

# HISTORIC RESOURCE EVALUATION REPORT

for

**Old Highway 215 Project  
Moreno Valley, Riverside County, CA  
APNs: 263-230-002, 236-220-003, 263-220-004, 263-220-008,  
263-220-009, 263-220-017, 263-220-018, 263-220-023,  
263-220-027, and 263-220-029**

Prepared for:  
EPD Solutions, Inc.  
2 Park Plaza, Suite 1120  
Irvine, CA 92614

Prepared by:  
Pamela Daly, M.S.H.P.  
Daly & Associates  
2242 El Capitan Drive  
Riverside, CA 92506



**July 2021**

---

## TABLE OF CONTENTS

---

I. INTRODUCTION .....	1
A. Project Description .....	1
B. Background Information .....	5
C. Methodology.....	5
II. REGULATORY FRAMEWORK.....	7
A. Federal Level .....	7
1. National Register of Historic Places .....	7
B. State Level.....	9
1. California Register of Historical Resources .....	10
2. California Office of Historical Preservation Survey Methodology.....	11
3. City of Moreno Valley .....	12
III. EVALUATION .....	13
A. Historic Context .....	13
1. Moreno Valley.....	13
B. Historic Resources Identified .....	14
C. Significance .....	15
IV. BIBLIOGRAPHY .....	17
V. INVENTORY SITE FORMS (DPR SERIES 523) .....	18
Appendix A: Qualifications	

---

## I. INTRODUCTION

---

### A. PROJECT DESCRIPTION

The proposed Project area (PA) is located within the western portion of the City of Moreno Valley, directly to east of the City boundary with City of Riverside, comprising six parcels south of Bay Avenue and east of the Old 215 Frontage Road. This assessment report documents and evaluates the state and local significance of those properties with built-environment resources situated in the PA.

Regional access to the PA is provided by Interstate 215 (I-215) and the Interstate 215 Alessandro Boulevard exit. Local access to the site is provided from Alessandro Boulevard, which is an urban arterial, the Old 215 Frontage Road, which is a secondary roadway, and Bay Avenue. The PA and surrounding area is shown in Figures 1 and 2.

The PA comprises ten parcels encompassing approximately 11.46 acres.<sup>1</sup> These parcels are identified as Riverside County Assessor's Parcel Numbers 263-230-002, 236-220-003, 263-220-004, 263-220-008, 263-220-009, 263-220-017, 263-220-018, 263-220-023, 263-220-027, and 263-220-029 (Figure 3).

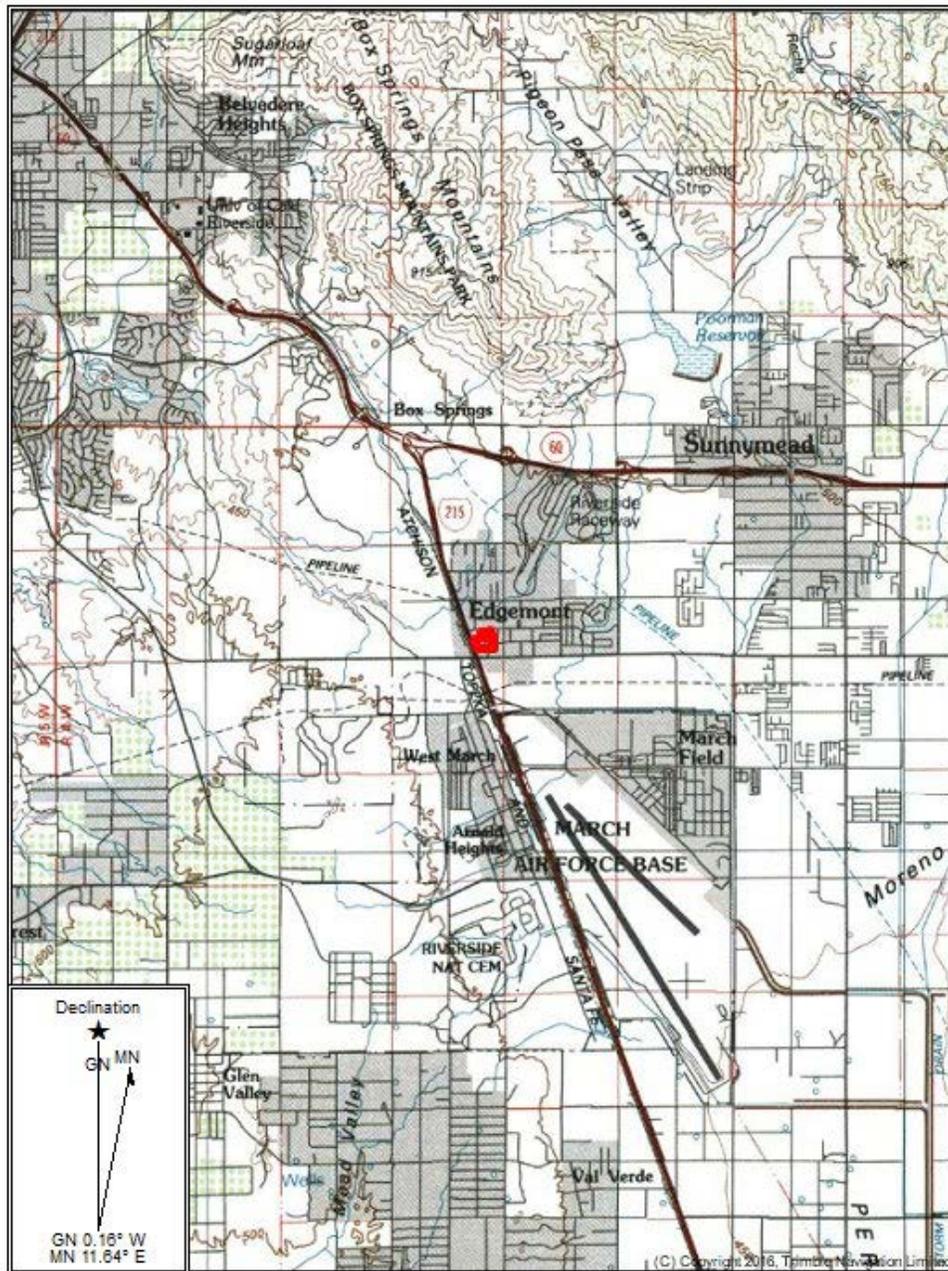
An automobile repair business is located on parcel 263-220-009, and the local American Legion meeting hall facility is situated on parcel 263-220-028. The other parcels are vacant yet disturbed land. The PA is relatively flat with a gentle slope in the southerly direction. The PA contains multiple ornamental trees, including species of eucalyptus, and moderate vegetation consisting of grasses and weeds.

