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**Revised Due Diligence Cultural Resources Identification for the 9th and Vineyard Center,
Scheme 9, City of Rancho Cucamonga, San Bernardino County, California**

Dear Ms. Chavez:

ASM Affiliates, Inc. (ASM) prepared this constraints-level memo as due diligence to identify potential cultural resources for the Scheme 9 phase of the East 9th Street and Vineyard project, City of Rancho Cucamonga, San Bernardino County, California (Project). This report was prepared to provide information regarding cultural resources in the Project area necessary to determine the type of environmental review document that will be required for the Project, in compliance with the California Environmental Quality Act (CEQA).

EXECUTIVE SUMMARY

The proposed Project, consisting of four buildings totaling 479,800 square feet and paving of the remainder of the parcels, will require demolition of all properties located on five parcels north of East 9th Street and west of the Cucamonga Creek Channel in the City of Rancho Cucamonga. Historic era buildings are located on four of these parcels (Assessor Parcel Numbers [APNs] 0207-262-28-0000, 0207-262-35-0000, 0207-262-42-0000, 0207-262-45-0000) (Figures 1 and 2). ASM prepared this report to assess the potential for cultural resources to be impacted by the Project. ASM conducted a limited evaluation of the historical and architectural significance of eight buildings 50 years of age or older located within the Project area, consisting of three single-family residences, one with a detached garage; a shed; and four warehouses. This memo provides a constraints-level analysis to provide information regarding cultural resources in the Project area; it is not a Cultural Resources Technical Report that will be prepared should an Environmental Impacts Report be necessary.

None of the buildings have previously been listed on the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP), nor have they been listed as Rancho Cucamonga Landmarks, as defined in the Rancho Cucamonga Historic Preservation Ordinance (Section 2.24.050). As a result of the findings of this study, none of the resources are recommended as potential CEQA historical resources.

INTRODUCTION

This memo was prepared by ASM to identify potential cultural resources that might be impacted by the Project. Included are a summary of the records search, baseline information about the eight buildings within the Project area, and a limited evaluation of the potential historical significance of each. The potential eligibility of the buildings for listing in the CRHR, as local Rancho Cucamonga Landmarks, and as CEQA historical resources is assessed. The evaluation is informed by NRHP guidance on conducting historic

building evaluations (specifically, NRHP Bulletin #15, *How to Apply the National Register Criteria for Evaluation* [National Park Service 1997]), the California Office of Historic Preservation's *Instructions for Recording Historical Resources* (Office of Historic Preservation 1995), Technical Assistance Series #7, *How to Nominate a Resource to the California Register of Historical Resources* (Office of Historic Preservation 2001), Rancho Cucamonga Historic Preservation Ordinance (City of Rancho Cucamonga 2011), and CEQA Significance Criteria. ASM evaluated the eight buildings within the Project area for architectural significance only; the potential for associational significance (with historical events/themes and individuals) is discussed but not fully evaluated. As a result of the findings of this study, none of the resources are recommended as potential CEQA historical resources.

The report is organized into the following sections: Introduction, Methodology, Historic Context, Survey Findings, Eligibility Criteria, Evaluation of Eligibility, and Conclusion. Maps and figures are included as Attachment A, and Native American Heritage Commission documents are included as Attachment B.

METHODOLOGY

To begin this study, on December 4, 2018, ASM requested a records search of the Project area and a 0.5-mile buffer surrounding it through the South Central Coastal Information Center. This search was to determine whether previously recorded sites or resources exist within the proposed Project area, or whether the Project area has been the subject of any previous cultural resource studies. ASM also submitted a request to the California Native American Heritage Commission (NAHC) for a search of their Sacred Lands File to identify areas of Native American heritage significance that may be affected by the Project, as well as any individuals or tribal entities who may have interest in or information about the Project area with regard to previously identified, documented, or registered historic resources.

Per the constraints specified by the client and as is typical for a constraints-level analysis, ASM did not develop a historic context for this memo, but relied on the *Historic Context Statement for the City of Rancho Cucamonga, California* (Chattel 2010). ASM did not identify chains of title, nor conduct any site-specific archival research for the buildings. California Department of Parks and Recreation (DPR) 523 form series were not prepared.

