comprehensive evaluation. For reasons stated in this report, the subject property

⁸ Nakajima, Staff Report re Historic Landmark Designation.

⁹ CRM Tech, Historic Building Evaluation.

¹⁰ Tibbet, Peer Review.

meets eligibility criteria for designation as a City of Rancho Cucamonga Historic Landmark, though it does not appear to be a contributor to any historic district.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) was enacted in 1970 and offers protection for identified historical resources. In general, for purposes of CEQA and environmental review, an “historical resource” is that which has been determined eligible for listing in the California Register, or one that is designated at the local level. The term “historical resource” includes the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4850 et seq).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register (Pub Res Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to 5020.1 (k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

Relationship to this report: For the reasons stated in this report, the subject property meets eligibility criteria for listing as a City of Rancho Cucamonga Historic Landmark as well as for listing in the California Register. Therefore, the subject property qualifies as an historical resource under CEQA.

California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected.”¹¹ For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

¹¹ California Public Resources Code §5024.1(a), <http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>.

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

Relationship to this report: The subject property is not listed in the California Register. For the reasons stated in this report, the subject property appears eligible for listing in the California Register.

National Register

The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and indicate what properties should be considered for protection from destruction or impairment,"¹² Administered by the National Park Service, the National Register is the nation's official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.¹³

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for "integrity."¹⁴ Integrity refers to the ability of a property to convey its significance. Evaluation

¹² *National Register Bulletin #16A: How to Complete the National Register Registration Form*, National Park Service, 1997.

¹³ *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*, National Park Service, 1990, revised 2002.

¹⁴ *Ibid.*

of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

Relationship to this report: The subject property is not listed in the National Register. For the reasons stated in this report, the subject property does not appear to retain sufficient integrity for listing in the National Register, due to alterations.

V. PROPERTY DESCRIPTION AND HISTORY

Physical Description

Site

(Attachment A, Current Maps and Aerials; Attachment C, Current Photographs.)

The subject property is located at 8803 Baker Avenue in Rancho Cucamonga, California. Bordered by 9th Street to the north, Vineyard Avenue to the east, 8th Street, a railway (formerly the Atchison Topeka and Santa Fe Railway) to the south, and Baker Avenue to the west, the subject property consists of one parcel and contains one single-family home. Surrounding properties consist of a large area of undeveloped land immediately north, east and south, though there are housing tracts across the street to the west. The single-family home is set back from the street by a front yard with curved low walls incorporating bricks, concrete, and stone, and low brick and concrete posts that are remnants of fence. Landscaping has generally been removed, though there are some scattered trees.

Exterior



Fig 1 (left): Subject property, west elevation (center) and south façade (right), view northeast (McGee, 2019); Fig 2 (right): Subject property, west elevation, detail of concrete rubble exterior wall material, view west (McGee, 2019)



Fig 3 (left): Subject property, west elevation (center) and south façade (right), detail of telephone pole roof construction, view northeast (McGee, 2019); Fig 4 (right): Subject property, low wall located west of house in front yard, view southeast (McGee, 2019)

The building at the subject property is oriented facing south. It is one-story high and rectangular in plan with a flat roof, deep eaves, and side chimney. The building is low-slung with a sense of horizontality emphasized by the relationship of the simple massing to the flat roof. Composed of salvaged materials, the building can be described as an example of Folk Architecture. Exterior walls are made of a combination of concrete rubble mixed with stone and brick in some places,

often formed to appear as individual bricks, while the roof beams are made of telephone poles creating a deep canopy extending over a full-width south facade porch as well as over a portion of the north elevation. Door and window openings are recessed and generally boarded up, though inspection of windows from the interior reveals sash and glazing have all been removed. Windows have concrete slip sills.

The primary, south facade is asymmetrical in composition. The main entrance is roughly centered in the elevation, although there is another secondary door to the west. Former window openings include a large opening west of the secondary door, and a smaller opening between the doors and at the east end of the elevation. The full front porch consists of a simple concrete slab accessed by three concrete steps.

The north, rear elevation is also asymmetrical in composition and contains, from east to west, a former window opening, a smaller opening, a secondary door, and a large opening corresponding to the living room. The east elevation contains a central outdoor chimney flanked by former window openings. The west elevation does not contain any former window openings, though it contains a wide central chimney. The chimney has a low, boarded opening, presumably for a vent, in its north half.

Interior



Fig 5 (left): Subject property, interior, living room, view northwest (McGee, 2019); Fig 6 (right): Subject property, interior, living room, fireplace, view northwest (McGee, 2019)



Fig 7 (left): Subject property, interior, hallway looking toward living room, view west (McGee, 2019); Fig 8 (right): Subject property, interior, bedroom (typical) (McGee, 2019)

The interior is generally in a state of disrepair with debris scattered in all rooms. The electricity is currently turned off and windows are boarded, so the interior is dark, making visibility and

photography difficult. Original telephone pole and wood beam ceilings are visible throughout. The main entrance provides access into a kitchen, where there are built-in wood cabinets, as well as a tile floor and tile backsplash on walls, which appears to be contemporary. The north wall of the kitchen opens into a central, carpeted hallway running east-west, which accesses a living room at the west end of the house through an arched opening; a closet and a bathroom to the north in the center of the house; and two bedrooms at the east end of the house. In the living room, the west wall is made of concrete incorporating stones of varying sizes and colors, encompassing a fireplace at the center, with brick inside the shaft and a small low opening for ventilation to the north, covered by a pair of wood swinging doors. In a phone interview with Shirley Carwell, the adult daughter of the original owners, James and Jennie Carwell, information was provided regarding family photographs that are integrated into the fireplace artwork. However, it is difficult to tell if that artwork is extant; further investigation into this topic is needed. Off the central hallway, the aforementioned closet has built in wood cabinets along its west wall, which are badly damaged, with many of the wood and glazed cabinet doors broken. The bathroom has contemporary tile covering walls; all fixtures and finishes are badly damaged. The bedrooms feature built-in closets, which are also damaged. Shirley Carwell also described a basement under the master bedroom, which was not toured at the time of the site visit.

History

History of Construction and Alterations

(Appendix A: Table of Building Permits; Attachment B, Historic Maps and Aerials)

The subject property is located just north of the Santa Fe Railway and about 2.5 miles southwest of the historic center of the Town of Cucamonga. Originally part of a tract of land known as Cucamonga Fruit Lands, the subject property once encompassed fifteen acres with orange and lemon groves when purchased by James Carwell (1918-2014) and Jennie Perona Carwell (born c. 1919) in 1947 (biography below). The Carwells constructed the existing house at 8803 Baker Avenue in 1952-1953, as well as an adjacent residence located immediately to the south at 8817 Baker Avenue, also in the early 1950s. They lived at 8803 Baker Avenue with their children for about fifteen years, while they rented out the other house, and farmed the orange and lemon groves. Historic aerial photographs show the property surrounded by agricultural land.



Fig 9: Historic aerial photograph showing the subject property, outlined in red, and its environs in 1953 (Source: UCSB Aerial Photograph Collection)

There is no original building permit available documenting construction of the house in 1952-1953. However, it is known that James Carwell designed and constructed the house using salvaged local materials, such as concrete rubble and telephone poles.¹⁵ Working as a butcher, James Carwell did not have professional training in architecture or building. However, artistry is evident in Carwell's work. He incorporated artwork with images of the family into design of the fireplace (unknown if said artwork is extant). Photographs taken of the property in 2014 show artistic integration of materials into low rubble and rock walls surrounding a pool and serving as fencing, as well as a rock monument in a corner of the back yard (not extant).¹⁶ It should also be noted the house was designed with a basement under the master bedroom where the Carwell family would often store wine for and made by friends who lived locally and worked as winemakers (basement was not toured on site visit).¹⁷

The artistry and distinctive use of materials is very similar to that of important local buildings designed and constructed by local builder Konstanty "Steve" Stys, especially the National Register-of Historic Places-listed Russian Village historic district in Claremont, and the building that now houses the Cask 'n Cleaver restaurant in Rancho Cucamonga. In the early 1950s when the Carwell's designed their house, Stys lived nearby, building his house and the restaurant that became Cask 'n Cleaver.¹⁸ According to Shirley Carwell, Stys was a friend of her father and her family would often have parties at Stys' restaurant. According to James Goody, his grandfather mentioned getting ideas from a local man who showed him how to build, though Goody didn't know the name of the man, nor if it was Stys. From the National Register nomination for the Russian Village, it is known that Stys often helped other local individuals with advice on how to design and build their homes using salvaged local materials. He did not design and build all of the houses in the Russian Village himself. Thus, it is highly likely Stys at a minimum gave advice to James Carwell on the construction of his home, given the fact that the two were friends, lived close by each other, and constructed similar buildings around the same time in the same neighborhood.

The Carwells made other improvements to the property. They construed the aforementioned second residence in the early 1950s, a 1,200 square-foot wood frame and stucco house located at 8817 Baker Avenue (demolished). They rented out that house, though it was sometimes occupied by relatives. The Carwells also improved the property with a swimming pool east of the house in 1956, and with addition of a covered patio along the east elevation in 1958. They continued to live there until James Carwell got a new job as a meat inspector, and he and Jennie sold the property and moved away.

Title transferred to Charles H. Lescault and Donna J. Lescault in 1969 (biography below). The Lescaults do not appear to have made major changes to the property. Upon their divorce in 1973, they sold the property to Cucamonga fireman Dennis Myskow (biography below). Myskow lived there and constructed a freestanding workshop building the same year. He also constructed a substantial addition of 13 ½'x32' along the north elevation in 1977. Other known improvements included reroofing the building in 1995 and installation of roof-mounted photovoltaic panels in 2015. Several improvements were demolished in 2016, including the pool, covered patio, freestanding workshop, north elevation addition, as well as the house at 8817 Baker Avenue.

¹⁵ Shirley Carwell, phone interview.

¹⁶ Nakajima, Staff Report re Historic Landmark Designation.

¹⁷ Ibid.

¹⁸ Konstanty Stys and Antonia Stys lived at 8689 9th Street in 1954 ("Konstanty Stys," *Lusky's Official Greater Ontario Criss-Cross City Directory*, Santa Ana: The Directory Service Co., 1954: 160.)

The setting of the subject property changed dramatically over time, as land formerly used for agriculture was rapidly redeveloped with tracts of single-family homes through the 1970s (see *Attachment B, Historic Maps and Aerials*). Widespread development and need for shared resources ultimately led to the City's incorporation in 1977, consolidating the three towns of Cucamonga, Alta Loma, and Etiwanda into one municipality. By that time, the citrus groves had been removed from the land surrounding the subject property; surrounding parcels to the north, south, and west have largely been developed with single-family homes.

Photographs of subject property in 2015, prior to removal of north elevation addition, east elevation covered patio, and front yard fencing:



Fig 10 (left): Subject property, west elevation, showing north elevation addition (at left), view east, 2015

Fig 11 (right): Subject property, south façade and front yard, view northeast, 2015 (Source for both figures: CRM Tech, 7.)

Summary of Alterations

The following summary of alterations is compiled based on available building permits (see *Appendix A, Table of Building Permits*) and visual inspection. Alterations to the subject property since 1952-1953 include: addition of the adjacent residence at 8817 Baker Avenue (early 1950s); addition of swimming pool (1956); addition of covered patio along east elevation (1958); addition of freestanding workshop (1973); addition of a 13½' x 32' room along the north elevation (1977); reroofing (1995); installation of roof-mounted photovoltaic panels (2015); demolition of adjacent residence at 8817 Baker Avenue (2016); demolition of the east elevation covered patio, north elevation addition, freestanding garage, swimming pool, front yard fencing, site walls, and paving, and disconnection and capping of all utilities (all in 2016).

History of Owners

The history of owners is based on chain of title and historic lot books of the San Bernardino County Assessor. All available data is included in *Appendix A: Table of Owners*.

James Carwell and Jennie P. Carwell

James Carwell (1918-2014) and Jennie Perona Carwell (born c. 1919) owned the subject property from 1947-1969. James was born in Rancho Cucamonga, while Jennie was born in Pennsylvania. The couple “met in Cucamonga (before the Rancho) in a grape vineyard under a pepper tree at lunchtime,” marrying in 1937 in San Bernardino.¹⁹ James and Jennie had two daughters, Elsie and Shirley. Prior to moving to the subject property, the Carwells lived in Corona and Ontario.²⁰ After purchasing the subject property in 1947, they constructed their home there using salvaged local materials. They lived there with their children for about fifteen years. During that period, James

¹⁹ “Couple Celebrates 70 Years Together,” *Riverbank News*, February 28, 2007: 20.

“Marriage Licenses Issued,” *The San Bernardino County Sun*, February 24, 1937: 10.

²⁰ “James Carwell,” Records of the Selective Service System, 147; Box: 291, U.S. WWII Draft Cards Young Men, 1940-1947.

“James Carwell,” *Ontario (California) City Directory 1951, Including Upland, Chino, Alta Loma, Cucamonga and Etiwanda*, Los Angeles Directory Co, 1951: 435.

worked in the meat business, at C.K. Packing Company on Chaffee Street in 1955²¹ and Klapp Packing Co. on Euclid Avenue in Ontario in 1960.²² He also worked “doing such jobs as chauffer, grape picker, butcher, State Meat Inspector and finally end[ed] his career as a Federal Meat Inspector.”²³ Jennie worked as a homemaker. Shirley and Elsie would often pick fruit from the citrus groves and sell it in the neighborhood.²⁴ After selling the subject property in 1969, James and Jennie lived throughout California, retiring to Riverbank in the late 1980s. James Carwell continued to work on arts and crafts as a hobby. A 2002 newspaper article about a yard sale he hosted notes, “Carwell is retired and spends much of his time refinishing furniture, converting old tea pots and coffee urns to lamps, and making swag or hanging lanterns decorated with Brazilian agate.”²⁵



Fig 12 (left): James and Jennie Carwell, 2007 (“Couple Celebrates 70 Years Together,” *Riverbank News*, February 28, 2007: 20.)
Fig 13 (right): James Carwell, 2002. Caption: “High Street resident Jim Carwell shows off a coffee pot converted to a lampstand which he offered in Saturday’s yard sale conducted throughout Riverbank. Carwell is retired but keeps busy making things. The table displays more of his work, including lanterns faced with tiles of Brazilian agate...” (John Branch, “Successful Year for Yard Sale,” *Riverbank News*, June 5, 2002: 1.)

Charles H. Lescault and Donna J. Lescault

Charles was born about 1936 in California.²⁶ The son of a feed salesman, he married Donna J. Billings (born c. 1940) in 1963 and the couple lived in Riverside.²⁷ After relocating to Ontario in 1964,²⁸ the couple ultimately purchased the subject property in 1969. They divorced in 1973,²⁹ and title to the property transferred to Dennis F. Myskow, who owned it until 2015.