The applicant for the proposed Project is requesting approval from the City of Moreno Valley to demolish the existing structures on the site, which consists of multiple commercial buildings to construct six warehouse buildings totaling 197,008 square feet, associated car and truck parking lot, ornamental landscaping, and associated infrastructure. The proposed Project would not include demolition of or modifications to the American Legion building located at 13876 Old 215 Highway Frontage Road.

Two parcels within the PA have built-environment resources that according to the County of Riverside Assessor's Office were constructed before 1971. The two parcels were subject to intensive-level surveys, and each property was evaluated to determine if the built-environment resources located on the site have the potential to be determined historical resources per California Environmental Quality Act (CEQA).

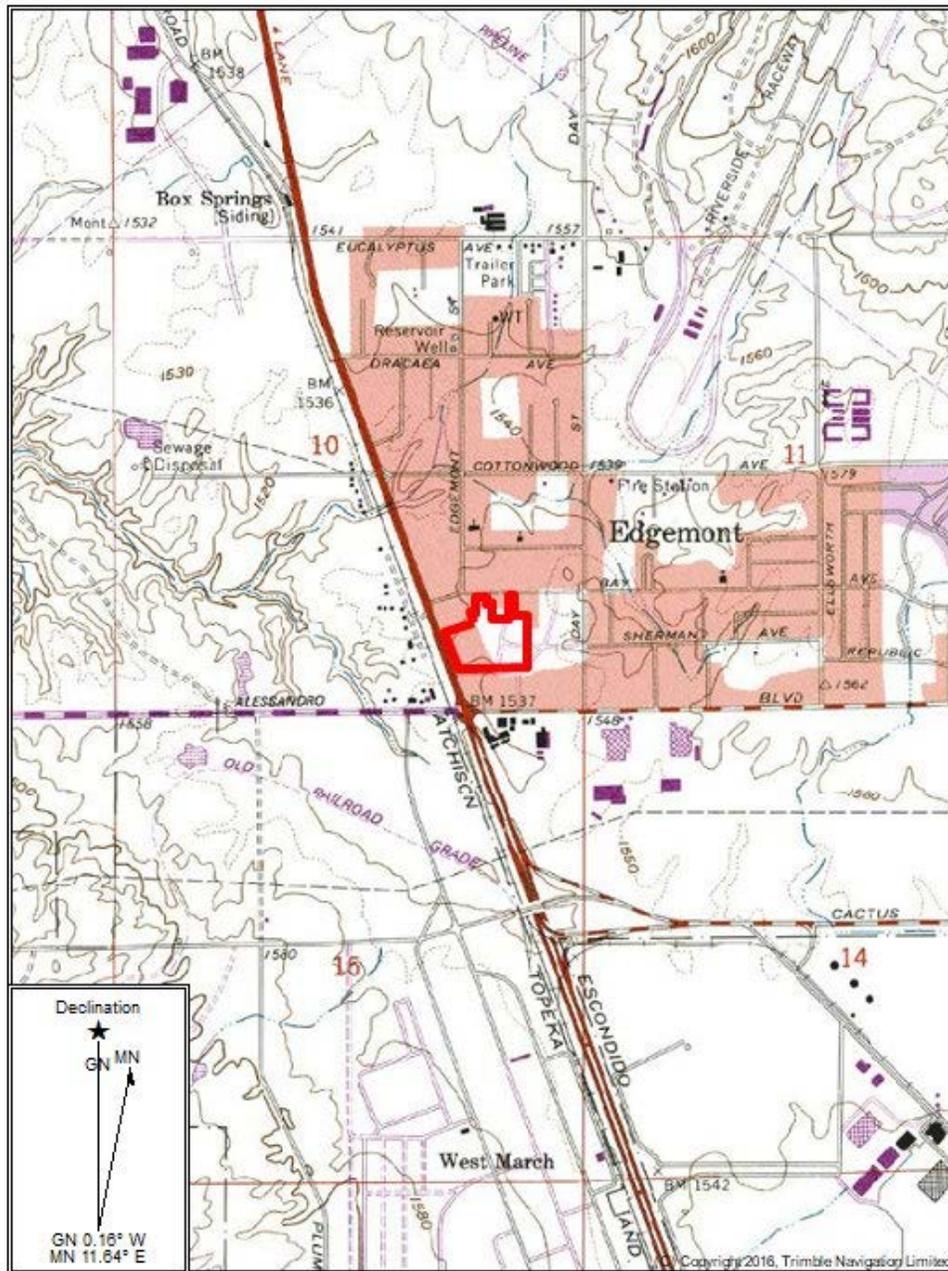