Through the use of historic aerial photographs and San Bernardino County Assessor data, ASM identified buildings within the Project area that are 45 years of age or older. ASM then conducted a reconnaissance-level survey of eight properties located within the Project area to identify buildings that require documentation and evaluation. ASM photographed the buildings from the public right-of-way and took detailed field notes.

ASM carefully considered the eligibility of the resources within the Project area as potentially significant under CRHR and Rancho Cucamonga Landmarks Criteria, and as CEQA historical resources. The evaluation was based on limited archival research, typical for a due-diligence analysis, sufficient to make a recommendation of eligibility for architectural significant [CRHR Criterion 3/Rancho Cucamonga Criteria B (3 and 4)] and *potential* eligibility for associational significance [CRHR Criteria 1, 2 or 4/Rancho Cucamonga Criteria B (1, 2, and 5)]. Sources reviewed include assessor information, historic maps and aerials photographs, and the Rancho Cucamonga Historic Context Statement (Chattel 2010). No historical societies were consulted as part of the research.

ASM submitted a request to the California Native American Heritage Commission (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 parcel. We have not yet received a response. Prior to receiving that response, ASM is providing you with a list of tribal contacts that NAHC previously

provided to ASM in 2017 for a project also located in Rancho Cucamonga; we presume that the same tribes may be interested in this area of the city (see Attachment B).

A records search was performed at the South Central Coastal Information Center (SCCIC) on December 7, 2018, encompassing a 0.5-mile radius surrounding the Project area. The Office of Historic Preservation Properties Directory was searched, and no historic resources were listed within the 0.5-mile records search radius. Twenty-three cultural resource surveys have been previously conducted within the records search radius (Table 1). Of these, none had been conducted within the Project area.

Eight cultural resources have been previously recorded within the 0.5-mile records search radius (Table 2). Of these, none had been recorded within the Project area.

Table 1. Survey Reports within the 0.5-Mile Records Search Radius

Report No. (SB-)	Year	Author(s)	Title	Relation to Project Area
00317	1976	Martz, Patricia	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.	Archaeological and Historical Resources Assessment of Project No. 76-10	Outside
00369	1976	Harris, Ruth D.	Archaeological – Historical Resources Assessment at Arrow - Ninth and Baker and Madrone, Approximately 14 Acres	Outside
00442	1976	Hearn, Joseph E.	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.	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.	Historical - Archaeological Resources Assessment of Approximately One-Half Acre at 8433 Baker Avenue in Cucamonga	Outside
00877	1979	Simpson, Ruth D.	Cultural Resources Assessment: Vineyard Avenue from Fourth Street North to Arrow Highway	Outside
04160	2002	White, Robert S. and Laura S. White	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	Outside
04165	2003	Duke, Curt	Cultural Resource Assessment: Cingular Wireless Facility No. Sb225-01, Rancho Cucamonga, San Bernardino County, Ca	Outside
04670	2005	Aislio-Kay	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	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
05358	1976	Sider, W.A.	Cucamonga Creek 1776-1976 After 200 Years	Outside

Report No. (SB-)	Year	Author(s)	Title	Relation to Project Area
05488	2006	Hatoff, Brian	Vineyard, 3755B Flower Rd, Rancho Cucamonga	Outside
06666	2009	Encarnacion, Deirdre	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	Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California	Outside
06814	2010	Wlodarski, Robert J. and Diane F. Bonner	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	Outside
07004	2005	Gust, Sherri	Archaeological and Paleontological Resource Assessment Report for the 9th and Madrone Project, Rancho Cucamonga, California	Outside
07048	2012	Padon, Beth	Cultural Resource Assessment Study for Verizon "Hemlock" Site in Rancho Cucamonga, San Bernardino County, California	Outside
07084	2010	Tang, Bai "Tom"	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino	Outside
07483	2013	Mckenna, Jeanette A.	A Phase I Cultural Resources investigation for the Ranchwood Holdings, LLC Property in the City of Rancho Cucamonga, San Bernardino County, California	Outside
07831	2014	Tang, Bai "Tom", Deirdre Encarnacion, Daniel Ballester, and Nina Gallardo	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	Historic Building Evaluation: 8803 and 8817 Baker Avenue, City of Rancho Cucamonga, San Bernardino County, California	Outside
08120	2015	Tang, Bai "Tom", and Terri Jacquemain	Historic Building Evaluation: 8810 Vineyard Avenue, City of Rancho Cucamonga, San Bernardino County, California	Outside