Dennis Francis Myskow and Marilyn A. Myskow

Dennis F. Myskow (born in 1947)³⁰ and Marilyn A. Romig (born in 1952)³¹ married in 1973 in San Bernardino.³² The couple purchased and moved into the subject property the same year.

²¹ Company dissolved by 1957 (“Attempt to Cash \$8,500 Check Brings Arrest,” *The San Bernardino County Sun*, December 9, 1955: 20; “Two Men Charged With Grand Theft,” *The San Bernardino County Sun*, February 7, 1957: 17.)

²² “Raiding Dogs Attack Sheep in Stockyard,” *The San Bernardino County Sun*, December 28, 1960: 18.

²³ “James Carwell,” *findagrave.com*.

²⁴ Shirley Carwell, phone interview.

²⁵ John Branch, “Successful Year for Yard Sale,” *Riverbank News*, June 5, 2002: 1.

²⁶ “Charles H. Lescault,” 1940 *United States Federal Census*, Census Place: Riverside, Riverside, California; Roll: m-0627-00278; Page: 61B; Enumeration District: 33-54.

²⁷ “Charles H. Lescault,” California Marriage Index, 1960-1985.

²⁸ “Charles H. Lescault,” California; Great Register of Voters, 1900-1968, Residence Year 1964.

²⁹ “Charles H. Lescault,” California, Divorce Index, 1966-1984.

³⁰ “Dennis F. Myskow,” U.S. Public Records Index, 1950-1993, Vol. 1.

³¹ “Marilyn A. Myskow,” U.S. Public Records Index, 1950-1993, Vol. 1.

³² “Romig and Myskow Betrothal Revealed,” *Progress Bulletin (Pomona, California)*, December 25, 1972: 55.

³² “Dennis F. Myskow,” California, Marriage Index, 1960-1985.

Marilyn graduated from the Dental Assisting program at Chaffey College in 1973. Dennis graduated from Chaffey College with a degree in automotive, served 2 ½ years with the Army, and was employed for many years by the Cucamonga Fire District. In 1980, he was an engineer with the Foothill Fire Protection District of the Rancho Cucamonga fire department.³³ He was a Fire Captain in 2003.³⁴ He remarried to Michele L. Myskow around 2007 and sold the subject property in 2015 to the Nevin Scheu Trust, Allyn Scheu Family Limited Partnership, and Allyson Scheu McQuade Property Trust.

³³ "Life-Saving Training, Firemen Rip Apart Cars," *The San Bernardino County Sun*, October 22, 1980: 36.

³⁴ "Students Give Firefighters A "Heart Attack," *The Los Angeles Times*, December 12, 2003: 71.

VI. HISTORIC CONTEXT

City of Rancho Cucamonga

The following overview of the City of Rancho Cucamonga's developmental history is excerpted from relevant sections of the City's historic context statement, prepared as part of the 2010 General Plan Update.³⁵

Context: Early Settlement (1811-1876)

Originally inhabited by Indian tribes, the City of Rancho Cucamonga has been a center of land development opportunity since Franciscan priests and Spanish soldiers entered and began their occupation of the area in the late 18th century. The name "Cucamonga," a Shoshone word for "sandy place," first appeared in a written record of the San Gabriel Mission dated 1811. As a result of the secularization of the missions in 1831, the land owned by the missions was divided into land grants, including the 13,000 acre Rancho Cucamonga, granted to Los Angeles City Council president and businessman Tiburcio Tapia in 1839. The Rancho Cucamonga was defined by El Camino Real on its southern border, the San Gabriel Mountains to the north, the San Antonio Creek to the west and present-day Etiwanda Avenue to the east. Tapia built his home on the top of visually prominent Red Hill, planted some of Rancho Cucamonga's first vineyards, and built a small winery, which would later be enlarged and reestablished as the Thomas Winery in 1933 and then again as the Filippi Vineyards winery in 1967.³⁶ Portions of the historic winery buildings, located at the northeast corner of Foothill Boulevard and Vineyard Avenue, are currently being reused for commercial purposes.

Upon the death of Tapia in 1845, Tapia's daughter, Maria Merced Tapia de Prudhomme, became the sole heir of the Rancho Cucamonga. Maria Merced's husband, Leon Victor Prudhomme, assumed control of the rancho and eventually sold it to John Rains in 1858. Rains significantly expanded the vineyards, planting approximately 125,000 to 150,000 vines. He was found murdered in 1862 and soon after his death, his widow, Dona Maria Merced Williams de Rains, inherited the ranch property. She encountered financial problems and the property fell into foreclosure, ultimately marking the close of the rancho way of life in the Cucamonga region.

Context: Railroad and Agriculture Development (1887-1970)

Theme: Town Development: Cucamonga, Alta Loma, and Etiwanda (1887-1945)

Construction of railroads through the Cucamonga Valley allowed for tremendous growth of the local agriculture industry, the success of land sales, and subsequent development of the towns of Cucamonga (including the North Town neighborhood), Alta Loma and Etiwanda. Similar to other Southern California boomtowns,³⁷ construction of railroads through the region created a rapid increase in local development, enabling both people and goods to move in and out of Rancho Cucamonga at what was for the time an unprecedented speed, which dramatically increased agricultural production and sales.

³⁵ Chattel Architecture, Planning & Preservation, Inc., "City of Rancho Cucamonga Historic Context Statement, prepared for the City of Rancho Cucamonga 2010 General Plan Update, rev March 4, 2010: 3-4; 7; 15-17.

³⁶ Donald L. Clucas, *Light Over the Mountain*, Upland: California Family House Publishers, 1979: 70.

³⁷ Rail lines built in Southern California created a huge population boom in the region. The City of Los Angeles grew from 6,000 to over 50,000 people in the 20-year period from 1870 to 1890. The majority of cities incorporated in the Los Angeles area in the late 1800s experienced early growth due to availability of railways. (David Brodsky. "L.A. Freeway, An Appreciative Essay," Berkeley: University of California Press, 1981: 63; 68-69).

From the early 1900s to the 1950s, the northern portion of the City's landscape consisted of mostly citrus groves while the southern portion was dominated by vineyards.³⁸

Context: Postwar Development (1945-1977)

Following World War II, Rancho Cucamonga's landscape began to shift from a rural to suburban environment, reflecting the nation-wide trend toward decentralization of the city. Driven by rapid highway construction, increasing automobile ownership, availability of modern building technologies, and the Baby Boom, the postwar period brought about an increase in housing demand and rising land values, spawning development of tract housing and light industry in Rancho Cucamonga on land previously used for agriculture.³⁹ After World War II and prior to incorporation in 1977, the City "experienced uncontrolled growth."⁴⁰ It ultimately became a sprawling suburb, with tract housing, neighborhood-scale shopping centers, office parks, and surface parking proliferating throughout the City, aiming to meet the needs of nearby residents while accommodating automobiles. Underscoring the dramatic increase in local development occurring postwar, in 1979, prominent local developer Lewis Homes (founded 1955 by Ralph and Goldy Lewis), announced sales of 533 single-family Inland Empire homes in the first nine months of the year, not including sales of commercial and multi-family developments.⁴¹

Historic aerial photographs of the City indicate that postwar tract housing was frequently inserted into plots of land formerly used for agriculture (fig 44).⁴² Many such tracts represent the curvilinear residential suburb model that had become the nationwide standard for neighborhood design by the late 1940s (fig 43).⁴³ Characterized by curving streets as opposed to an orthogonal grid, this model was ideally interspersed with neighborhood parks, landscaping, and trails, with a small handful of housing models repeated throughout the tract. Standardization and large-scale production of housing stock allowed many homes to be built quickly and at a low cost, meeting the postwar demand for Veteran housing and accommodations to meet the needs of the continually growing population. As lands once occupied by agricultural uses were needed to accommodate this new pattern of development, the citrus groves and vineyards that had once characterized rural local landscape in Rancho Cucamonga eventually gave way almost entirely to suburbanization. Rising land values, coupled with pressure from realtors to sell land for residential development made it increasingly difficult for farmers to continue using their land for agriculture when it was worth more developed with housing.⁴⁴

While a survey of all postwar housing in Rancho Cucamonga has yet to be performed, the City is home to several early postwar tracts, some of which retain a strong sense of time and place and as such should be considered for their historic significance as an intact grouping of postwar homes. For example, the housing tract located northwest of the historic town center of Cucamonga, bounded by Hellman Avenue to east and San Bernardino Road to the South, centering on Selma Avenue, Harvard Street and Montara

³⁸ Bob Hickcox, Rancho Cucamonga Oral History Project, Interview by Knox Mellon, 13 Dec 1991, Introduction.

³⁹ David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," U.S. Department of the Interior, National Park Service, Sept 2002: 25.

⁴⁰ City of Rancho Cucamonga, "Rancho Cucamonga: A Tradition of Vision," undated brochure, 5.

⁴¹ "Lewis Homes Hits \$52.6 Million in Sales," Los Angeles Times, 13 Oct 1979: OC_C8.

⁴² Robert DeBerard, Personal Interview, *Rancho Cucamonga Oral History Project*, Interviewers: Margo McBane and Margaret Finnegan, 7 June 2001, Transcript p. 13; 29.

⁴³ Ames and McClelland, 51.

⁴⁴ Ames and McClelland, 51.

Avenue (Cucamonga Vineyard Tract Subdivision B, Tract No. 5576, figs 43-48; see figs 49-51 for additional examples) appears to be a relatively intact example of postwar tract housing, with the majority of the houses in the tract organized along curvilinear streets culminating in cul-de-sacs, retaining original Swiss Chalet architectural features, street set-backs, and general sense of time and place as a collection of early postwar housing. Although tract housing was not beginning to be developed on a large scale in Rancho Cucamonga until the 1950s, development of housing tracts on local agricultural lands was sparked as early as 1942, when Kaiser Steel Mill began operations in nearby Fontana.⁴⁵ Initially producing steel to aid the war effort, Kaiser Steel Mill was the ninth-largest steel production facility in the country by the late 1950s, employing 7,700 workers at its peak in production.⁴⁶ This new industry helped spark regional growth, necessitating an increase in local housing stock for Steel Mill workers. Farmers received pressure to sell agricultural land from realtors who wanted to develop land for much needed Steel Mill worker housing.⁴⁷ Kaiser Community Homes, one of the many successful enterprises started by Henry J. Kaiser, developed many postwar housing tracts in the Inland Empire and nationwide.⁴⁸ In 1946, Henry Kaiser announced that his company would build more than 10,000 low-cost homes throughout the nation, beginning in Southern California and working towards the east coast.

While competition from imported steel suppliers and stricter air quality regulations gradually crippled Kaiser Steel Mill's business, closing operations in the 1980s, availability of low cost land throughout the Inland Empire continued to attract development to the area.⁴⁹ By 1995, the Inland Empire had become an attractive location for large warehouse construction, with large-scale "big box" retailers such as Home Depot and Wal-Mart setting up warehouses and distribution centers throughout the area at a much cheaper rate than would have been available in Los Angeles. Warehouses for manufacturing and metal fabrication also proliferated throughout the region, further enhancing need for large quantities of affordable housing in Rancho Cucamonga, although the majority of warehouses were constructed in Mira Loma, Rialto and Fontana.⁵⁰

Also important in influencing postwar suburbanization in Rancho Cucamonga was increasing employment and transportation options offered by expansion of the nearby Ontario International Airport (originally Ontario Airport). In 1942 the United States government allocated Works Progress Administration funding to improve the existing dirt runway at the Ontario Airport to two paved runway for Army and Army Air Corps operations. At close of the war in 1945, airport operations lessened for a time, although the airport became Ontario International Airport in 1946. In 1949 airlines began offering regular passenger service into and out of the airport. Beginning in 1951, military

⁴⁵ Kaiser Steel was one of many successful businesses started by Henry J. Kaiser, "a prominent Los Angeles industrialist [who] established Kaiser-Permanente medical services in Los Angeles in the 1930s and founded Kaiser Industries. Kaiser Industries owned and operated a number of subsidiary raw materials plants, including Kaiser Metal Products, Kaiser Steel, Kaiser Aluminum and Chemical, and the Permanente Cement Company. Kaiser had earlier experience in large-scale low-cost housing, having participated in the construction of 800 units surrounding the Kaiser steel plant in Fontana. He also experimented with prefabricated Kaisercraft homes. [Fritz B.] Burns, [a successful Los Angeles developer] combined his expertise in land development and community building with Kaiser's corporate assets and access to raw materials to establish Kaiser Community Homes." (Historic Resources Group, California Department of Parks and Recreation 523d district record, Panorama City Historic District, 20 May 2002: 5.)

⁴⁶ Rob Leicester Wagner, *Sleeping Giant: An Illustrated History of Southern California's Inland Empire*, Las Vegas: Stephens Press, 2005: 111.

⁴⁷ Robert DeBerard, Transcript p28.

⁴⁸ DeBerard, 24.

⁴⁹ Wagner, 111.

⁵⁰ Wagner, 113.

operations at the airport resumed, using the airport for California Air National Guard operations for the Korean War. Various airport improvements and runway extensions took place through 1962. Airport traffic increased steadily over the years and in 1998 new terminals opened. By 2000, the airport had 6.7 million annual passengers, generating more than 55,000 jobs in the region.⁵¹

Context: Consolidation and Incorporation (1977-2010)

Encouraged by the initial boom in land values and development, Rancho Cucamonga colonists began discussing the possibility of incorporating the three towns of Cucamonga, Alta Loma and Etiwanda as early as 1887. Despite attempts at consolidation over the years, it was not until much later that this dream was realized. The City of Rancho Cucamonga was finally incorporated in 1977, consolidating Cucamonga, Alta Loma, and Etiwanda into one municipality, reaching a milestone sought after by local residents for nearly one hundred years. Incorporation halted the uncontrolled growth that had been occurring in the area and provided numerous other benefits, including increased park and recreation opportunities, improvements to existing neighborhoods, construction of new neighborhoods, and advances in local economic development. The three historic towns became part of the larger whole, providing opportunities for growth and improvement but also absorbing the character of each town center. As a result, the City has before it the opportunity to plan for the benefit of the City at-large while also continuing to recognize the historic communities from which it came.