---

<sup>1</sup> Based on information obtained from the Riverside County Assessor website of "Property Information", July 4, 2021: <https://ca-riverside-acr.publicaccessnow.com/Search.aspx?s=263220003&pg=1&moduleId=478>

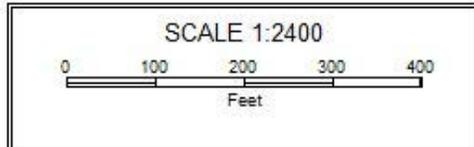
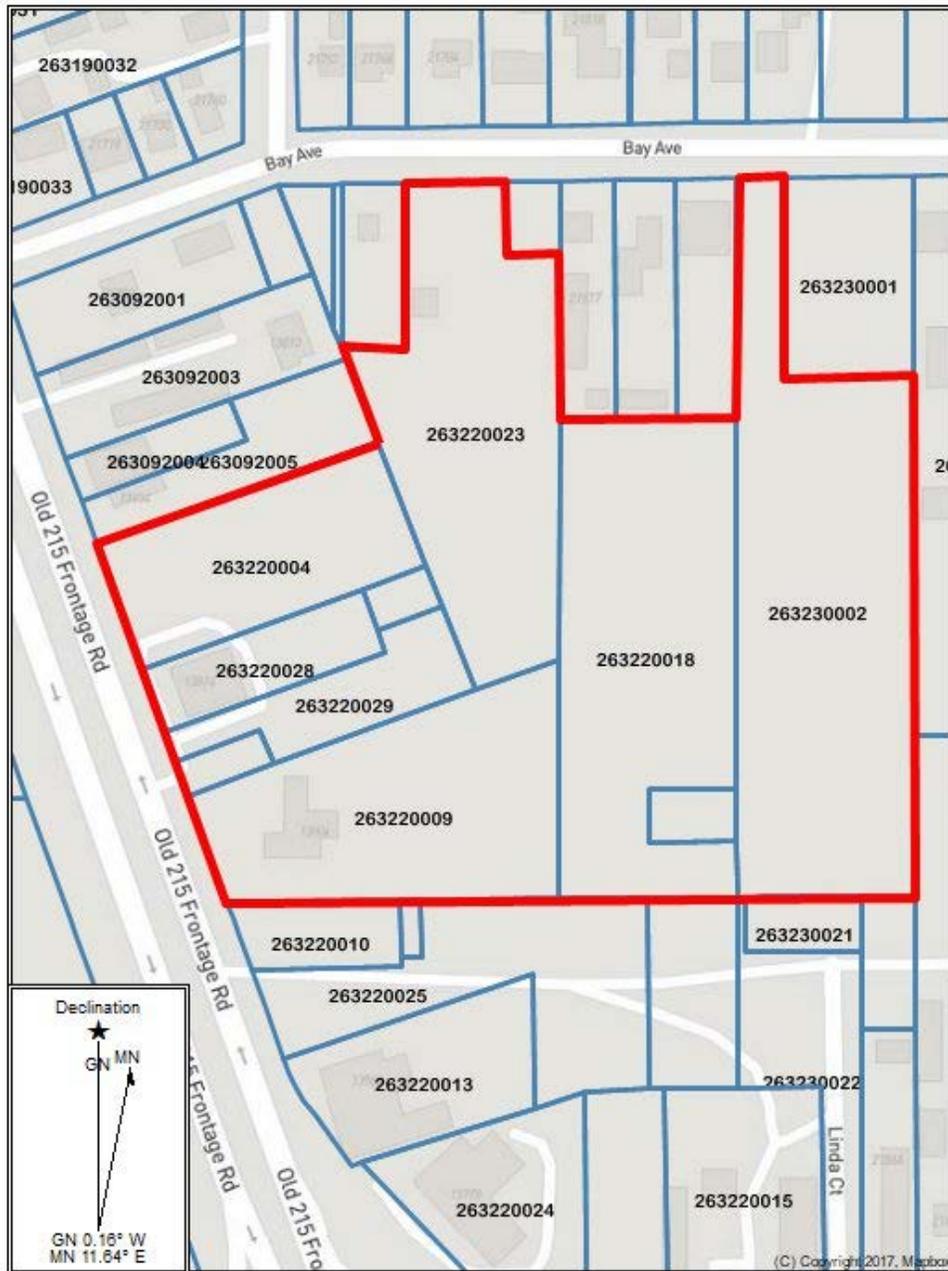


SCALE 1:100000  
 0 10000  
 Feet

**Figure 1: Project Location  
 Old Highway 215 Project  
 Moreno Valley, Riverside County, CA**



**Figure 2: Project Location**  
**Old Highway 215 Project**  
**Moreno Valley, Riverside County, CA**



**Figure 3: Project Location**  
**Old Highway 215 Project**  
**Moreno Valley, Riverside County, CA**

These properties (listed below) were surveyed to ascertain if any of the structures on the properties, individually or collectively, could be considered historical resources under the criteria for listing a property in the California Register of Historical Resources (California Register).