Table 2. Previously Documented Resources within the 0.5-Mile Records Search Radius

Primary # (P-36-)	Date Recorded / Recorded by	Site Type	Description	Relation to Project Area
012620	2006 (Laura S. White, Archaeological Associates)	Building	Resource Name: H-1; Other: Hunttec-1	Outside
016424	1987 (Merrill)	Building	8308 9th St, Rancho Cucamonga	Outside
016466	1987 (Merrill)	Building	8555 Grove Ave, Rancho Cucamonga; Resource Name: Scott House	Outside

Primary # (P-36-)	Date Recorded / Recorded by	Site Type	Description	Relation to Project Area
024508	2009 (Jenna Snow, Chattel)	Building	Resource Name: Cask and Cleaver	Outside
026906	2013 (Jeanette McKenna, McKenna et al.)	Building	Resource Name: Gunn-Ricci Ranch; Other: Ricci-Castellini Residential Complex	Outside
029058	2015 (Terri Jacquemain, CRM Tech)	Building	Resource Name: CRM TECH 2912-2	Outside
029059	2015 (Terri Jacquemain, CRM Tech)	Building	Resource Name: CRM TECH 2912-1	Outside
029060	2015 (Terri Jacquemain, CRM Tech)	Building	Resource Name: CRM TECH 2909-1	Outside

HISTORIC CONTEXT ¹

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 began their occupation of the area in the late eighteenth century. For most of the Spanish-Mexican period, the entire San Bernardino Valley, including the Rancho Cucamonga area, was considered part of the outlying land holdings of Mission San Gabriel, which was established in 1771. The name “Cucamonga,” first appeared in a written records of the San Gabriel Mission. 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. 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).

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)

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. 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

¹ This historic context section is excerpted from Chattel Architecture, Planning & Preservation, Inc. (2010). *Historic Context Statement for the City of Rancho Cucamonga, California*. Prepared for the City of Rancho Cucamonga, California.

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 Lorna 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 Lorna 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.

Route 66 (1926-1970)

Beginning in the 1950s, Route 66 faced competition from modern highways and interstate systems, often bypassing small towns that had grown dependent on Route 66 travelers for business. Despite the dramatic decline in traffic, some Route 66 businesses endured, developing a cult following of travelers anxious to experience the mystic Route 66 as it once was (Cassidy 2004:vi).

Completed in the late 1930s, United States Highway 66 (Route 66) resulted from a nation-wide effort to create a highway linking small towns and larger cities from Chicago to Los Angeles. Aided by the financial backing and large-scale organization of the Federal Aid Road Act of 1916 and the Federal Highway Act of 1921, Route 66 was commissioned in 1926. Nationwide prosperity following World War II afforded many people the opportunity to travel for leisure, and automobile excursions to the west on Route 66 quickly evolved into a cultural phenomenon. The route attracted numerous tourists excited to see the West and visit the roadside attractions alongside Route 66, which featured an array of food and refreshment options, trading posts, references to Native American culture, and more obscure sources of entertainment, such as snake pits, petting zoos, and exotic carnival games (Repp 2002:9).

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 2003:25). 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.

SURVEY FINDINGS

Of the seven parcels within the Project area, no historic-era buildings were found in Parcels 1, 4, and 7B. Historic-era buildings were identified within four parcels, as described below (Figure 3). For this constraints-level survey (see Methodology section), the buildings were viewed primarily from the public right-of-way, and no interiors were included.