Folk Architecture

Overview

Folk Architecture is a subset of vernacular architecture and refers to buildings designed without the work of a trained architect, often constructed with found, salvaged, or locally available materials, and sometimes incorporating artwork into the design. Folk Architecture is by nature common, perhaps only known to locals, and may not always be considered important by historians focused on the “high art.” Nevertheless, as early as 1964, the significance of this form of building was recognized by the Museum of Modern Art in an exhibit publication entitled, *Architecture Without Architects: An Introduction to Non-Pedigreed Architecture*, in which Bernard Rudofsky underscores the difficulty with evaluation of the style:

It is so little known that we don’t even have a name for it. For want of a generic label, we shall call it vernacular, anonymous, spontaneous, indigenous, rural, as the case may be. Unfortunately, our view of the total picture of anonymous architecture is distorted by a shortage of documents, visual and otherwise.⁵²

In the post-World War II period, there was a resurgence of American arts and crafts in general, due to multiple factors, such as the massive expansion of colleges and arts programs; the consumerism of the postwar era, which supported the rise of crafts;⁵³ and, the growth of imports in the 1960s allowing folk crafts from other countries to become available, resulting in a worldwide approach to evaluating crafts.⁵⁴ The Pomona Valley became an important center for the arts during this time period, providing “the perfect storm of proximity, isolation and college-

⁵¹ Wagner, 137.

⁵² Bernard Rudofsky, *Architecture Without Architects: An Introduction to Non-Pedigreed Architecture*, New York: Museum of Modern Art, 1964: preface, paragraph 1.

⁵³ Janet Koplos and Bruce Metcalf, *Makers: A History of American Studio Craft*, Chapel Hill: The University of North Carolina Press, 2010: 181-182; 255.

⁵⁴ Koplos and Metcalf, 378.

town community,” allowing for the success of local artists.⁵⁵ The establishment of arts programs at local colleges engendered the growth of the local arts community which focused on handcrafted arts, in opposition to the post-World War II mass production and consumption of goods that had become prevalent across the country at the time. Internationally renowned woodworker Sam Maloof (1916-2009) established his woodworking business in Rancho Cucamonga during this time and made his home an important gathering place for local artists of the Pomona Valley, stimulating growth of that community.⁵⁶



Fig 25 (left): Maloof Compound, exterior; Fig 26 (right): Maloof Compound, interior, carpentry workshop (Source, both figures: Chattel, Inc., National Register Registration Form, 2010)

Local Examples of Folk Architecture

The most relevant example of Folk Architecture to evaluation of the subject property is the Russian Village, a collection of fifteen, single-family, private homes in the neighboring City of Claremont, which were designed and constructed from 1923-1938 by a Polish immigrant and carpenter, Konstanty “Steve” Stys (1894-1961),⁵⁷ and other local individuals, using salvaged and local materials, specifically concrete rubble similar to that which is used at the subject property, and local stone.⁵⁸ The Russian Village was listed in the National Register in 1977; the nomination form provides the following background on its design and construction:⁵⁹

There is no evidence that Stys had any formal training in architecture. In fact, he had only a grade school education. The houses in the Russian Village were not built according to plans, but in an ad hoc manner, and belonged to a category of American domestic building which might well be called “folk architecture”.⁶⁰

⁵⁵ Harold B. Nelson, *The House that Sam Built*, San Marino: The Huntington Library Press, 2011: 6.

⁵⁶ Maloof’s career in woodworking began with work for Bauhaus-trained industrial designer, Harold Graham, and as a graphic designer and studio assistant for artist Millard Sheets. Maloof became a woodworker in 1948, establishing his first workshop. He is known for hand-crafted furniture, especially rocking chairs, and constructed his own residence and workshop buildings beginning in 1956 and adding to the property over decades. His personal philosophy engendered growth of local community; as one biographer writes, “His refusal to make furniture for the mass market and his insistence on maintaining a direct relationship with his clients are as much about community as they are about craftsmanship.” Maloof’s woodworking was featured in an exhibit at the Smithsonian Institute in Washington D.C. in 1970. The Maloof compound was originally located at 9553 Highland Avenue and moved to an approximately 5.5-acre site located at 5131 Carnelian Street in 1999-2000 to allow for construction of the State Route-30 freeway extension. The property was listed in the National Register in 2010 for association with Maloof and for exceptional architectural merit of the house and studio (Chattel, “Sam and Alfreda Maloof Compound,” National Register Registration Form, Sect. 8, p. 17--23; Harold B. Nelson, *The House that Sam Built*, San Marino: The Huntington Library Press, 2011: 6-7.).

⁵⁷ “Konstanty J. Stys,” *1930 United States Federal Census*, Census Place: Pomona, Los Angeles, California; Page: 11A; Enumeration District: 1464; FHL microfilm: 2339909.

“Konstanty Stys,” Oak Park Cemetery, Claremont, Los Angeles County, California Tombstone Project, <http://files.usgwarchives.net/ca/losangeles/cemeteries/oakpark-s.txt>, accessed April 22, 2019.

⁵⁸ David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, Salt Lake City: Gibbs Smith, rev 2003, Kindle Version, Location 6355.

⁵⁹ Leo M. Snowiss, Co-Chairman, Historic Russian Village Neighborhood Association, “The Russian Village,” National Register of Historic Places Inventory—Nomination Form, Statement of Significance, December 21, 1977.

⁶⁰ Bernard Rudofsky, *Architecture Without Architects*, New York, 1964.

The Russian Village is comprised of fifteen private homes, either built by Stys or inspired by him, standing on both sides of one block of South Mills Avenue in Claremont and Montclair, California. The houses have a great deal of character. They are built of native fieldstone and rubble from broken-up concrete pavement slabs, roofed with tile and linked by low stone fences with iron gates. The street is shaded by elms and lined with fieldstone curbing.

Konstany Stys is responsible for the aesthetic integrity of the village—both the harmony of its building materials and the plantings. He developed the larger portion during the Great Depression. Circumstances dictated its thematic unity: Stys means were limited to the creative use of salvaged and other cheap, readily-at-hand building materials. These houses stand virtually alone today, amidst a sea of tract-house sameness, the original surroundings of lemon and orange groves having disappeared in the years between...

...The result is a unique community with important features worthy of historic recognition and preservation.

Current photographs showing use of concrete rubble in the Russian Village:



Fig 14 (left): Russian Village, concrete and stone walls on the east side of S. Mills Avenue in Claremont, view north (McGee, 2019); Fig 15 (right): Russian Village, 350 S. Mills Avenue, view northeast (McGee, 2019)



Fig 16 (left): Russian Village, 370 S. Mills Avenue, view east (McGee, 2019); Fig 17 (right): Russian Village, 305 S. Mills Avenue, view west (McGee, 2019)

The National Register nomination for the Russian Village describes that not all of the homes were actually built by Stys, as Stys was known for helping teach other locals to design and construct their own homes. For example, while 305 and 350 S. Mills Street were actually constructed by

Stys, 370 S. Mills Avenue was constructed by a teenage youth whose father had recently passed (pictured above).⁶¹

The National Register nomination asserts specific reasons for significance of the Russian Village, highlighting use of cement street rubble in homes as a “truly unique architectural phenomenon,” and noting the following regarding the importance of design with salvaged materials:

Hard times also dictated the use of the salvaged building materials common to all the houses. Although no two houses are identical, those built after the first two cottages commonly make use of pine shiplap board and paneling, adzed fir beams (occasionally including telephone poles—see the descriptive reports on 305 and 345 S. Mills), dormer casement windows, French doors, cast iron pipe structural supports, red clay tile roofing from demolished buildings, and kitchen/bathroom tiles in various unmatched shades of green), which Stys evidently procured in large numbers from the discarded seconds of a local manufacturer. Along with the fieldstone and cement rubble, the imaginative use of these discarded materials has contributed to the stylistic unity and charm of the entire Russian Village...

Stys is also credited with design and construction of several other houses on S. Indian Hill Boulevard in Claremont (exact addresses unknown), and four other homes are said to have been built with his “active advice” at 443 W. 10th St, 100 Oxford St, and 363 and 373 Cucamonga Avenue.

In addition to his work in Claremont, Stys experimented with vernacular architecture in Rancho Cucamonga, designing buildings in close proximity to the subject property. Stys moved to the property that is now the Cask ‘n Cleaver restaurant, originally constructing it as an orchard house about 1945⁶² and adapting it to restaurant use and making improvements at the property through at least 1955, when he expanded the sue to include a “banquet hall, deluxe motel, and swimming pool.”⁶³ Cask ‘n Cleaver is very close by the subject property, only 0.3 miles northeast, and has design characteristics similar to those used at the subject property, especially through use of salvaged local materials and telephone poles in the roof structure.⁶⁴ In 1953, Stys also owned and resided at the former Trona Restaurant at 2250 East Ninth Street in Rancho Cucamonga, though it is unclear if this building is extant.⁶⁵

⁶¹ Leo M. Snowiss, Co-Chairman, Historic Russian Village Neighborhood Association, “The Russian Village,” National Register of Historic Places Inventory—Nomination Form, Statement of Significance, December 21, 1977, Continuation Sheet, Photographs, Page 8.

⁶² The building originally housed an orchard house, then RoVal’s restaurant and Casa de Mayo restaurant. Cask ‘n Cleaver moved into the location in 1967, when the business was founded. (David Allen, “At 50, Cask ‘n Cleaver party recalls prime years,” *Inland Valley Daily Bulletin*, July 25, 2017, <https://www.dailybulletin.com/2017/07/25/at-50-cask-n-cleaver-party-recalls-prime-years/>, accessed April 21, 2019).

Cask ‘n Cleaver, organization website, <http://casknclleaver.com/aboutus.html>, accessed April 21, 2019).

⁶³ “Continued from City Page,” *The San Bernardino County Sun*, August 12, 1955: 22.

⁶⁴ Other early buildings in the City utilizing telephone poles in construction include Etiwanda Road House, 12583 Highland Avenue, constructed, c. 1926, and Owen Electric Building, 8889 Archibald Avenue (date of construction unknown). (Chattel, Inc., “Etiwanda Road House, 12583 Highland Avenue,” State of California Department of Parks and Recreation Primary Record, 2009; Chattel, Inc., “Owen Electric, 8889 Archibald Avenue,” State of California Department of Parks and Recreation Primary Record, 2009.)

⁶⁵ “Legal Advertisement,” *The San Bernardino County Sun*, January 12, 1953: 11.



Fig 18 (left): Cask 'N' Cleaver site, building 1, main restaurant, view southeast (McGee, 2019); Fig 19 (right): Cask 'n Cleaver site, building 2, north of restaurant, view southeast (McGee, 2019)



Fig 20 (left): Cask 'n Cleaver site, building 3, north of restaurant, view southeast (McGee, 2019)
Fig 21 (right): One of the seven redwood bungalows (not extant) formerly located north of Cask 'n Cleaver (Source: Chattel, Inc., "Madrone Avenue," State of California Department of Parks and Recreation Primary Record, 2009)

Stys also designed a row of diminutive redwood bungalows just north of the existing Cask 'n Cleaver restaurant in the 1950s (see *Attachment B: Historic Aerials*). The bungalows were allegedly constructed from wood salvaged from wreckage in the Long Beach earthquake of 1933,⁶⁶ and were recorded in a 2009 historic resource survey completed for the 2010 general plan update,⁶⁷ though they were in poor condition at the time,⁶⁸ and were ultimately demolished to make way for the existing Los Amigos Park, which opened in 2017.⁶⁹ Some of the lumber from the bungalows was salvaged and reused in the shade structure for the park, while some of the original river rocks were incorporated into various structures.

Use of salvaged materials is evidenced in other buildings in Rancho Cucamonga, such as the Etiwanda Road House, located at 12583 Highland Avenue (constructed c. 1926, extant), and Owen Electric building, located at 8889 Archibald Avenue (date of construction unknown, extant), both of which incorporate telephone poles into front porch designs. Also relevant to this discussion is the Chinatown House, the last building that remained on the former historic Chinatown site at 8581 San Bernardino Road, which was made of local materials without the work of a trained architect, (constructed c. 1919, demolished).

⁶⁶ "Here's when Rancho Cucamonga's new park will open and what it will feature," *The Inland Valley Daily Bulletin*, October 15, 2016, <https://www.dailybulletin.com/2016/10/15/heres-when-rancho-cucamongas-new-park-will-open-and-what-it-will-feature/>, accessed April 21, 2019.

⁶⁷ Chattel, Inc., "Cask and Cleaver, 8649 9th Street," State of California Department of Parks and Recreation Primary Record, 2009.

⁶⁸ Chattel, Inc., "Madrone Avenue, Russian Village," State of California Department of Parks and Recreation Primary Record, 2009.

⁶⁹ "Here's when Rancho Cucamonga's new park will open and what it will feature," *The Inland Valley Daily Bulletin*, October 15, 2016, <https://www.dailybulletin.com/2016/10/15/heres-when-rancho-cucamongas-new-park-will-open-and-what-it-will-feature/>, accessed April 21, 2019.



Fig 22 (left): Etiwanda Road House, 12583 Highland Avenue, Rancho Cucamonga (Source: Chattel, Inc., “12583 Highland Avenue,” survey record, 2009; Fig 23 (right): Owen Electric building, 8889 Archibald Avenue, Rancho Cucamonga (Source: Chattel, Inc., “8889 Archibald Avenue,” survey record, 2009)

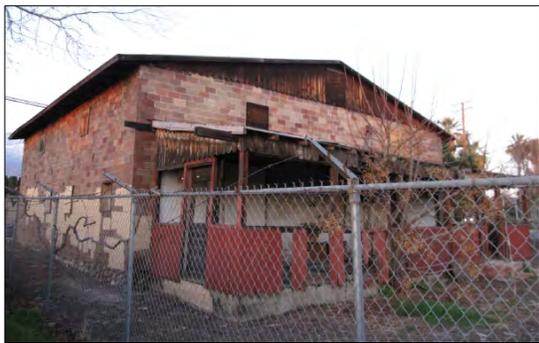


Fig 24: Chinatown House (demolished) (Source: Chattel, Inc., “8581 San Bernardino Road,” survey record, 2009)

Precedent for Evaluation of Folk Architecture

In addition to the National Register listing for the Russian Village, the significance of folk art environments in California has been previously established by other official historic designations, especially the individual listings of the immersive environments of Watts Towers of Simon Rodia at 1765 E. 107th Street in Los Angeles, listed in the National Register in 1977 and designated as a California Historical Landmark and National Historic Landmark,⁷⁰ and of Forestiere Underground Gardens at 5021 W. Shaw Avenue in Fresno, listed in the National Register in 1977 and designated a California Historical Landmark in 1979.⁷¹ Statewide significance of folk art has also been established through the 1980 adoption of the National Register Thematic Nomination prepared for Twentieth Century Folk Art Environments in California, which describes the significant folk art environments of the state as follows:⁷²

These works can best be described as monumental sized sculptures consisting of a variety of structures, sculptural forms, and painted surfaces. Many include the artist’s living space. Visitors walking through these sites will find themselves surrounded on every side by the vision of the artist, hence the term “environmental.” The environments are the work of folk artists with no formal training in the arts. Each worked without knowledge of the others. Their work blends an art statement with folk crafts, such as wood carving, tile working, stone cutting and stitchery, traditions of folk art with roots in the colonial period...