13906 Old 215 Highway Frontage Road; auto repair business      APN 263-220-009  
13876 Old 215 Highway Frontage Road; American Legion Post 574      APN 263-220-028

The buildings, structures, features, objects, or man-made landscapes, located thereon, were investigated under the auspices of a qualified architectural historian to evaluate the eligibility of listing a property as a historical resource in the California Register.

Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject properties for historical significance.

## **B. BACKGROUND INFORMATION**

This Historic Resources Evaluation Report presents the results of an intensive-level survey of each property; a detailed description of each building and structure on each parcel; and an evaluation of each property for its potential to be considered a historic resource is presented in this study.

The current study of the two parcels, which are located within the PA, was conducted using data from historic aerial photographs, online historic archival repositories, and information from the Riverside County Assessor's Office.

## **C. METHODOLOGY**

This historic resource assessment, and evaluation of the built-environment properties within the proposed project area, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History). (See Appendix A for Qualifications.)

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An intensive-level/pedestrian inspection of the site and the existing structures, combined with a review of data for each parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The California Register significance criteria were employed to evaluate the significance of each individual parcel within the PA. In addition, the following tasks were performed for the study:

- The California Register of historical property inventories was searched.
- Site-specific research was conducted for each parcel utilizing historic topographic and road maps, newspaper archives, historic aerial photographs, and other published sources.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.
- California Department of Parks and Recreation (DPR) Series 523 inventory site forms for recording historical resources have been completed for each of the subject properties, and are presented in Section V of this document.

---

## II. REGULATORY FRAMEWORK

---

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under state and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the subject property.

### A. FEDERAL LEVEL

#### 1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>2</sup> The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:<sup>3</sup>

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents 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

---

<sup>2</sup> Code of Federal Regulations (CFR), 36 § 60.2.

<sup>3</sup> *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."<sup>4</sup> According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.<sup>5</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.<sup>6</sup>
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.<sup>7</sup>
- Setting is the physical environment of a historic property.<sup>8</sup>
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.<sup>9</sup>
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>10</sup>
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.<sup>11</sup>

---

<sup>4</sup> *National Register Bulletin 15*, page 44.

<sup>5</sup> *Ibid.*

<sup>6</sup> "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

<sup>7</sup> "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

<sup>8</sup> *National Register Bulletin 15*, page 45.

<sup>9</sup> "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

<sup>10</sup> "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.<sup>12</sup>

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.<sup>13</sup>

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>14</sup>

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>15</sup>

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.<sup>16</sup> In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

## **B. STATE LEVEL**

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

---

<sup>11</sup> "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

<sup>12</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

<sup>13</sup> *National Register Bulletin 15*, page 46.

<sup>14</sup> *Ibid.*

<sup>15</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

<sup>16</sup> See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

## 1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>17</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>18</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.<sup>19</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.<sup>20</sup>

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.<sup>21</sup>

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

---

<sup>17</sup> California Public Resources Code § 5024.1(a).

<sup>18</sup> California Public Resources Code § 5024.1(b).

<sup>19</sup> California Public Resources Code § 5024.1(d).

<sup>20</sup> California Public Resources Code § 5024.1(d).

<sup>21</sup> California Public Resources Code § 5024.1(e).

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
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.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>22</sup>

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>23</sup>

## **2. California Office of Historical Preservation Survey Methodology**

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

---

<sup>22</sup> California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

<sup>23</sup> Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

### **3. City of Moreno Valley**

#### **Title 7 Cultural Preservation**

##### **Chapter 7.01 Purpose of Title**

A. The general purpose of this title is to promote the public health, safety and general welfare by providing for the preservation, identification, protection, enhancement and perpetuation of existing improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets and natural features having special cultural, historical, archaeological, architectural or community value in the city.

B. Specific purposes of this title are as follows:

1. To safeguard the city's heritage as embodied and reflected in such resources;
2. To encourage public knowledge, understanding, and appreciation of the city's past;
3. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
4. To promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the city;
5. To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the city's history;
6. To enhance property values and to increase economic and financial benefits to the city and its inhabitants;
7. To protect and enhance the city's attraction to tourists and visitors, thereby stimulating business and industry;
8. To identify as early as possible potential conflicts between the preservation of cultural resources and alternative land uses;
9. To integrate the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes. (Ord. 126 § 1, 1987)

##### **Chapter 7.05.070 Designation**

The committee may designate a landmark in whole or in part if from the facts presented in the application, at the public hearing or by investigation, the committee finds that the site, landscaping, place, buildings, structure, street, improvement, natural feature or other object has special historical, archaeological, paleontological, cultural, architectural or community value in the city and that purposes of this title are furthered by such designation. (Ord. 126 § 1, 1987)