The Project area contains parcels that were originally recorded as Cucamonga Fruit Lands tract, developed and heavily advertised by the Cucamonga Fruit Lands Company as a lure to potential residents throughout the nation. The weather, available water, and proximity to the railroad were important draws to the small farmer and health seekers as well (Emick 2015).

PARCEL 2: 8798 9th Street

Parcel 2 (APN 0207-262-35-0000) consists of 1.020 acres and contains a single-family residence (Building A) and ancillary detached garage (Building B) constructed in 1955 (San Bernardino County Assessor Property Information) (see Figure 3). The buildings are set back from 9th Street and accessed by an unpaved driveway. Mature trees shade the eastern side of the house and garage (Figures 4-7). Both buildings are clad in stucco and share a similar style. For the purposes of this evaluation, the house and garage are considered one property.

The two-bedroom one-bathroom, 768-square-foot, side-gabled single-story Minimal Traditional house is generally rectangular in plan with a small projecting porch centered on the primary (west) façade and a shed-roofed extension at the east façade. The gables are clad in horizontal wood boards and have a small recessed dove-cote at the apex on the south façade. The moderately pitched roof has narrow overhanging

eaves with exposed rafter beams. A front-gabled porch extends from the center of the primary (west) façade and is accessed by a set of three stairs. Visible windows are double-hung sash.

The detached garage has a front-gabled roof with a moderate pitch and exposed rafter beams. The gables are clad in horizontal wood boards. A two-vehicle bay at the west façade has a corrugated metal door. A flat-roofed open shelter is attached to the south façade. It appears that the house and garage have been only minimally altered since construction.

PARCEL 3: 8768 9th Street

Parcel 3 (APN 0207-262-42-0000) consists of 4.58 acres and contains four warehouses built more than 45 years ago located to the east of the parcel along the Cucamonga Creek Channel, which forms the eastern boundary of the parcel (see Figure 3, and Figures 8 and 9). Dates of construction are unverified by assessor records, but Buildings A and B are first shown in 1959 aerial views (Historicaerials 1959), and Buildings C and D are first shown in 1966 aerial views (Historicaerials 1966).

Building A is a gabled-roof warehouse or barn clad in corrugated metal on a frame of unfinished wood. It appears to have no foundation. The moderately pitched roof is clad in corrugated metal. The building is in poor condition and appears to be missing portions of the cladding. Much of the building is not visible because it is obscured by vegetation (Figures 10 and 11).

Building B appears to be the largest of the four warehouses on the parcel. It is a gabled warehouse with walls and roof clad in corrugated metal. At the west and east façades are extended shed-roofed open spaces. Three or four turbine-type vents sit atop the ridgeline (Figures 12-14).

Building C is a warehouse with a rectangular plan. It is clad in corrugated metal and has a moderately sloped gabled roof with a narrow overhang. The gables are clad in horizontal wood boards (Figure 15).

Building D is a warehouse with a rectangular plan and clad in smooth concrete, stucco, or plaster. At the north façade is a large barn-type door, along with a small door and barred window. At the west façade is another large barn-type door, a small door, and a barred window. It has a moderately pitched gabled roof with a narrow overhang. The roof appears to be clad in composite shingles, and three turban-style vents sit along the ridgeline. A low shed roof is attached at the east façade (Figure 16).

PARCEL 6: 8738 9th Street

Parcel 6 (APN 0207-262-28-0000) is 2.4 acres and contains two buildings built more than 45 years ago: Building A is a single-family residence constructed in 1962 (San Bernardino County Assessor Property Information), and Building B is a shed of unknown construction date (see Figure 3). The house is set back from 9th Street and is approached via a circular driveway. The house is set among palms and other mature trees, lawn, and other landscaping (Figures 17-22).

The two-bedroom, one-bathroom, 926-square-foot, single-story Ranch-style house has an irregular plan and sits on a poured-concrete foundation. It has a low-pitched complex hipped roof trimmed with a flat fascia. The house is clad in stucco. One wing extends toward the south, and a second wing extends toward the east. Windows and doors are covered with plywood and were not visible at the time of survey.