⁷⁰ National Archives Catalog, <https://catalog.archives.gov>, accessed April 21, 2019.

⁷¹ The Forestiere Underground Gardens, <http://www.undergroundgardens.com/about>, accessed April 21, 2019.

⁷² Robert Selway et al., Office of Historic Preservation, “Twentieth Century Folk Art Environments in California,” National Register of Historic Places Inventory-Nomination Form, 1978, entered into National Register 1980.

...Each environment made use of the natural landscape and discarded materials to create their folk art works. The recycling and innovative use of both natural and cultural materials, whether shells and sand or trash, is an important characteristic of all the works.

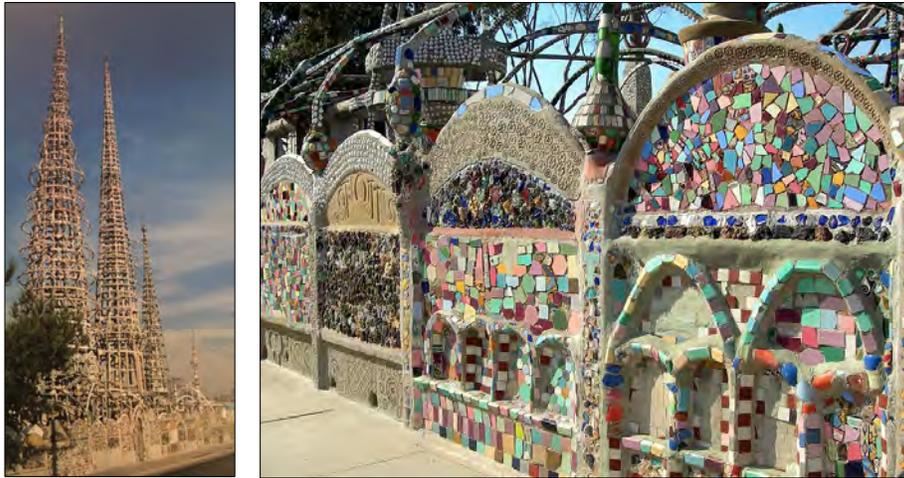


Fig 27 (left): Watts Towers, overall view (Source: Peter Selz, *Art in Our Times, A Pictorial History 1890-1980*, New York: Harry N. Abrams, 1981: 293); Fig 28 (right): Watts Towers, detail of outer fence with integrated artwork (Source: Watts Towers Arts Center, organization website, <https://www.wattstowers.org>)

In an effort to define Folk Art for purposes of project review, the City of Los Angeles' recently completed historic resource survey, known as SurveyLA, includes an historic context for Folk Art, 1850-1980, which defines Folk Art as a category, tracing its origins as a category in art history to the 1920s, mostly when applied to paintings and art objects, evolving to "utilitarian forms, especially household objects," and finally extending to architecture, as discussed here.⁷³

The broader concept of folk art, as applied to architectural resources from later periods and located outside of isolated communities, retains the assumption that the originator is talented but untrained. It differs, however, in two ways. First, it includes entire structures and landscapes as well as surface decoration. Second, there is less stress on the use of inherited vernacular modes and more on originality, to the point that eccentricity may be the most characteristic feature. This includes the unique uses of materials along with the creation of forms never before seen.

Resources that fit this broader definition of Folk Art combine a number of elements—structures, landscape features, sculptures, assemblages of objects—into a unified whole. This whole is within a defined physical setting over which the creator has total control, typically the lot surrounding the creator's home. While apparently constructed without the use of formal plans, these resources show a unity of design, through common subject matter, forms and/or materials, based on the unique vision of the creator.⁷⁴

Known examples in Los Angeles are few and tend to focus on the integration of artwork, rather than the architecture itself.

⁷³ *Los Angeles Citywide Historic Context Statement, Context: Public and Private Institutional Development, 1850-1980, Sub-Context: Cultural Development and Institutions, 1850-1980, Theme: Folk Art, 1850-1980*, SurveyLA: Los Angeles Historic Resources Survey, City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2019: 3-4.

⁷⁴ Jan Wampler, *All Their Own: People and the Places They Build*, New York: Schenkman Publishing Company, 1977: 9-

VII. EVALUATION OF SIGNIFICANCE

City of Rancho Cucamonga

The City of Rancho Cucamonga Historic Preservation Ordinance (Ordinance No. 848) was adopted by City Council in 2011 and allows the City Council to designate Historic Landmarks, Points of Historic Interest, and Historic Districts as described below.⁷⁵ Potential eligibility of the subject property under each criterion is discussed.

Designation Criteria for Historic Landmarks

- A. The [City] Council may designate a property as a Historic Landmark if it meets the requirements of both paragraphs B and C of this Section.
- B. Historic Landmarks must meet at least one of the following:

Criterion 1: It is or was once associated with events that have made significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The subject property is evaluated in this report for its association with patterns of development during the time of its construction, the early 1950s. The majority of post-World War II development in Rancho Cucamonga involved redevelopment of land formerly used for agriculture into tract housing. The subject property represents a smaller scale development of a single parcel and does not readily contribute to our understanding of broad patterns of urban development. The subject property is not known to be the location of any important events. Therefore, the subject property does not meet Criterion 1.

Criterion 2: It is or was once associated with persons important to local, California, or national history.

The subject property is evaluated in this report for association with original owner-builder, James Carwell (1918-2014). The house was designed and constructed by Carwell as his residence and is considered an important example of Folk Architecture. However, Carwell does not appear to be a person important in our past. Carwell worked as a butcher and does not have other important historical associations. The only other resource potentially attributable to him is the adjacent residence at 8817 Baker Avenue (not extant), which is not known to have been historically or architecturally significant. Therefore, the subject property does not meet Criterion 2.

Criterion 3: It embodies the distinctive characteristic of a type, period, or method of construction.

The subject property is evaluated in this report for its Folk Architecture, a form of vernacular architecture designed without the work of a trained architect, often constructed with found, salvaged, or locally available materials, and sometimes incorporating artwork into the design. The importance of local Folk Architecture is established by the listing of Claremont's Russian Village in the National Register; the thematic nomination for Folk Art Environments

⁷⁵ City of Rancho Cucamonga Ordinance No. 848, adopted July 6, 2011, <https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=8222>, accessed April 21, 2019.

in California, also listed in the National Register; and through other separate listings for individually significant Folk Art environments, as discussed in this report.

The Russian Village includes fifteen stone and concrete rubble houses constructed using salvaged local materials during the years 1923-1938. Many of these homes were designed and constructed by local builder Konstanty “Steve” Stys, a Polish immigrant (1894-1961), who also trained other locals to build their own houses in the Russian Village and elsewhere in the community. Stys also owned property in Rancho Cucamonga very nearby the subject property, and continued his work constructing Folk Architecture, building his house there using salvaged local materials in 1945. His property was later expanded and became the Cask ‘n Cleaver restaurant (previously found eligible as an historical resource in the survey conducted for the City of Rancho Cucamonga’s 2010 general plan update). While a definitive connection of the subject property to Stys could not be made, the house at the subject property was very likely constructed in association with Stys. Anecdotal evidence provided in this report confirms his likely involvement. Design of the house follows his traditions of local Folk Architecture, looks much like his other work, and is a rare example of its type.

Effectively utilizing salvaged local materials (concrete rubble, telephone poles, stones, and wood) and incorporating artful placement of stones and materials, such as at the living room fireplace and in the curved low walls in the front yard, the house at the subject property is a good example of Folk Architecture. This architecture and method of construction is unique, fitting into a significant historic context for Folk Architecture, examples of which are rare in Rancho Cucamonga and in Southern California. The subject property appears to be significant for this association and therefore meets Criterion 3.

Criterion 4: It represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

The subject property is evaluated in this report for association with local builder, Konstanty Stys. The similarities between Stys work and the house at the subject property are striking. Because on testimony of Carwell’s descendants, as discussed in this report, there is a strong likelihood that Stys advised Carwell on construction techniques, similar to his approach advising locals at the Russian Village. However, the extent of Stys involvement cannot be explicitly demonstrated. Therefore, the subject property does not meet Criterion 4.

Criterion 5: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The subject property cannot reasonably be expected to yield significant archaeology or information important to prehistory of the local area or otherwise. Therefore, the subject property does not meet Criterion 5.

C. Historic Landmarks must retain integrity from their period of significance with respect to its location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its depilated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to particular characteristics that support the property’s eligibility.

Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: *location, design, setting, materials, workmanship, feeling, and association*. To retain integrity, a property must possess several, and usually most, of these aspects. The subject property appears to retain integrity from its date of construction, 1952-1953, as described below.

- *Location*: The building at the subject property has not been moved; therefore, the subject property retains integrity of *location*.
- *Design*: The massing, floor plan, and primary architectural features of the subject property have not been altered. The concrete rubble exterior walls, chimney, and roof structure with telephone poles and wood boards remain intact. The main alterations have been to window sash and glazing, which have generally all been removed and through additions along north and east elevations, which have also been removed. However, because the primary design features remain intact and the building is still easily readable as an example of Folk Architecture from its date of construction, the subject property retains integrity of *design*.
- *Setting*: The subject property was surrounded by agricultural land when the existing building was constructed. Citrus groves have been removed and the agricultural land has largely been replaced by tract housing developments. Therefore, the subject property may not retain integrity of *setting*.
- *Materials*: Given that the subject property is relatively unaltered in terms of its design and has the majority of its original materials, it retains integrity of *materials*.
- *Workmanship*: Because the subject property retains integrity of design and materials, it also retains integrity of *workmanship*.
- *Feeling and Association*: Because the subject property generally retains integrity of location, setting, and workmanship, it is able to convey *feeling* and *association*.

Designation Criteria for Historic Districts and Conservation Districts

The subject property was considered for potential eligibility as a contributor to a locally eligible historic district. However, there does not appear to be a cohesive grouping of buildings that includes the subject property and conveys a strong sense of time and place from any particular period in history. The subject property is not part of an intact grouping of early residential properties. Existing development along Baker Avenue currently includes a wide variety of land uses with varying dates of construction. There is not a strong sense of time and place from any particular period in history. There is no significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, there does not appear to be any district present.

California and National Registers

Because eligibility criteria for National and California Registers align, the following evaluation considers eligibility under each of the criteria at federal and state under a single heading.

Criterion A/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The subject property is evaluated in this report for its association with patterns of development during the time of its construction, the early 1950s. The majority of post-World War II

development in Rancho Cucamonga involved redevelopment of land formerly used for agriculture into tract housing. The subject property represented a smaller scale development of a single parcel and does not readily contribute to our understanding of broad patterns of urban development. The subject property is not known to be the location of any important events. Therefore, the subject property does not meet Criterion A/1.

Criterion B/2: Is associated with the lives of persons important in our past.

The subject property is evaluated in this report for association with original owner-builder, James Carwell (1918-2014). The house was designed and constructed by Carwell as his residence and is considered an important example of Folk Architecture. However, Carwell does not appear to be a person important in our past. Carwell worked as a butcher and does not have other important historical associations. The only other resource potentially attributable to him is the adjacent residence at 8817 Baker Avenue (not extant), which is not known to have been historically or architecturally significant. Therefore, the subject property does not meet Criterion B/2.

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

The subject property is evaluated in this report for its Folk Architecture, a form of vernacular architecture designed without the work of a trained architect, often constructed with found, salvaged, or locally available materials, and sometimes incorporating artwork into the design. The importance of local Folk Architecture is established by the listing of Claremont's Russian Village in the National Register; the thematic nomination for Folk Art Environments in California, also listed in the National Register; and through other separate listings for individually significant Folk Art environments, as discussed in this report.

The Russian Village includes fifteen stone and concrete rubble houses constructed using salvaged local materials during the years 1923-1938. Many of these homes were designed and constructed by local builder Konstanty "Steve" Stys, a Polish immigrant (1894-1961), who also trained other locals to build their own houses in the Russian Village and elsewhere in the community. Stys also owned property in Rancho Cucamonga very nearby the subject property, and continued his work constructing Folk Architecture, building his house there using salvaged local materials in 1945. His property was later expanded and became the Cask 'n Cleaver restaurant (previously found eligible as an historical resource in the survey conducted for the City of Rancho Cucamonga's 2010 general plan update). While a definitive connection of the subject property to Stys could not be made, the house at the subject property was very likely constructed in association with Stys. Anecdotal evidence provided in this report confirms his likely involvement. Design of the house follows his traditions of local Folk Architecture, looks much like his other work, and is a rare example of its type.

Effectively utilizing salvaged local materials (concrete rubble, telephone poles, stones, and wood) and incorporating artful placement of stones and materials, such as at the living room fireplace and in the curved low walls in the front yard, the house at the subject property is a good example of Folk Architecture. This architecture and method of construction is unique, fitting into a significant historic context for Folk Architecture, examples of which are rare in Rancho Cucamonga and in Southern California. The subject property appears to be significant for this association and therefore meets Criterion C/3.

Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.

The subject property cannot be reasonably expected to yield information important in prehistory or history; therefore, it does not appear eligible under Criterion D/4.

Period of Significance

The period of significance for the subject property is its date of construction, 1952-1953.

Character-Defining Features

The character-defining features, the physical features extant from the period of significance that convey significance, and should be preserved, include the following:

Exterior

- One-story scale and massing of house.
- Primary façade of house oriented south, positioned along street.
- Exterior walls of house made of concrete rubble.
- West elevation chimney made of concrete rubble.
- East elevation outdoor fireplace made of brick and concrete rubble.
- Flat roof structure made of telephone poles and wood boards.
- Full front porch with simple concrete structure, accessed by steps.
- Pattern of door and window openings and concrete slip sills (where extant)

Site Features

- Low curved walls located west of house bordering front yard.
- Low brick pillars that were once components of the front yard fence.

Interior

- Configuration of public spaces, including kitchen, hallway, and living room.
- Living room fireplace on west wall, with integrated concrete and stone and brick work.
- Telephone pole and wood ceilings where they occur throughout.

VIII. CONCLUSION

The subject property is evaluated in detail in this report, including thorough documentation of existing conditions, history of construction and alterations, and history of owners and tenants. The subject property was evaluated against relevant historic contexts and was found significant as an important and rare example of local Folk Architecture, most likely constructed in association with noted local builder, Konstanty Stys. The subject property meets eligibility criteria for local designation as a City of Rancho Cucamonga Historic Landmark and for the California Register, though it was not found to be a contributor to any historic district. Due to alterations, especially removal of all windows, it may not retain sufficient integrity for listing in the National Register. As the subject property appears eligible for local designation as well as for listing in the California Register, it is therefore an historical resource under CEQA.