---

### III. EVALUATION

---

#### A. HISTORIC CONTEXT

##### 1. Moreno Valley

In 1850, California became a state and the large Spanish land grant of San Jacinto Nuevo y Potrero became public land, developed by ranchers and traveled over by John Butterfield's legendary but short-lived Overland Mail Company. His Tucson-to-San Francisco stage, via San Diego and Los Angeles, opened up the Temescal Canyon approach to Los Angeles, passing through the oak groves of what is now Perris Valley, continuing through what is now Moreno Valley, and over Reche Canyon into Redlands. The area had been mapped as early as 1857, when the U.S. Surveyor General's Office sent out teams of engineers, soldiers, and professional surveyors to discover all the potential routes for building railroads through California.<sup>24</sup> The Temescal Road would be the future alignment of the California Southern Railroad, State Route 395, and both the old and new alignments of State Route 215.

In 1883, Frank E. Brown formed the Bear Valley Land and Water Company. Brown ("Brown" is "Moreno" in Spanish) built a dam at Bear Valley in the San Bernardino Mountains and contracted to provide water to the tiny, new communities of Moreno, Sunnymead, and Edgemont/Box Springs. In 1891, the formation of the Perris and Alessandro Irrigation District increased the demands upon Bear Valley water, and resulted in litigation with the city of Redlands which claimed priority rights. Redlands won their suit in 1896. This compounded a period of drought that forced the failure of numerous farmers in the Moreno Valley area who had developed a strong agricultural base of deciduous and citrus fruit trees.

As a result of the loss of water delivery, many of the over 500 residents of Moreno Valley were forced to leave the area in search of a more livable environment. The more expensive homes were moved in their entirety out of Moreno Valley by steam-powered tractors. Many of them were relocated to the city of Riverside. Others, stolen during the owner's absence, were relocated to parts unknown. By 1901, few people resided in Moreno Valley, and those who remained turned primarily to the dry farming of hay, grain, and grapes. Mr. Brown had lost his dream, and the valley named after him remained as a reminder of the regions vulnerability to such simple needs as water.

The community of Box Springs/Edgemont struggled through the 1900s as they had been a stop on the northern section of the California Southern Railroad/Atchison Topeka Santa Fe Railroad system, until the line between San Diego and San Bernardino was destroyed by seasonal rains in Temescal Canyon. The Atchison Topeka Santa Fe line that remained - running from their hub in San Bernardino south to Riverside and Box Canyon - remained in operation, and would be important factor in the establishment of a military airfield on the Alessandro

---

<sup>24</sup> Plat map of Township 4 South, Ranch 4 West, San Bernardino Base Meridian 1857. Accessed May 18, 2021: <https://www.blm.gov/services/land-records>

Plains in 1918. The Alessandro Flying Training Field was renamed as March Field in March 1918, shortly after the field was officially open for use.<sup>25</sup> The United States Congress created the U. S. Army Air Corps in 1926, and funds were allocated for the construction of a permanent base and airfield for March Field.

Besides the railroad line, the air field was accessible by the old Temescal Road, which was now part of State Route 395, and ran from San Diego north through Riverside, San Bernardino, and onto Oregon and Canada by way of the eastern region of California. The Box Springs community located just north of March Field was now called Edgemont, and small houses were constructed to house persons who, most probably, provided civilian support to the military base. During World War II, located to the immediate west of March Field, was Camp Haan, a very large U.S. Army training base and a prisoner-of-war camp.

When Route 215 was built in 1958 to provide a bypass from Interstate 15 for the City of Riverside, the old section of Route 395 was reassigned to Route 215.<sup>26</sup> The original section of Temescal Road and Route 395/215 is – today - now known as Old 215 Highway Frontage Road through the PA, and it “consists mostly of a few houses, a thrift store, a tire shop, a motel, an adult bookstore and an American Legion post that has been there for decades.”<sup>27/28</sup> A two-mile section of Route 395/Old 215 in Moreno Valley, situated between Eucalyptus and Cactus Avenue, was included as a signed section of the historic route in 2016.<sup>29</sup>

The City of Moreno Valley was incorporated in 1984 by encompassing the communities of Moreno, Edgemont, and Sunnymead.<sup>30</sup> After World War II, March Field had become a component of the Strategic Air Command, but the base re-allocation measures of 1996 determined that March Field would become Air Force Reserve Command's largest air mobility wing. In addition to the Air Force Reserve Command, March Air Reserve Base is home to units from the Army Reserve, Navy Reserve, Marine Corps Reserve and Air National Guard.<sup>31</sup>

## **B. HISTORIC RESOURCES IDENTIFIED**

A site visit and intensive-level inspection of the built-environment resources within the Project PA was performed by Pamela Daly, Architectural Historian, on May 14, 2021. The proposed PA of approximately 11.46 acres is comprised of ten parcels with two of those parcels

---

<sup>25</sup> California State Military Museum. “Historic Posts, Camps, Stations and Airfields: March Air Reserve Base.” Accessed July 1, 2021; <http://www.militarymuseum.org/MarchAFB.html>

<sup>26</sup> Forgotten Highway. “Interstate 215 (California).” Accessed July 1, 2021; <https://forgottenhwy.weebly.com/ca-i215.html>

<sup>27</sup> California Highways. “Interstate 215.” Accessed July 1, 2021; <https://www.cahighways.org/ROUTE215.html>

<sup>28</sup> Ghorji, Imran. “Moreno Valley: Historic Highway 395 No Longer Forgotten.” *The Press Enterprise*, January 3, 2016; accessed July 2, 2021.