The shed to the north of the house predates the residence. It appears in 1959 aerial views (Historicaerials 1959), appears to be associated with a newly planted orchard. The shed has a flat roof and is partially clad in plywood. The area between the house to the south and the shed is paved (Figure 23).

PARCEL 7A: 8810 9th Street

Parcel 7A (APN 0207-262-45-0000) is .419 acre and contains at least three buildings. The main building is a single-family residence constructed in 1948 (San Bernardino County Assessor Property Information), and ancillary buildings have unknown construction dates (see Figure 3).² The house is set back from 9th Street and is approached via an asphalt-paved driveway running on the west side and continuing to the north of the house. A variety of trees, including citrus and palms, surround the house. At the time of the survey, several abandoned vehicles were on the property (Figures 24-30).

The one-bedroom, one-bathroom, 880-square-foot single-story Ranch-style house has a generally L-shaped plan and is set at an angle on the parcel. The horizontally oriented house has a poured-concrete foundation. The moderately pitched roof is covered in composition singles. It has narrow eaves and exposed rafter beams. Each of the two wings terminates in a side gable, and the roof forms a peak where the two wings meet above a center section at the juncture of the two wings. At the inside of the wings, the roof extends to form a covered porch, with an unfinished log running the width of the porch and supporting the exposed beams above. The porch has a rubble-stone masonry fireplace at its apex and a stucco-covered chimney piercing the roof above. The chimney is capped with a cylindrical metal extension, and a decorative weather vane at its peak.

The house is clad in brick masonry and has quoins formed of brick at the corners. The gables are filled with horizontally oriented wood board. Fenestration includes multi-light steel casement windows, a steel-framed bay with a metal roof at the south façade nearest the street, and a four-part round window on the north façade. At least one window under the broad overhanging roof of the porch is capped with a four-part palladian window. An ancillary building with a gabled roof covered in composition shingles is to the northeast of the main house.

Edwin Robert and Geraldine M. Shrosbree lived at the house in 1948 at least until 1962.³ Edwin was born on July 4, 1913, in Chicago and died May 27, 1981, in Rancho Cucamonga.⁴ Geraldine was born on February 28, 1917, and died on June 25, 2001, in Upland.⁵ They owned the house at least until 1995, and in 2013 it was conveyed to Lisa L and Ned R. Shrosbree, a son born to the Shrosbrees in 1959.⁶

PARCEL 7B: 8810-1/2 9th Street

Parcel 7B (APN 0207-262-46-0000) is associated with APN 0207-262-45-0000 to the south (San Bernardino County Assessor Property Information) (see Figure 3). There is one building visible on aerial views of the property, although Assessor records do not include a building on the parcel. It is a single-story wood-frame building with a moderately gabled roof constructed before 2005. The roof flattens and extends to the east. It is covered in sheet composition material. The building is clad in horizontal boards and has aluminum slider windows. The building was only partially visible from the public right of way at the time of survey (Figure 31).

² According to San Bernardino County Assessor Property Information, APN 0207-262-45-0000 and 0207-262-46-0000 share a single street access and appear to function as a single property. The records indicate a house is located on APN 0207-262-46-0000 (with no street access). It appears the house is actually on the parcel to the south (APN 0207-262-45-0000).

³ California Voter Registrations 1900-1968.

⁴ U.S. Social Security Death Index, 1935-2014.

⁵ U.S. Social Security Death Index, 1935-2014

⁶ City Directory, Ontario, California, 1951.

ELIGIBILITY CRITERIA

National Register of Historic Places

Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- 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 persons significant in our past; or
- C. embody 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 have yielded, or
- D. may be likely to yield, information important in prehistory or history.

Integrity

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
3. *Setting* is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. *Materials* are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. *Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.

7. *Association* is the direct link between the important historic event or person and a historic property.

California Register of Historical Resources

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

Rancho Cucamonga Historic Preservation Ordinance

Designation Criteria for Historic Landmarks (Section 2.24.050)

- A. The 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 criteria:
 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.
 2. It is or was once associated with persons important to local, California, or national history.
 3. It embodies the distinctive characteristics 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 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.