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Appendix A: Tables*Table of Building Permits for 8803 Baker Avenue (on file with City of Rancho Cucamonga)*

| | | | | | | |
|-------------------|---------------|--|-------------------------------------|-----------|----------------------------------|------------|
| April 18, 1977 | 48870 | Room addition, 13 ½ x 32. | Dennis F. Myscow | Not given | Illegible | \$9,900.00 |
| April 8, 1985 | 85-2966 | MEP permit for water tank and other mechanical equipment. | Myscow | N/A | Sun Wizard | Not given |
| January 29, 1991 | 91-0451 | MEP permit for kitchen sink. | Dennis F. Myscow | N/A | Owner | Not given |
| December 12, 1991 | 91-6511 | Reroof detached garage only, built-up capsheet. | Dennis Myscow | N/A | Hulspeth, Inc. | \$1,200.00 |
| December 6, 1995 | BL12495 | Remove existing roof except insulation; reroof with Class A built gravel roof. | Dennis Myscow | N/A | Hudspeth, Inc. | \$3,800.0 |
| January 14, 2015 | PMT2015-00164 | Roof-mounted photovoltaic. | Dennis Francis Myscow | N/A | Vision Installation | Not given |
| August 22, 2016 | PMT2016-02770 | Demolition and removal of 480 s.f. wood-framed stucco-finished building addition, wood-framed patio cover, 1056 sf wood-framed stucco finished garage building, built in swimming pool fencing, site walls, and paving, plus disconnection and capping of all utilities. | Allyn Scheu Family Limited Partners | N/A | Alliance Construction Team, Inc. | Not given |

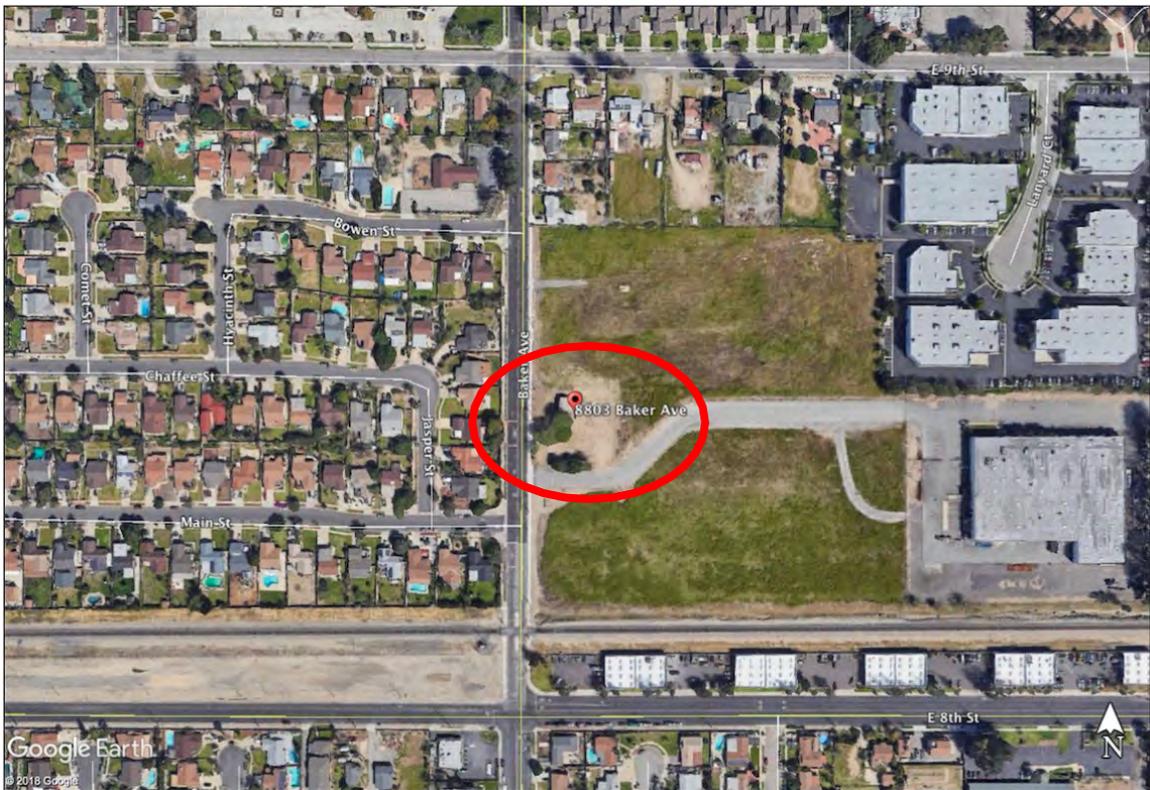
Table of Owners for 8803 Baker Avenue

| <i>Date</i> | <i>Owner</i> |
|-------------|---|
| 1900-1903 | Cucamonga Fruit Lands Company |
| 1904-1907 | Samuel B. Jaggart |
| 1908-1910 | M.E. Post |
| 1916-1926 | C.A. Yeilding |
| 1926-1931 | Cyril F. Yeilding |
| 1932-1939 | E.B. Smith |
| 1939-1944 | Josephine E. Smith |
| 1944-1947 | Fred Fischer |
| 1946-1947 | James and Jennie Carwell; William C. and Anna C. Blazer; William A. and Eleanor Amlung |
| 1947-1969 | James and Jennie Carwell |
| 1969-1973 | Charles H. Lescault and Donna J. Lescault |
| 1973-2007 | Dennis F. Myskow and Marilyn A. Myskow |
| 2007-2015 | Dennis F. Myskow and Michele L. Myskow |
| 2015-2019 | Nevin Scheu Trust Allyn Scheu Family Limited Partnership Allyson Scheu McQuade Property Trust |

Attachment A: Current Maps and Aerials

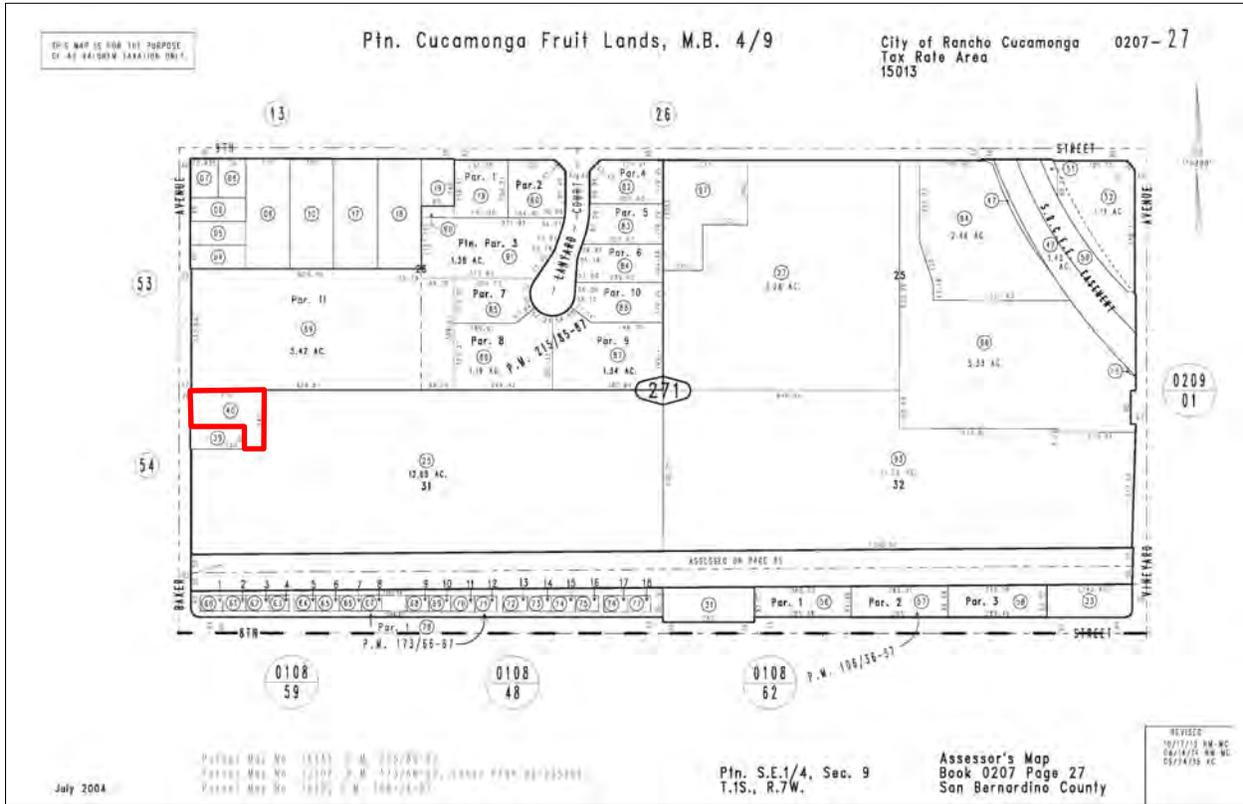


Map 1: Current aerial, subject property at center outlined in red (Google Earth)



Map 2: Current aerial, subject property outlined in red (Google Earth)

Attachment A: Current Maps and Aerials



Map 3: Assessor Parcel Map, subject property outlined in red (County of San Bernardino, Property Information Management System Internet Site)

Attachment B: Historic Maps and Aerials



Historic Aerial 1: Subject property outlined in red, 1930 (UCSB Aerial Photograph Collection)



Historic Aerial 2: Subject property outlined in red, 1938 (UCSB Aerial Photograph Collection)

Attachment B: Historic Maps and Aerials



Historic Aerial 3: Subject property outlined in red, 1949 (UCSB Aerial Photograph Collection)



Historic Aerial 4: Subject property outlined in red, 1953 (UCSB Aerial Photograph Collection)

Attachment B: Historic Maps and Aerials



Historic Aerial 5: Subject property outlined in red, 1959 (UCSB Aerial Photograph Collection)



Historic Aerial 6: Subject property outlined in red, 1977 (UCSB Aerial Photograph Collection)

Attachment C: Current Photographs of Subject Property



Figure 1: Subject property, view of setting from Baker Avenue, view northeast, with subject property indicated by red arrow (McGee, 2019)



Figure 2: Subject property, view of setting from Baker Avenue, view southwest, with subject property indicated by red arrow (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 3: Subject property, west elevation, from Baker Avenue, view east (McGee, 2019)



Figure 4: Subject property, west elevation, view east (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 5: Subject property, west elevation, detail, view east (McGee, 2019)



Figure 6: Subject property, low wall in front yard located west of house, view southwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 7: Subject property, west elevation (left) and south façade (right), view northwest (McGee, 2019)



Figure 8: Subject property, south façade (center) and east elevation (right), view northwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 9: Subject property, south façade, view northwest (McGee, 2019)



Figure 10: Subject property, west elevation (left) and south façade (right), view northeast (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 11: Subject property, east elevation (center) and north elevation (right), view southwest (McGee, 2019)



Figure 12: Subject property, east elevation, detail, view northwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 13: Subject property, east elevation, detail, view west (McGee, 2019)



Figure 14: Subject property, north elevation, view south (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 15: Subject property, interior, kitchen, view northeast (McGee, 2019)



Figure 16: Subject property, interior, kitchen, view southwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 17: Subject property, interior, hallway, looking toward living room, view west (McGee, 2019)



Figure 18: Subject property, interior, hallway, from living room, view southeast (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 19: Subject property, interior, living room, west wall with fireplace (left), view northwest (McGee, 2019)



Figure 20: Subject property, interior, living room, west wall with fireplace, view northwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 21: Subject property, interior, living room, fireplace detail, view west (McGee, 2019)



Figure 22: Subject property, interior, living room, fireplace detail, view northwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 23: Subject property, interior, closet, view north (McGee, 2019)



Figure 24: Subject property, interior, bathroom, north (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 25: Subject property, interior, northeast bedroom, view northeast (McGee, 2019)



Figure 26: Subject property, interior, northeast bedroom, view northwest (McGee, 2019)

Attachment C: Current Photographs of Subject Property



Figure 27: Subject property, interior, southeast bedroom, view southwest (McGee, 2019)



Figure 28: Subject property, interior, southeast bedroom, view southwest (McGee, 2019)

Attachment D

STAFF REPORT

PLANNING DEPARTMENT



Date: April 23, 2014

To: Chairman and Members of the Historic Preservation Commission

From: Candyce Burnett, Planning Manager

By: Mayuko Nakajima, Assistant Planner

Subject: HISTORIC LANDMARK DESIGNATION DRC2014-00206 - DENNIS MYSKOW - A request for a historic landmark designation for a single-family residence within the General Industrial District, located at 8803 Baker Avenue - APN: 0207-271-40. The project is categorically exempt under Section 15331 as a Class 31 exemption of the guidelines for the California Environmental Quality Act. This item will be forwarded to City Council for final action.

BACKGROUND

- A. Historical Significance: The subject structure, located at 8803 Baker Avenue, was built in the late 1940s or early 1950s and is considered to be built in the Folk Architecture style. The structure is constructed of recycled and/or salvaged materials ranging from deeply textured paving stones, telephone poles, and native rocks. The telephone poles run all through the house to act as a support for the roofing. The backyard is outlined by a wall constructed of remnants of rubble and rock placed in various configurations. The structure retains most of its original material. The garage that sits on the southern portion of the site was built at a later date. Towards the northerly portion of the main structure, an addition was also constructed. Both later additions were completed by the current owner.

The house is believed to be built by Polish immigrant Konstanty "Steve" Stys. Originally from Poland, he immigrated to the United States and settled in Youngstown, Ohio before moving to California in 1921. He lived in Pomona, then he moved to Claremont, and finally to Cucamonga in 1946. He is perhaps most known for his affiliation with the Russian Village in Claremont. He was a rock craftsman of the area who put a lot of character into his work. The Russian Village encompasses a group of 15 homes lining Mills Avenue that were built of recycled and/or salvaged materials during the Great Depression. In 1923, Stys purchased the eastern side of Mills Avenue. He then sold lots to friends and needy families and helped them find building materials from wrecking yards, earthquake-damaged buildings from the 1933 earthquake, and local field stones from the alluvial plain around the City of Claremont. The homes are unified by their use of rock and street rubble as exterior materials such as telephone poles, chunks of pavement, sides from railroad cars, red-tile roofs, and the informal arrangement of each property. Local residents nicknamed the neighborhood "Russian Village," assuming that Stys came from Russia. This neighborhood was placed on the National Register of Historic Places as a prime example of folk architecture. It was the hard times of the Great Depression that helped create this sense of community in these houses. The use of salvaged materials was an economic way to build houses. Stys is also known for designing and constructing the structure located at 8649 9th Street in Rancho Cucamonga, which is currently the Cask and Cleaver restaurant. This was Stys'

home until his death in 1961. The Cask and Cleaver building was built approximately in the late 1940s.