<sup>29</sup> Ibid.

<sup>30</sup> Ghorji, Imran. “Moreno Valley: City’s 30-year History Includes Little-known Facts.” *The Press Enterprise*, December 7, 2014; accessed July 2, 2021.

<sup>31</sup> March Air Reserve Base. “Units.” Accessed July 3, 2021; <https://www.march.afrc.af.mil/Units/>

containing buildings and structures dating from circa 1930 to 1964. The two parcels with buildings and structures over 50 years of age within the PA were surveyed to record the built-environment resources found thereon, and to evaluate each property for potential historical significance.

Below is a summary of the built environment resources located on each property in the APE, and a brief description those resources. For a detailed description of the property, please refer to the individual Department of Parks and Recreation (DPR) Inventory site form in Section V of this report.

Address	Date of construction	Buildings/structures	Findings/Integrity
13876 Old 215 Highway Frontage Road: American Legion Post 574	Circa 1930, enlarged in 1964	Original wood-frame building constructed circa 1930; enlarged in 1964 with a concrete-masonry addition more than doubling the size of the original building.	The building is an unremarkable wood-frame building that has been enlarged and substantially altered by the concrete-block addition. The building does not appear eligible for listing as a historic property due to lack of physical integrity.
13906 Old 215 Highway Frontage Road: P&B Tires	1950	A commercial building constructed in 1950 for the repair and maintenance of motor vehicles.	The building on the property does not present a notable example of 1950s, Mid-Century commercial architecture. The building does not appear eligible for listing as a historic property.

### C. SIGNIFICANCE

The built-environment resources within the Project APE were evaluated for significance under the criterion for listing a property as a historical resource in the California Register. The evaluation for each property is below:

**13876 Old Highway 215 Frontage Road:** According to property records with the Riverside County Assessor’s Office, the property at 13876 Old Highway 215 Frontage Road was constructed in 1964. But according to a *Press Enterprise* newspaper interview with a member of the American Legion Post 574 in 2016, the south half of the building had been constructed in 1930. Riverside County may have assigned the construction date of 1964 to the building, as the concrete-masonry block addition to the north façade of the original wood-frame building substantially altered the original design and massing of the 1930s building.

No evidence has been presented that the property at 13876 Old Highway 215 Frontage Road had any influence on events after 1930 that made a significant contribution to the history, or cultural heritage of the community of Edgemont, City of Moreno Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Moreno Valley, California, or the United States. The building that houses the American Legion Post 574 has lost its identity as a building dating from the 1930s due to the large addition constructed across its entire north façade. The building presents a muddled appearance caused by the old and new set-side-by-side, and is a very modest example

of commercial architecture. The building does not contribute to the history of architecture in Moreno Valley, or Riverside County. Due to the disturbance of the ground in, and around the building, the property at 13876 Old Highway 215 Frontage Road does not appear to have the capacity to yield information important to the history of the local area. Based on these considerations, the property at 13876 Old Highway 215 Frontage Road does not appear eligible for listing in the California Register under Criterion 1, 2, 3, or 4. The building has retained the physical aspects of integrity that include location, setting, association, and feeling. Because of the alterations to the original building the property has lost the integrity of aspects of design, materials, and workmanship. This property has been assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation.

**13906 Old Highway 215 Frontage Road:** According to property records with the Riverside County Assessor's Office, the property at 13906 Old Highway 215 Frontage Road was developed in 1950 with a commercial auto repair business, on the parcel. No evidence has been presented that the property at 13906 Old Highway 215 Frontage Road had any influence on events after 1950 that made a significant contribution to the history, or cultural heritage, of Edgemont, Moreno Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Moreno Valley, California, or the United States. The commercial auto repair building was designed as a modest style of Mid-Century commercial architecture, and does not contribute to the history of architecture in Moreno Valley, or Riverside County. Due to the disturbance of the ground in, and around the building, the property at 13906 Old Highway 215 Frontage Road does not appear to have the capacity to yield information important to the history of the local area. Based on these considerations, the property at 13906 Old Highway 215 Frontage Road does not appear eligible for listing in the California Register under Criterion 1, 2, 3, or 4. The building has retained the physical aspects of integrity that include materials, location, setting, association, and feeling. Because of the alterations to the original building the property has lost the integrity of aspects of design and workmanship. This property has been assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation.

---

#### IV. BIBLIOGRAPHY

---

NETR Historic Aerials: <http://www.historicaerials.com/>

Office of State Historic Preservation. California Historic Resources Inventory, Survey Workbook (excerpts). State of California: Sacramento, 1986.

Parker, Patricia L. National Register Bulletin 24, "Guidelines for Local Surveys: A Basis for Preservation Planning." Washington D.C.: U.S. Government Printing Office, 1985.