To facilitate evaluation of properties in Rancho Cucamonga, the *Historic Context Statement for the City of Rancho Cucamonga, California* (Chattel 2010) identifies the following contexts and themes (not all are relevant to the evaluated properties):

- Context: Early Settlement (1811-1876)
- Context: Acquisition of Land and Water (1877-1946)
 - Theme: Acquisition of Land and Water (1877-1946)
 - Theme: Chinese Immigrant Workers (1880-1900)
 - Theme: Flood Control (1862-1976)
- Context: Railroad Development and the Agriculture Industry (1887-1970)
 - Theme: Town Development: Cucamonga, Alta Loma, and Etiwanda (1887-1945)
 - Theme: High Winds (1877-1960)
 - Theme: Winemaking (1858-1970)
- Context: Route 66 (1926-1970)
- Context: Postwar Development (1945-1977)
- Context: Consolidation and Incorporation (1977-2010)

California Environmental Quality Act

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “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.”

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project's impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of PRC Section 5024.1(g).
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

EVALUATION OF ELIGIBILITY

ASM carefully considered whether any of the eight buildings located with the Project area are eligible for listing in the CRHR under Criterion 3, and as Rancho Cucamonga landmarks under Criteria B (3 and 4). Based on the limited research conducted to complete this due diligence effort, ASM also considered whether the buildings are likely to be eligible for listing in the CRHR under Criteria 1, 2 or 4, and as Rancho Cucamonga landmarks under Criteria B (1, 2, and 5), and as CEQA historical resources.

CRHR Evaluation

Criterion 1: None of the buildings are likely to be associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 2: None of the buildings are likely to be associated with the lives of persons important to local, California, or national history.

Criterion 3: None of the building embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

Criterion 4: None of the buildings have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Therefore, ASM recommends none of the buildings eligible for listing in the CRHR criteria 3 or 4, nor likely to be eligible under criteria 1 or 2.

Rancho Cucamonga Landmarks Evaluation

Although the *Historic Context Statement for the City of Rancho Cucamonga, California* (Chattel 2010) identifies contexts and themes related to the development of Rancho Cucamonga, registration requirements are not included. Therefore, the contexts and themes are applied only broadly in the following evaluation.

Criterion B (1): None of the buildings were confirmed to be 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. The eight buildings evaluated are outside of the periods of significance of the contexts of Early Settlement (1811-1876), Acquisition of Land and Water (1877-1946), and Consolidation and Incorporation (1977-2010). It is likely the buildings are associated under Criterion B (1) under the contexts of Acquisition of Land and Water (1877-1946), Railroad Development and the Agriculture Industry (1877-1970), or Postwar Development (1945-1977). Although comprehensive research was not conducted for a full evaluation under this criterion, it is unlikely that these properties would be eligible for their association with one of these themes.

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Criterion B (2): None of the buildings are likely to be associated with persons important to local, California, or national history.

Criterion B (3): None of the buildings embody the distinctive characteristics of a type, period, or method of construction.

Criterion B (4): None of the buildings represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion B (5): None of the buildings have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion C: Because none of the buildings are recommended eligible as Rancho Cucamonga Landmarks, evaluation of integrity is irrelevant.

Therefore, ASM recommends none of the buildings eligible for listing as Rancho Cucamonga Landmarks under criteria B 3, 4, or 5 nor likely to be eligible under criteria B 1 or 2.

CEQA Evaluation

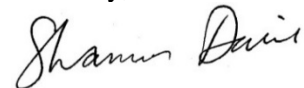
Because none of the buildings in the Project area are recommended eligible for listing in the CRHR, none are considered historical resources under CEQA.

CONCLUSION

Following the constraints specified for this report, ASM carefully considered the potential eligibility of the eight historic-era buildings within the Project area for listing in the CRHR, as local Rancho Cucamonga Landmarks, and as CEQA historical resources under the criteria described. ASM recommends none of the buildings eligible for listing under architectural and archaeological criteria, nor are any of the buildings likely to be eligible for associational significance (with historical themes/events or significant individuals). Based on the research and survey work conducted, ASM recommends the eight buildings within the Project area not likely to be historical resources in accordance with CEQA. Should a full cultural resources technical report be required in compliance with CEQA, the complete history of the parcels should be researched and full evaluations conducted with preparation of DPR 523 forms.