- B. Ownership History: According to the City directory from 1950 to 1967, Jason and Jenny Carwell were listed as the owners (the original address was 158 Baker Avenue). According to the San Bernardino County Assessor's information, the previous owners were Charles and Donna Lescault. In 1973, the current owners, the Myskows, acquired the property. A real estate agent informed them that the building was built by Mr. Stys. It is possible that the structure was built about the same time as the Cask and Cleaver building, since it was in such close proximity and because it follows his move to the Cucamonga area in 1946. There are no building records that show the actual date of construction for the structure located at 8803 Baker Avenue, but historic aerials reveal that there was something on the site in 1938, and a definitive structure could be identified by 1959 (Exhibit B).
- C. Site Characteristics: The project site is on an L-shaped parcel (approximately 0.5 acres), located approximately 500 feet north of 8th Street. The lot is zoned General Industrial and the single-family residence is considered a legal non-conforming use. Properties to the north are zoned Industrial Park; to the east and south is General Industrial; to the west is zoned Low Residential. It is generally surrounded by vacant land with the exception of a residential development just west of the site and a separate parcel just south of the property where there exists another legal non-conforming residence.

ANALYSIS

- A. General: The house was never identified in the City of Rancho Cucamonga 2009 historic survey results, performed by Chattel Architecture, nor the previous City surveys conducted throughout the years. That does not preclude properties that might have been missed by these surveys. Based on a field visit to the project site and also to the "Russian Village," the construction methods and materials are very similar with the use of deeply textured paving stones, telephone poles, and native rocks. Although there is no written documentation stating that this was built by Mr. Stys, the construction methods and materials are so unique that staff has concluded that it must have been built by the same person or his apprentice. According to the National Register of Historic Places Inventory, "Lay-More Tile" was a business owned and operated by Stys and his friend, Merle Mead. The tile itself is a dry, self-stacking, concrete block that appears in a number of the structures in Russian Village and also appears on the subject structure.
- B. Landmark Designation: The subject site qualifies for landmark designation based upon much of the criteria from the City's Historic Preservation Ordinance, including such significant areas as historical and cultural significance and integrity. Details related to these areas of significance are contained in the Facts for Findings Section. The purpose of the designation is to preserve, protect, enhance, and perpetuate a significant feature that contributes to the cultural and aesthetic benefit of Rancho Cucamonga.
- C. Environmental Assessment: The project is categorically exempt under Section 15331 as a Class 31 exemption of the guidelines for the California Environmental Quality Act.

FACTS FOR FINDING:

A. Historical and Cultural Significance:

Finding 1: It is or was once associated with events that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Fact/s: The property is an example of early life during a time where resources were scarce after the Great Depression.

Finding 2: It is or was once associated with persons important to local, California, or national history.

Fact/s: The property is associated with Konstanty Stys, an important person to local history.

Finding 3: It embodies the distinctive characteristics of a type, period, or method of construction.

Fact/s: The dwelling is a good example of Folk Architecture during the Great Depression era. Its method of construction is especially unique in that the builder utilized recycled and salvaged materials.

Finding 4: It represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

Fact/s: Konstanty Stys was known for his unique craftsmanship, also cited in "Judy Wright's *Claremont: A Pictorial History*" as "vernacular, anonymous, spontaneous, indigenous, or rural" architecture.

Finding 5: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Fact/s: The structure and property has potential to yield information about the Great Depression era and the local area.

B. Integrity:

Finding 1: Historic Landmarks must retain integrity from their period of significance with respect to location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility.

Fact/s: The proposed landmark retains integrity from the period of significance with respect to location, design, materials, workmanship, and association. It retains sufficient integrity to convey its historic, cultural, or architectural significance.

CORRESPONDENCE: The Historic Landmark Designation was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within 660 feet of the project site.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission recommend approval of Landmark Designation DRC2014-00206 to be forwarded to the City Council for final action.

Respectfully submitted,



Candyce Burnett
Planning Manager

CB:MN/ge

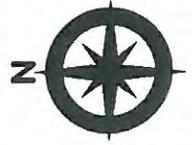
Attachments: Exhibit A - Location map
Exhibit B - Historic aeriels
Exhibit C - Photographs
Draft Resolution of Approval for DRC2014-00206

EXHIBIT A

C-5



Project Location



1948

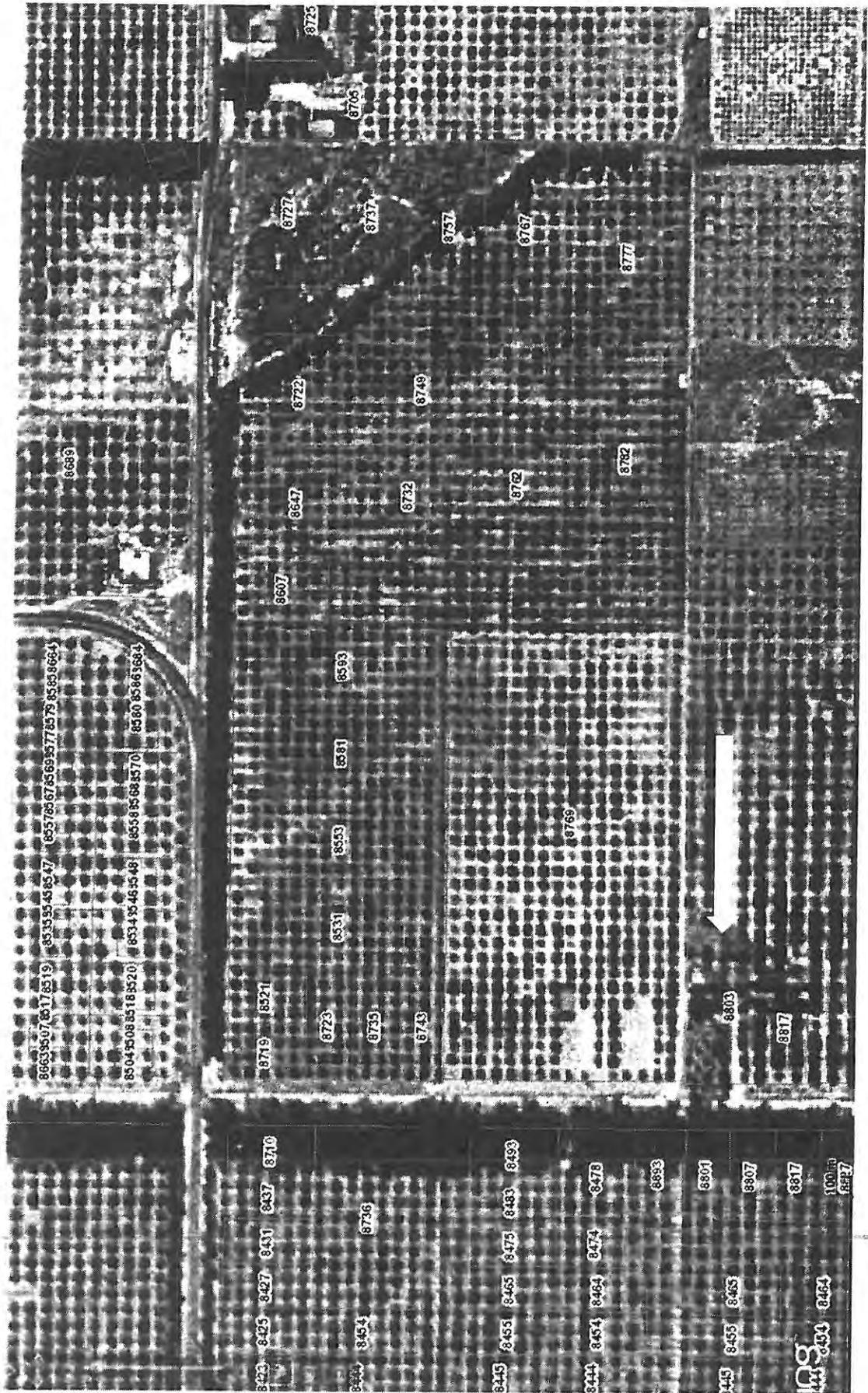




EXHIBIT C

View looking east

C-9



Front elevation

C-10



Window



Garage

C-11



Backyard Fireplace



Addition in northerly portion of structure

C-12

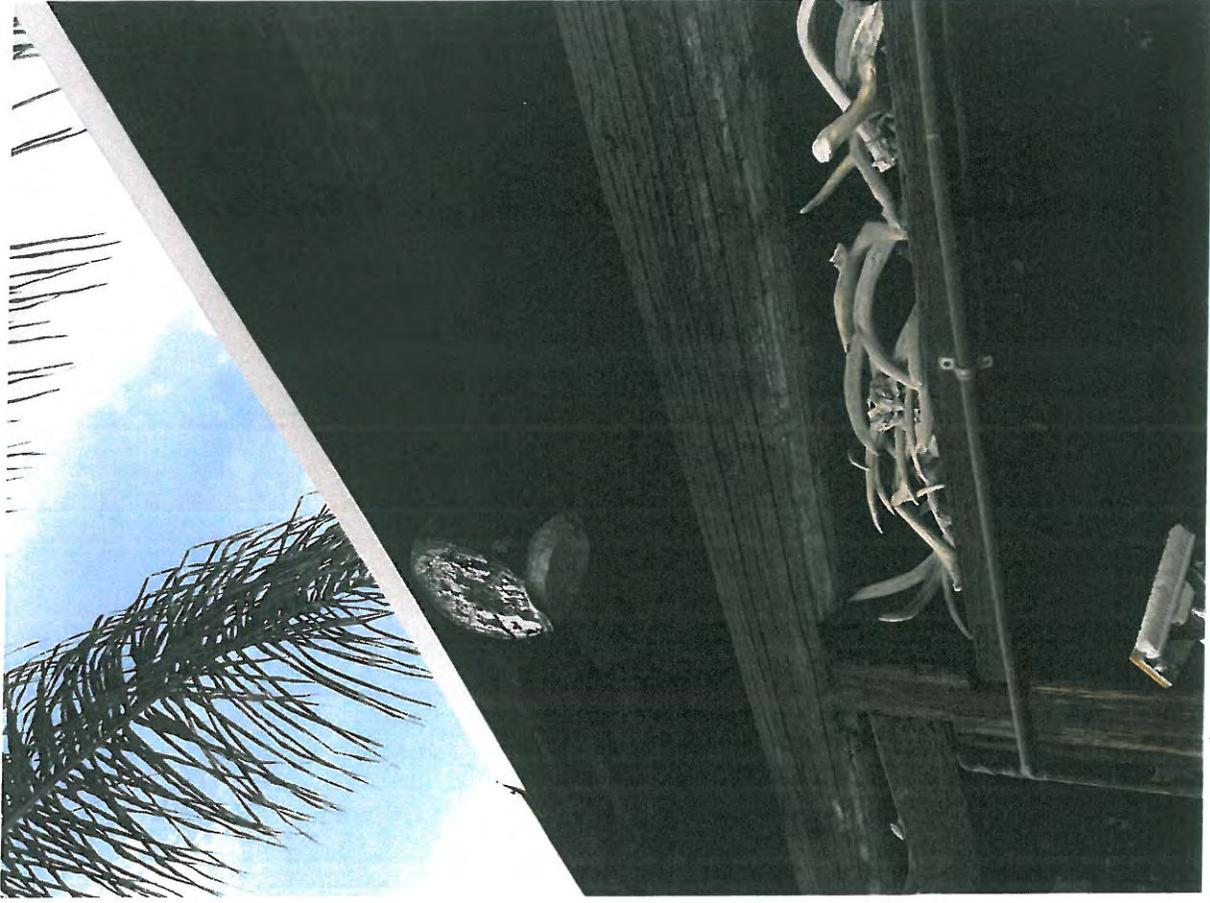


Rock work in backyard



View looking northwest

C-13



Telephone pole



Rock monument in corner of backyard

C-14



Telephone pole visible from interior kitchen



Interior Fireplace

C-15



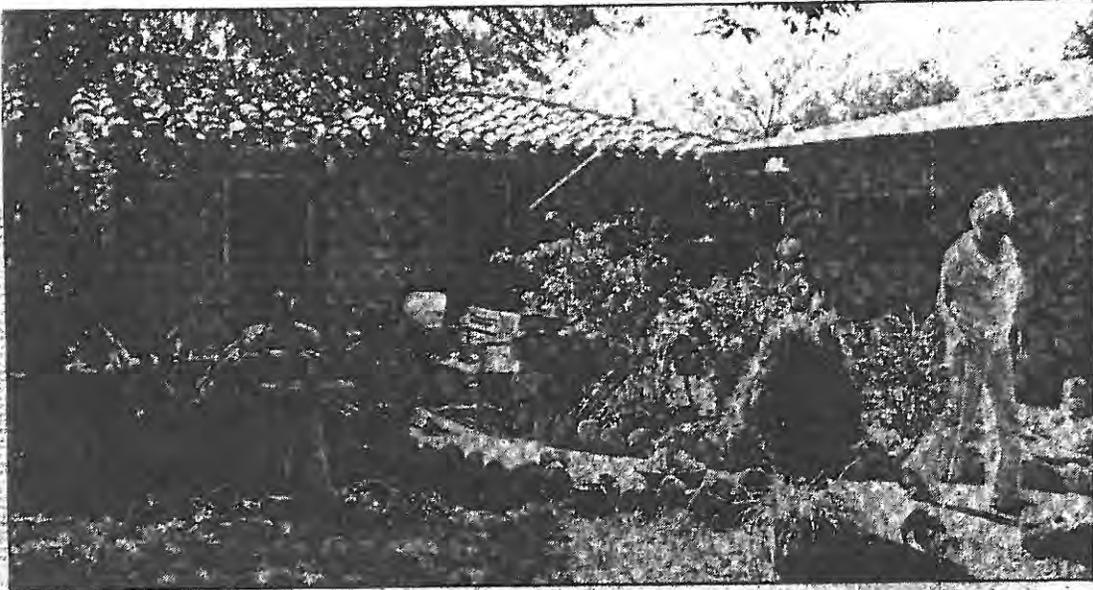
Exterior wall



Detail of wall
C-16

Thursday, June 16, 1988

'They built [the houses] with the materials available. It was really a classic Am



Louise Nelson walks in garden of her home on South Mills Avenue, a one-time rural road that has become one of Clare

Russian Village

Built of Rubble in the Depression, Houses Are Now Claremont's Pride

By JEFFREY MILLER, Times Staff Writer

One might think that prospective homeowners would be less than thrilled to learn that their dream house was designed and constructed by untrained laborers using chunks of pavement, telephone poles and odds and ends scavenged from condemned buildings.