Riverside County Assessor, property information portal: <https://ca-riverside-acr.publicaccessnow.com/>

United States Department of the Interior. National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation." Washington, DC: National Park Service, Interagency Resources Division, rev. 1991.

United States Department of the Interior. *Guidelines for Completing National Register Forms, National Register Bulletin 16*. Washington, DC: National Park Service, September 30, 1986.

---

**V. INVENTORY SITE FORMS (DPR SERIES 523)**

---

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) 13876 Old Highway 215 Frontage Road

P1. Other Identifier: Assessor Parcel Number 263-220-028

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Riverside East Date 1980 T 3 S ; R 4 W ; sw 1/4  of se 1/4  of Sec 10 ; S.B. B.M.

c. Address 13876 Old Highway 215 Frontage Road City Moreno Valley Zip 92553

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 473781 mE/ 3753195 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

On the east side of Old Highway 215, north of the intersection with Alessandro Road..

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
According to the staff at the American Legion Post 574, the original building for the Post was a simple, one-story wood-frame building that was erected on the site in the 1930s. Based on an aerial view of the building today, the original, building measured approximately 65 feet long and 32 feet wide. In 1964, an addition was added to the north façade, which expanded the building 25 feet to the north. The addition was constructed with concrete-masonry units. The front (west) façade of the original section of the building has a false front with parapet wall that rises above the roof line. The door and window openings of the old section have been boarded over, and the current entrance to the Post is located in the center of the west façade of the addition. There are glass block window inserts situated on both sides of the front entrance, and three additional glass block window inserts are located along the north façade. The building appears to have a flat or low-pitch shed roof system, and it was built upon a poured concrete foundation.

\*P3b. Resource Attributes: (List attributes and codes) HP6, 1-story commercial property

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

P5b. Description of Photo: (view, date, accession #) View looking northeast, May 2021.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1964 per County Assessor data

\*P7. Owner and Address:  
American Legion Post 574  
13876 Old Highway 215 Frontage Road  
Moreno Valley, CA 92553

\*P8. Recorded by:  
Pamela Daly, Daly & Associates  
2242 El Capitan Dr.  
Riverside, CA 92506

\*P9. Date Recorded: July 4, 2021

\*P10. Survey Type: (Describe)  
CEQA - Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Daly, Pamela. "Historic Resource Evaluation Report of Old 215 Project, Moreno Valley, Riverside County, CA." Daly & Associates, July 2021.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 13876 Old Highway 215 Frontage Road \*NRHP Status Code 6Z  
Page 2 of 4

B1. Historic Name: American Legion Post 574 B2. Common Name: American Legion  
Use: Social gathering facility B4. Present Use: Social gathering facility \*B5. Original Use: \_\_\_\_\_

According to members of the American Legion Post 574, first building on the site was a wood-frame building constructed circa 1930. Per the Riverside County Assessor, the building was substantially altered with an enlargement in 1964.

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

\*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme None Area None  
Period of Significance None Property Type Commercial Applicable Criteria None  
None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to property records with the Riverside County Assessor's Office, the property at 13876 Old Highway 215 Frontage Road was constructed in 1964. But according to a *Press Enterprise* newspaper interview with a member of the American Legion Post 574 in 2016, the south half of the building had been constructed in 1930. Riverside County may have assigned the construction date of 1964 to the building, as the concrete-masonry block addition to the north façade of the original wood-frame building substantially altered the original design and massing of the 1930s building.

No evidence has been presented that the property at 13876 Old Highway 215 Frontage Road had any influence on events after 1930 that made a significant contribution to the history, or cultural heritage of the community of Edgemont, City of Moreno Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Moreno Valley, California, or the United States. The building that houses the American Legion Post 574 has lost its identity as a building dating from the 1930s due to the large addition constructed across its entire north façade. The building presents a muddled appearance caused by the old and new set-side-by-side, and is a very modest example of commercial architecture. The building does not contribute to the history of architecture in Moreno Valley, or Riverside County. Due to the disturbance of the ground in, and around the building, the property at 13876 Old Highway 215 Frontage Road does not appear to have the capacity to yield information important to the history of the local area. Based on these considerations, the property at 13876 Old Highway 215 Frontage Road does not appear eligible for listing in the California Register under Criterion 1, 2, 3, or 4. The building has retained the physical aspects of integrity that include location, setting, association, and feeling. Because of the alterations to the original building the property has lost the integrity of aspects of design, materials, and workmanship. This property has been assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation.

B11. Additional Resource Attributes: (List attributes and codes) None

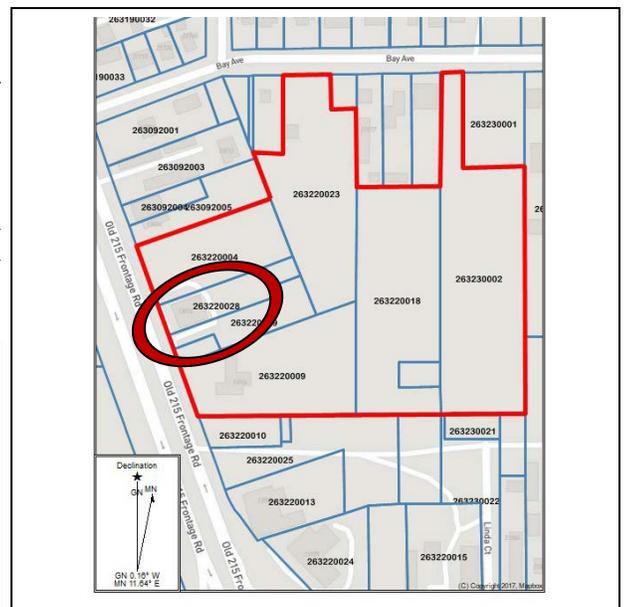
\*B12. References:

B13. Remarks: None.