Please contact me as needed, if you have questions or concerns.

Sincerely,



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Attachment A: Maps and Figures

Attachment B: Native American Heritage Commission Tribal Contact List

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ATTACHMENT A: Maps and Figure

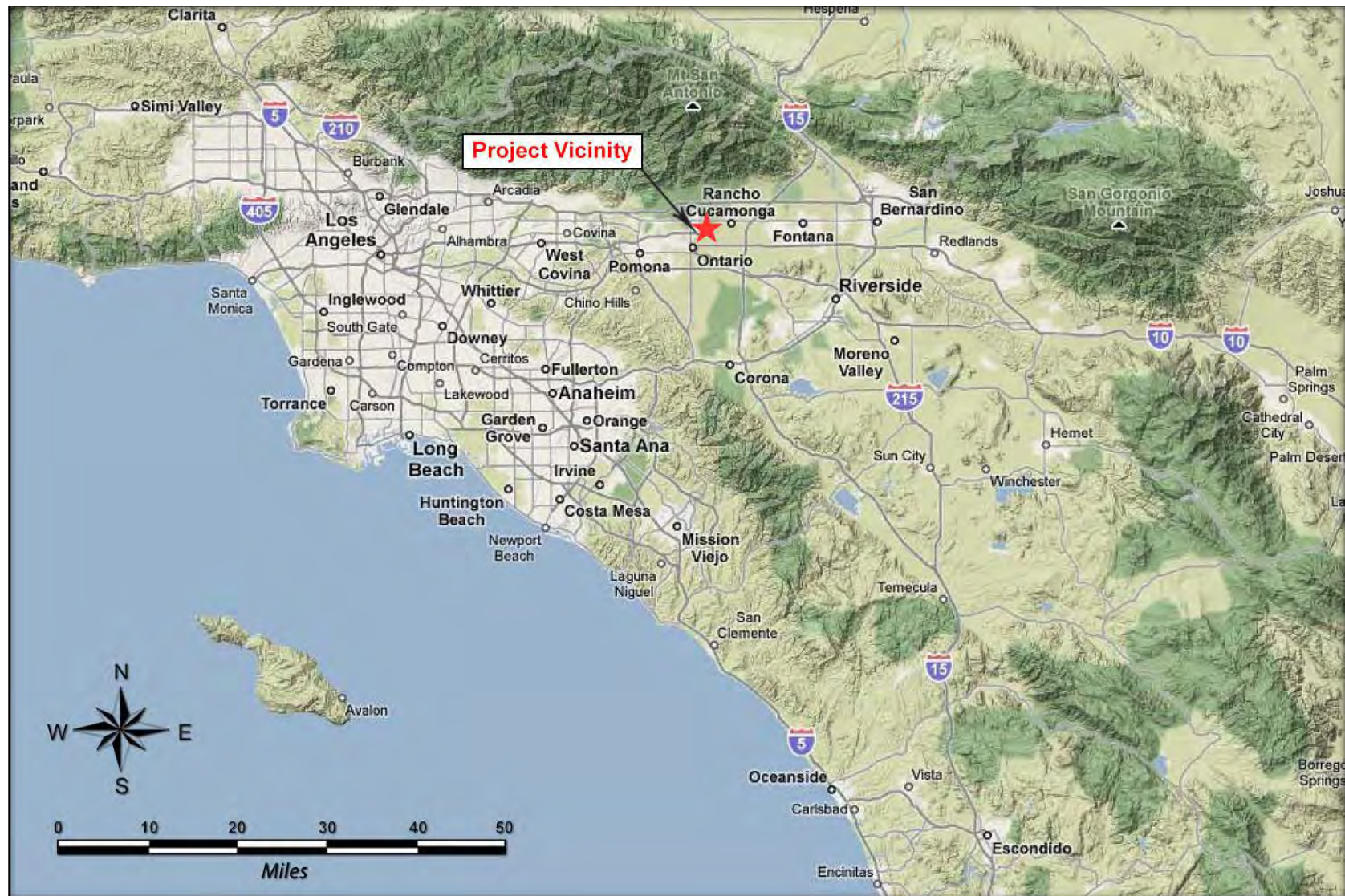


Figure 1. Regional location map.