But to residents of Russian Village—15 houses built along South Mills Avenue in Claremont during the Great Depression by poor immigrant workers—these humble origins are a source of pride.

"You just develop real respect and affection for the people who built this," said resident Leo Snowiss as he admired the walls of his home, which was constructed with more than 2,500 concrete blocks that were chiseled from street rubble.

"They were very poor people," added Snowiss, a professor of political science at UCLA. "The Depression just wiped them out. They built [the houses] with the materials available. . . . Under the lash of necessity they could do it. It was really a classic American story."

The key figure in the story of Russian Village is Konstany Stys, a Polish immigrant who came to the area in the early 1920s from Youngstown, Ohio, where he had been a steel worker.

Although he didn't have much money, formal education or experience in housing design, Stys created a neighborhood of hand-crafted homes that has been included on the National Register of Historic Places as a definitive example of "folk architecture."

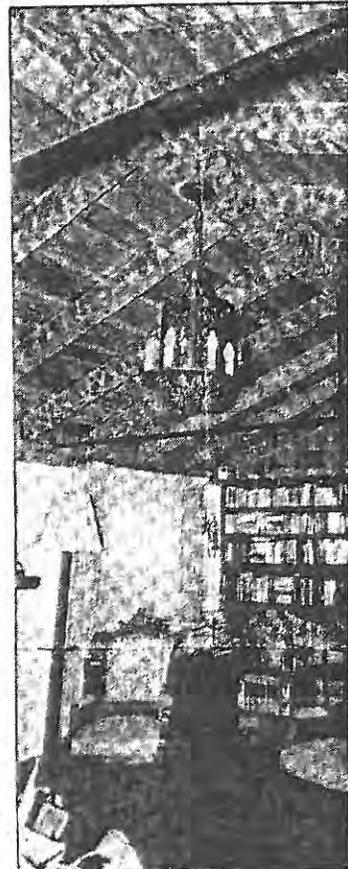
Attracted by the construction work available at the nearby Claremont Colleges, Stys bought a plot of land among the citrus groves of south Claremont. In seeking building materials, Stys needed to look no farther than the large piles of rocks that had been cleared from the surrounding land to make it arable.

Using those rocks, along with larger boulders hauled down from the mountains and surplus lumber from construction sites at the colleges, Stys built a modest house in 1922 that established the village's rocky,

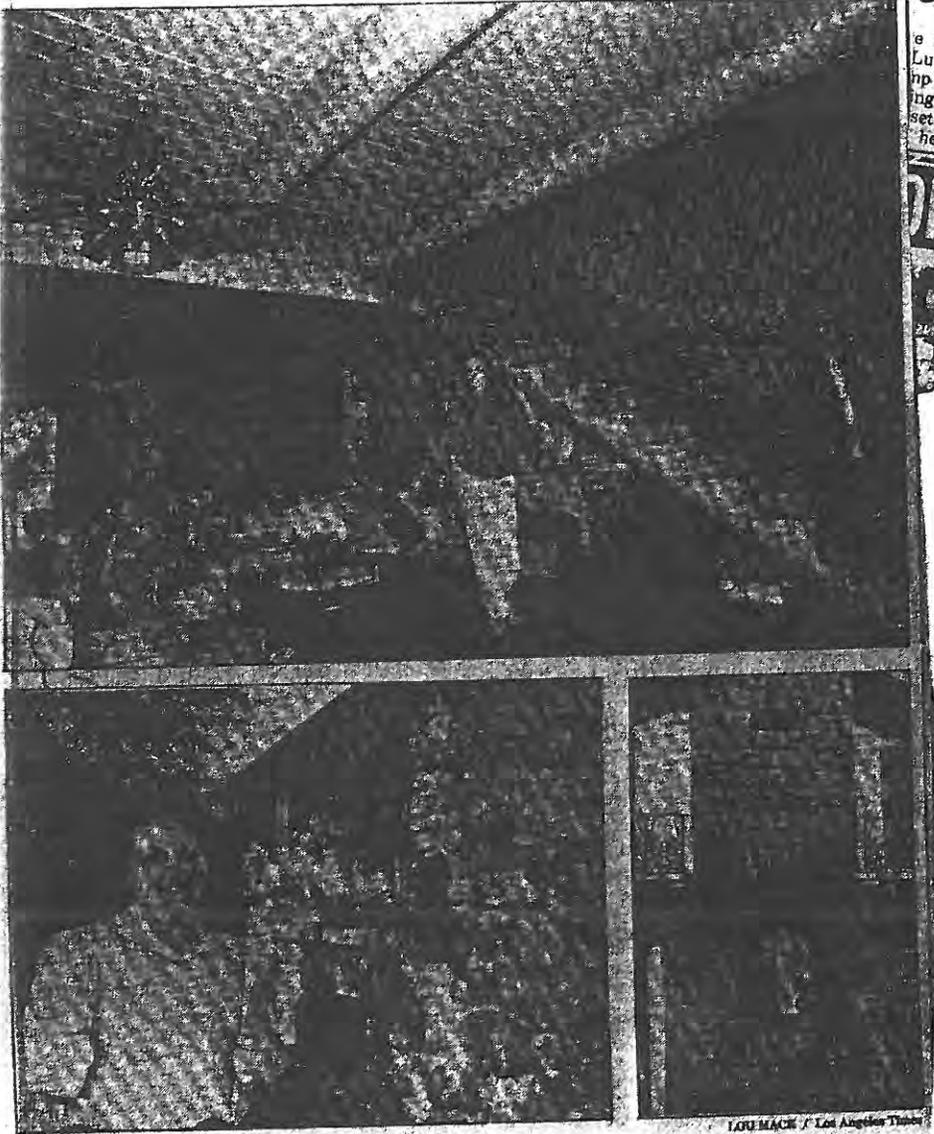
Please see VILLAGE, Page 4



Konstany Stys at work, 1931.



Leo Snowiss' living room has ac



Ceiling beams and stairway in Jeanne Lari-viere's triplex are made of telephone poles, top. Claremont Mayor Judy Wright, a local histori-

an, stands by the home of Joe and Georgiann Will, the second built by Konstany Stys. Stys built a shrine in the chimney of another home.

VILLAGE: Houses of Rubble

Continued from Page 1

rustic style. At the onset of the Depression, Stys subdivided his land and sold parcels under generous terms to friends, relatives and co-workers who had been left destitute. Mortgage payments—not always collected—were as low as \$5 a month. Stys lent home buyers his labor and his knack for obtaining low-cost building materials. Stys' neighbors copied his architectural style, more out of financial necessity than aesthetic consistency. While most of the houses were built with the plentiful field stones, builders also used pavement from flood-damaged streets and red tiles scavenged from the roofs of buildings condemned after the 1933 earthquake. Fixtures were obtained from a salvage company in Los Angeles.

story is that neighbors mistook Stys' accent as being Russian. Others say that some Claremont residents at the time perceived a hint of Bolshevism in the cooperative community established by the immigrant workers. With one notable exception, the homes were built without blueprints, accounting for some unique floor plans. Building design was dictated by available supplies and the needs of growing families. "These houses are all different," said Snowiss, whose home features an exposed-beam ceiling made of surplus lumber hewn with an axe-like tool called an *adz* by Stys and his son Raymond. "They all grew like weeds, like beautiful weeds." Only one house departed from this unplanned approach. Peter Ficker, a Pomona architect, owed Stys \$80 for construction work.

retaining the house's historic features. Although major exterior alterations require approval from the city, maintenance of the homes' historical character is largely on the honor system. Some residents even collect blocks of street rubble with which to build additions to their houses.

Please see VILLAGE, Page 1

VILLAGE: Untrained Builders' Work Lasts

Continued from Page 4

Stys, who died in 1961, built 10 homes elsewhere in his trademark rock-and-rubble style. The largest of these, in Rancho Cucamonga, later became the first Cask 'N Cleaver restaurant. Stys' wife, Antonina, lived in an artist's studio that Stys built near the restaurant until she moved to Northern California earlier this year.

Each of the individually styled houses in Russian Village seems to have its own materials, history and anecdotes.

There is the European-style country home with seven steeply pitched gables, built in 1933 by Garret Batelaan, a 21-year-old who had taken correspondence courses in carpentry, plumbing and wiring but had never actually built a house. His first effort has held up well despite Stys' admonition that the steep roof was structurally unsound and would collapse.

Then there is the house built in 1937 by Mr. and Mrs. Burton Blanchard, both 19 at the time. With no construction experience, the couple followed do-it-yourself manuals to build the home, using materials such as railroad ties and oil cans filled with cement.

The walls were made from 740 tons of concrete originally used to pave Holt Boulevard, purchased for a hauling charge of \$35. The roof, taken from a condemned school building in Glendora, cost \$120. The Blanchards paid \$883.75 for the lot and all building materials.

The most expensive house in the neighborhood cost \$5,000 to build. Last year a home that was built in 1939 for \$1,500 sold for \$198,000.

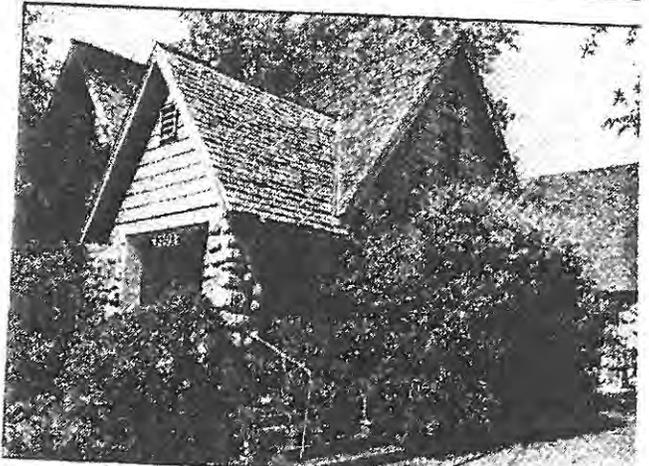
The largest home in the neighborhood is a triplex that Stys built to accommodate his extended family, including married children and in-laws. The home originally featured three separate dwellings attached to a common living room.

The home features sandstone walls salvaged from the Los Angeles County Courthouse and a red-tile roof from the earthquake-damaged Long Beach Library. Telephone poles were used for the structure's support beams and its main stairway.

"I like the style of it," said Yvonne Lariviere, who bought the triplex five years ago and rents out two of its units. "It's more like you're living in the country when you live in Russian Village."

garage was the first house built by Stys, admits the traffic can be bothersome. But standing in her front yard, a few feet from two towering pines planted as Christmas trees by the Stys children more than 60 years ago, Will said the village's unique quality of life more than compensates.

"We love it here," she said. "These homes all have character. It's really interesting to live in a place with a history like this."



Seven-gabled house built in 1933 by Garret Batelaan. LOU MACK / Los Angeles Times

RESOLUTION NO. 14-01

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF HISTORIC LANDMARK DESIGNATION DRC2014-00206, DESIGNATING THE PROPERTY A HISTORIC LANDMARK, LOCATED AT 8803 BAKER AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0207-271-40.

A. Recitals.

1. Dennis Myskow filed an application for a Landmark as described in the title of this Resolution. Hereinafter in this Resolution, the subject Landmark is referred to as "the application."

2. On April 23, 2014, the Historic Preservation Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Historic Preservation Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part "A," of this Resolution are true and correct.

2. The application applies to approximately 0.5 acre of land, basically an L-shaped configuration, located at 8803 Baker Avenue.

3. Based upon substantial evidence presented to this Commission during the above-referenced public hearing on April 23, 2014, including written and oral staff reports, together with public testimony, and pursuant to Section 17.18.020 of the Rancho Cucamonga Municipal Code, this Commission hereby makes the following findings and facts:

A. Historical and Cultural Significance:

Finding 1: It is or was once associated with events that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Fact/s: The property is an example of early life during a time where resources were scarce after the Great Depression.

Finding 2: It is or was once associated with persons important to local, California, or national history.

Fact/s: The property is associated with Konstanty Stys, an important person to local history.

Finding 3: It embodies the distinctive characteristics of a type, period, or method of construction.

Fact/s: The dwelling is a good example of Folk Architecture during the Depression era. Its method of construction is especially unique in that the builder utilized recycled and salvaged materials.

Finding 4: It represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

Fact/s: Konstanty Stys was known for his unique craftsmanship, also cited in "Judy Wright's *Claremont: A Pictorial History*" as "vernacular, anonymous, spontaneous, indigenous, or rural" architecture.

Finding 5: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Fact/s: The structure and property has potential to yield information about the Depression era and the local area.

B. Integrity

Finding 1: Historic Landmarks must retain integrity from their period of significance with respect to location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility.

Fact/s: The proposed landmark retains integrity from their period of significance with respect to location, design, materials, workmanship, and association. It retains sufficient integrity to convey its historic, cultural, or architectural significance.

4. This Commission hereby finds that the project has been reviewed and considered in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder. The Commission finds that this Landmark Designation is exempt under CEQA, pursuant to State CEQA Guidelines Section 15331, as a Class 31 exemption (Historical Resource Restoration/Rehabilitation).

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3, and 4 above, this Commission hereby resolves that, pursuant to Section 17.18.020 of the Rancho Cucamonga Municipal Code, the Historic Preservation Commission of the City of Rancho Cucamonga hereby recommends approval of Landmark Designation on the 23rd day of April, 2014.

6. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 23RD DAY OF APRIL, 2014.

HISTORIC PRESERVATION COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Francis Howdysshell, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Historic Preservation Commission for the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Historic Preservation Commission of the City of Rancho Cucamonga, at a regular meeting of the Historic Preservation Commission held on the 23rd day of April 2014, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Memo

To: Michael Sizemore, Development Manager
Panattoni Development Company, Inc.

From: Kathryn McGee, Architectural Historian
kathryn@mcgeehistoric.com

Date: June 1, 2021

Re: 9th and Vineyard Development Project, Rancho Cucamonga, CA
Historical Resources Impacts Analysis for CEQA Review

Introduction

This memo provides review of potential historical resources impacts of the proposed 9th and Vineyard Development Project (proposed project) in Rancho Cucamonga, California. The project site is 47.15 acres, bounded by E. 9th Street to the north, Vineyard Avenue and Cucamonga Creek to the east, E. 8th Street to the south, and Baker Avenue to the west, including Assessor Parcel Numbers 0207-271-25, -27, -30, -40, -89, -93, -94, -96, and -97 (hereinafter referred to as “project site” or “subject property”). The subject property includes five existing buildings: 8803 Baker Avenue; 8855 Baker Avenue; 8729 E 9th Street; 8847 E 9th Street; and 8830 Vineyard Avenue. One of the existing buildings is considered an historical resource under the California Environmental Quality Act (CEQA): 8803 Baker Avenue, a single-family home. The proposed project involves rehabilitation and reuse of 8803 Baker Avenue as a community center, plans for which are currently being prepared and will be evaluated in a later report. The proposed project also entails the erection of three warehouse buildings that include office space and associated parking and landscaping. This memo provides evaluation of potential historical resources impacts of the proposed project on the *setting* of 8803 Baker Avenue.