Figure 2. Project vicinity map within Rancho Cucamonga.



Figure 3. Project area, showing parcels and buildings surveyed.



Figure 4. 8798 9th Street/Parcel 2, Single-family residence/Building A (left) and ancillary garage/Building B (right). View toward the northeast.



Figure 5. 8798 9th Street/Parcel 2, Single-family residence/Building A (on the left) and ancillary garage/Building B (on the right/foreground/). View toward the north of south façades.

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Figure 6. Single-family residence/Building A at 8798 9th Street/Parcel 2. View toward the northeast of west and south façades.

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Figure 7. Ancillary detached garage/Building B at 8798 9th Street/Parcel 2.
View toward the northeast of west and south façades.



Figure 8. 8768 9th Street/Parcel 3, warehouse Buildings B, C, and D (Building A is obscured by trees to the left). View toward the northeast of the west and south façades.



Figure 9. 8768 9th Street/Parcel 3, warehouse Building D (left) and warehouse Building C (right).
View toward the southwest of the east and north façades.

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Figure 10. 8768 9th Street/Parcel 3, warehouse Building A. View toward the northwest of the south and east façades.

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Figure 11. 8768 9th Street/Parcel 3, warehouse Building A. Detail view toward the northwest of the south and east façades.



Figure 12. 8768 9th Street/Parcel 3, warehouse Building B. View toward the west of the east façade.



Figure 13. 8768 9th Street/Parcel 3, warehouse Building B. Detail view of east wing, looking west.



Figure 14. 8768 9th Street/Parcel 3, warehouse Building B. Detail view of west and south façades, looking northeast.



Figure 15. 8768 9th Street/Parcel 3, warehouse Building C. View toward the west of the east façade.



Figure 16. 8768 9th Street/Parcel 3, warehouse Building D. View toward the southwest of the east and north façades.



Figure 17. 8738 9th Street/Parcel 6, Building A. View toward the north of the primary (south) façade.



Figure 18. Single-family residence/Building A at 8738 9th Street/Parcel 6. View toward the northwest of the south and east façades.



Figure 19. Single-family residence/Building A at 8738 9th Street/Parcel 6. View toward the northeast of the south façade.

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Figure 20. Single-family residence/Building A at 8738 9th Street/Parcel 6. View toward the east of the west façade.



Figure 21. Single-family residence/Building A at 8738 9th Street/Parcel 6. View toward the southwest of the east and north façades.



Figure 22. Single-family residence/Building A at 8738 9th Street/Parcel 6. Detail view of the entrance on the north façade.



Figure 23. Shed/Building B at 8738 9th Street/Parcel 6. View toward the north of the south façade.



Figure 24. 8810 9th Street/Parcel 7A and 8810-1/2 9th Street/Parcel 7B. View toward the northwest from across the Cucamonga Channel.



Figure 25. Single-family residence at 8810 9th Street/Parcel 7A. View toward the north of the driveway and primary/south façade of the house.

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Figure 26. Single-family residence at 8810 9th Street/Parcel 7A. View toward the north of the south façade of the house.



Figure 27. Single-family residence at 8810 9th Street/Parcel 7A. Detail view toward the north of the central chimney and porch (south façade).



Figure 28. Single-family residence at 8810 9th Street/Parcel 7A. Detail view looking toward the north at the west end of the porch (south façade) of the house.



Figure 29. Single-family residence at 8810 9th Street/Parcel 7A. Oblique view toward the northwest of the west facade and south façade (obscured) of the house.



Figure 30. Back buildings at 8810 9th Street/Parcel 7A. View toward the north of the south façades.



Figure 31. 8810-1/2 9th Street/Parcel 7B. View toward the northwest of the east façade of the wood-frame building.