Consultant Qualifications

Kathryn McGee is an architectural historian and historic preservation planner based in Los Angeles. With over twelve years of experience, she meets the Secretary of the Interior’s Professional Qualification Standards in Architectural History. Ms. McGee was previously employed as a Senior Associate at historic preservation consulting firm Chattel, Inc. and launched an independent consulting practice in 2015. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with

Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.

Regulatory Setting

City of Rancho Cucamonga

The City of Rancho Cucamonga Historic Preservation Ordinance (Ordinance No. 848) was adopted by City Council in 2011 and allows the City Council to designate Historic Landmarks, Points of Historic Interest, and Historic Districts. Relevant to evaluation of the subject property are designation criteria for historic landmarks, as described below:¹

Designation Criteria for Historic Landmarks

- A. The [City] Council may designate a property as a Historic Landmark if it meets the requirements of both paragraphs B and C of this Section.
- B. Historic Landmarks must meet at least one of the following:
 1. It is or was once associated with events that have made significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
 2. It is or was once associated with persons important to local, California, or national history.
 3. It embodies the distinctive characteristic of a type, period, or method of construction.
 4. It represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
 5. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.
- C. Historic Landmarks must retain integrity from their period of significance with respect to its location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its depilated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to particular characteristics that support the property's eligibility.

California Register

Based substantially on the National Register of Historic Places, the California Register of Historical Resources (California Register) is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected.”² For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

¹ City of Rancho Cucamonga Ordinance No. 848, adopted July 6, 2011, <https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=8222>, accessed April 21, 2019.

² California Public Resources Code §5024.1(a), <http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>.

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) was enacted in 1970 and offers protection for identified historical resources. In general, for purposes of CEQA and environmental review, an "historical resource" is that which has been determined eligible for listing in the California Register, or one that is designated at the local level. The term "historical resource" includes the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4850 et seq).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register (Pub Res Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to 5020.1 (k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

Summary of Historic Resource Eligibility

A comprehensive historic resource assessment of 8803 Baker Avenue was prepared by this author in 2019, finding 8803 Baker Avenue eligible for listing as a City of Rancho Cucamonga Historic Landmark and in the California Register.³ The property is significant as an important and rare example of local Folk Architecture, for its method of construction using salvaged local materials, for association with its original owner-builder, James Carwell, and for association with notable local builder Konstanty Stys. Due to alterations, especially loss of all original window sash, the subject property may not retain sufficient integrity for listing in the or National Register of Historic Places. It does not appear to be part of any historic district. Because it appears eligible for listing in the California Register and local designation, it is considered an historical resource for purposes of CEQA and local project review.

The character-defining features of 8803 Baker Avenue, as defined in this author's 2019 historic resource assessment report, are physical features extant from the period of significance, 1952-1953, that convey the property's significant historical associations. These features are listed below and for purposes of this memo are limited to the building exterior and site features, as the interior will be discussed in a later report on rehabilitation and reuse of the house:

- One-story scale and massing of house
- Primary façade of house oriented south, positioned along street
- Exterior walls of house made of concrete rubble
- West elevation chimney made of concrete rubble
- East elevation outdoor fireplace made of brick and concrete rubble
- Flat roof structure made of telephone poles and wood boards
- Full front porch with simple concrete structure, accessed by steps
- Pattern of door and window openings and concrete slip sills (where extant)
- Low curved walls located west of house bordering front yard
- Low brick pillars that were once components of the front yard fence

Archaeology

In 2020, Archaeologist Curt Duke, RPA, of Duke Cultural Resources Management prepared a report and field survey at the subject property and found the ground to be highly disturbed and concluded there is low potential of the proposed project to impact archaeological resources.⁴

Thresholds for Determining Significance of Impacts

According to the CEQA Guidelines, a project would result in a significant impact to historical resources if it would cause a *substantial adverse change* in the significance of an historical resource (California PRC §21084.1). A substantial adverse change is defined in CEQA Guidelines §15064.5(4)(b)(1), as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the *significance of an historical resource*

³ Kathryn McGee, “Historic Resource Assessment: 8803 Baker Avenue, Rancho Cucamonga, CA 91730,” prepared for Panattoni Development Company, April 26, 2019.

⁴ Duke Cultural Resources Management, Letter report to Michael Sizemore, Panattoni Development Company, “Archaeological Resource Validation Memorandum for the 9th and Vineyard Development Project, City of Rancho Cucamonga, San Bernardino County, California,” May 14, 2020.

would be materially impaired.” The significance of an historical resource is materially impaired, according to CEQA Guidelines §15064.5(4)(b)(2), when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) 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 §5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of §5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.⁵

CEQA Guidelines also specify a means of evaluating the relative significance of project impacts on historical resources. CEQA Guidelines §15064.5(b)(3) state:

Generally, a project that follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (*Secretary’s Standards*, Weeks and Grimmer, 1995), shall be considered as mitigated to a level of less than a significant impact on the historical resource.⁶

Under CEQA, the key issue relates to how a proposed development may impact the potential eligibility of a structure(s) or a site for designation as an historic resource. The *Secretary’s Standards* were developed by the U.S. Department of the Interior to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations Section 67.7). The *Secretary’s Standards* are used for regulatory approvals for designated resources but not for resource evaluations. CEQA has a “safe harbor” by providing either a categorical exemption or a negative declaration for a project which meets the *Secretary’s Standards* (see State CEQA Guidelines Section 15331 and 15064.5(b)(3)). According to Appendix G of the State CEQA Guidelines, the appropriate threshold of significance is whether a project causes a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5. That Section provides a detailed definition of “substantial adverse change.” In summary, the definition of substantial adverse change and, hence, the threshold of significance, is whether a project demolishes or materially alters in an adverse manner the physical characteristics that convey historical significance of the resource or that justify its eligibility for the California Register of Historical

⁵ CEQA Guidelines §15064.5(4)(b)(2). Emphasis added.

⁶ CEQA Guidelines §15604.5(b)(3).

Resources or a local register. In other words, if a project removes the essential character-defining features and/or would render an eligible historic resource ineligible, then there would be a significant adverse effect under CEQA.

Secretary of the Interior's Standards for Treatment of Historic Properties

The *Secretary's Standards* consist of four treatments, the most common of which is rehabilitation, which is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The rehabilitation standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards* are intended to be flexible and adaptable to specific project conditions to balance change while retaining historic building fabric to the maximum extent feasible. The National Park Service has created a substantial amount of written guidance, most of it available online, including Illustrated Guidelines for Rehabilitating Historic Buildings, Preservation Briefs, Preservation Tech Notes, and Interpreting the Standards Bulletins (ITS).

Description of Proposed Project

The proposed project is described in a drawing set and renderings prepared by HPA Architecture, dated 12/07/20. For purposes of evaluation in this memo, the site plan focusing on the west portion of the project site nearest 8803 Baker Avenue, two sheets of elevation drawings, and three 3-D renderings were reviewed. This memo is limited to evaluation of potential impacts of the proposed project on the *setting* of 8803 Baker Avenue. As previously noted, a more detailed evaluation of the rehabilitation and reuse project on the 8803 Baker Avenue exterior and interior will be addressed in a future report.

The proposed project involves retention of 8803 Baker Avenue in place and entails the erection of three warehouse buildings that include office space (over one-million square feet of interior space in total), addition of surface parking and landscaping, and implementation of water and storm drain improvements. 8803 Baker Avenue is positioned in the west portion of the project site, just west of the proposed new “Building 3” warehouse. As Building 3 is the primary building visible from 8803 Baker Avenue, it is focused on in the following description.

Building 3 is proposed as a 270,356 square foot building consisting of 5,000 square feet of office space at first and second floors and 265,356 square feet of warehouse space. The building will be oriented west toward Baker Avenue and set back approximately 147-feet from the sidewalk edge. 8803 Baker Avenue will remain in place, roughly centered in front of Building 3. The west façade of Building 3 will be set back more than 37-feet from the east elevation of 8803 Baker Avenue. New surface parking lots with spaces for 107 vehicles will be constructed to the north and south of 8803 Baker Avenue, located approximately 90-feet away from 8803 Baker Avenue on either side. Vehicular access to Building 3 and the larger project site will be provided via driveways off Baker Avenue.

Building 3 will be 36-feet tall and utilitarian. The floor plan is generally rectangular. The building is composed as a horizontal mass with architecture that is clearly contemporary, expressed in simple, geometric forms. Exterior walls have smooth surfaces painted in off-white and grey. The primary west façade is twelve bays wide, distinguished by building entrances at its north and south ends. Outermost bays include windows with clean anodized mullions, blue reflective glazing, and metal canopies at first and second floors while three alternating central bays have similar windows though at the second floor only. The north and south elevations are generally void of fenestration, except near their west ends where there are windows. The east elevation has no windows and includes a loading dock with 28 dock doors.

Evaluation of Proposed Project

The following focuses on evaluation of potential historical resources impacts of the proposed project on the *setting* of 8803 Baker Avenue. The proposed project will not adversely impact the setting of the historical resource for the following reasons:

- The setting of 8803 Baker Avenue has changed substantially over time, outside the property’s period of significance (1952-1953), and is not considered a character-defining feature of the historical resource. At the time of construction of the house in 1952-1953,

the property was surrounded by orange and lemon groves, which have been removed. Thus, the rural and agricultural character of the historic setting is gone. Additionally, the house was originally designed with associated site features such as low rubble and rock walls surrounding a pool and serving as fencing, as well as a rock monument in a corner of the back yard. Most of these early features are gone; alterations also include removal of an east elevation covered patio, a north elevation addition, a freestanding garage, a swimming pool, front yard fencing, site walls, and paving, all of which were removed in 2016. An adjacent house constructed by the original owner to the south in the early 1950s has also been demolished. Because the setting of the existing building has already been substantially altered, it is not considered a character-defining feature of the historical resource and therefore further changes to it would not adversely impact the setting of the historical resource.

- The sense of scale and mass of the existing one-story house, 8803 Baker Avenue, will not be adversely impacted by the proposed new construction due to the substantial setback (over 37-feet), of Building 3 from the east elevation of 8803 Baker Avenue. The setback from the east elevation of 8803 Baker Avenue is approximately the same as the new building's height of 36 feet. Therefore, the new building will simply not have the ability to overwhelm the existing building.
- The architectural design of Building 3 has been sensitively designed to serve as a backdrop behind 8803 Baker Avenue. Building 3 will be utilitarian with simple geometric forms composed in such a way that it will not compete with the architecture of the existing historic house. The proposed design and materials, with painted and glazed surfaces in muted colors, will be obviously contemporary and will not promote a false sense of history. Given that the new building will be set so far back from 8803 Baker Avenue coupled with the fact that the design and materials are modest, it could not reasonably be said to compete with the architecture of 8803 Baker Avenue.

The following evaluates the proposed project for conformance with the Secretary's Standards; the most applicable standard being Standard 9:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
The proposed project will not demolish existing historic buildings; 8803 Baker Avenue will be retained in place, rehabilitated, and reused as a community center, which is a compatible use that will require minimal changes to the existing materials and features. Plans for that project have not yet been prepared and will be described and evaluated in detail in a future report.
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
As previously noted, plans for rehabilitation and reuse of 8803 Baker Avenue have not yet been prepared and will be described in detail in a future report. However, the proposed new construction will not alter spatial relationships that characterize 8803

Baker Avenue. The new buildings will be set back a significant distance from 8803 Baker Avenue and therefore will not overwhelm the existing sense of scale and mass of the historic one-story residence. The setting of 8803 Baker Avenue has not been previously identified as a character-defining feature and therefore the spatial relationship of the existing single-family home to its setting will not be adversely impacted by the proposed project.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
The proposed project is clearly contemporary, with use of modern architectural design and materials. It does not mimic the appearance of 8803 Baker Avenue nor other historical styles. Therefore, it will not promote a false sense of history.
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
The proposed project does not involve demolition of any historic buildings. 8803 Baker Avenue will be retained in place, rehabilitated, and reused. Therefore, the proposed project will not remove any buildings or features that have taken on historic significance.
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
This standard does not readily apply. Plans for rehabilitation and reuse of 8803 Baker Avenue have not yet been prepared and will be described in detail in a future report.
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
This standard does not readily apply. Plans for rehabilitation and reuse of 8803 Baker Avenue have not yet been prepared and will be described in detail in a future report.
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
This standard does not readily apply. Plans for rehabilitation and reuse of 8803 Baker Avenue have not yet been prepared and will be described in detail in a future report.
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
The proposed project is not anticipated to encounter archaeological resources.
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed new buildings will not destroy historic materials, features, or spatial relationships that characterize 8803 Baker Avenue. While plans for the proposed rehabilitation and reuse of 8803 Baker Avenue are still being made, the proposed new buildings, especially Building 3, which will be closest to 8803 Baker Avenue, have been carefully designed for compatibility with the historic building. The new architecture will be obviously contemporary in design and materials and thus differentiated from the historic building to avoid promoting a false sense of history. The proposed project will be compatible with the historic building, substantially set back from 8803 Baker Avenue by a length of distance approximately equaling its height. Therefore, the new construction will not have the sense of hanging over or overwhelming the one-story historic residence. The setting of 8803 Baker Avenue was not previously identified as a character-defining feature and therefore will not be adversely impacted by the proposed project.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is not considered removable, but its construction will not impair the essential form and integrity of 8803 Baker Avenue, as that building will be rehabilitated and reused in its current location.

Based on the above analysis, the proposed project reviewed in this memo is in conformance with the *Secretary's Standards*.

Conclusion

Potential historical resources impacts of the proposed 9th and Vineyard Development Project were described and evaluated in this memo, which focused on potential impacts to the *setting* of 8803 Baker Avenue. Potential impacts of the rehabilitation and reuse of 8803 Baker Avenue on that building exterior and interior will be evaluated in a future report once plans for that project are prepared. The proposed project reviewed in this memo was found to be in conformance with the *Secretary's Standards*, as the setting of 8803 Baker Avenue has previously been altered and is not considered character-defining; the new construction is substantially set back from 8803 Baker Avenue; and the new construction is designed with architecture and materials that are simple and modest such that they will recede visually and simply serve as a backdrop. Therefore, the proposed project, as reviewed in this memo, will not have a significant effect historical resources, pursuant to Section 21084.1 of CEQA.