\*B14. Evaluator: Pamela Daly, M.S.H.P.

\*Date of Evaluation: July 4, 2021

(This space reserved for official comments.)



\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 4, 2021

Continuation

Update

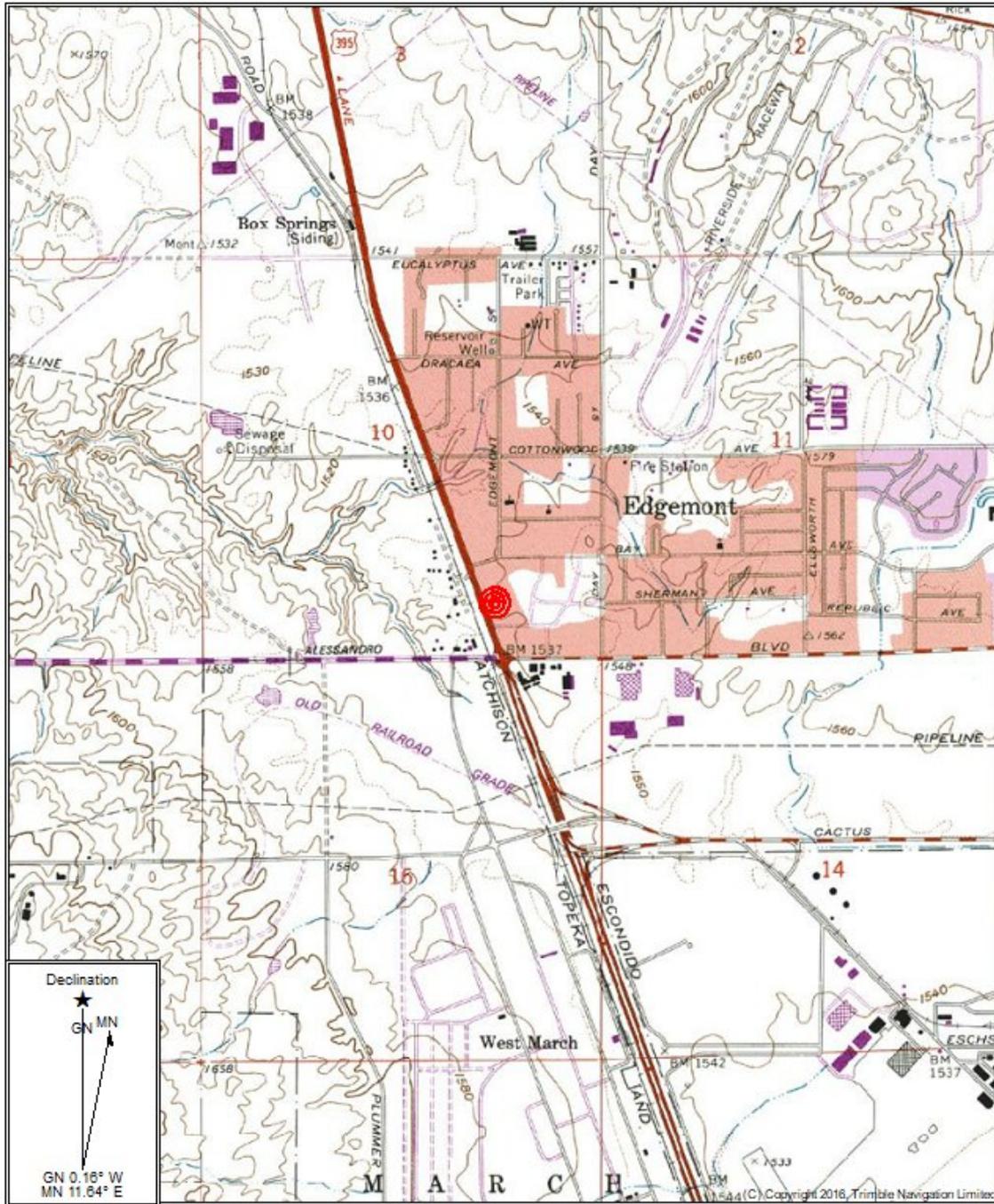


North and west (front) facades of American Legion Post 574 building.



Front (west) façade of building. Front entrance is through the 1964 addition to the building.

**LOCATION MAP**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) 13906 Old Highway 215 Frontage Road

P1. Other Identifier: Assessor Parcel Number 263-220-009

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Riverside East Date 1980 T 3 S ; R 4 W ; sw 1/4  of se 1/4  of Sec 10 ; S.B. B.M.

c. Address 13906 Old Highway 215 Frontage Road City Moreno Valley Zip 92553

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 473813 mE/ 3753145 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

On the east side of Old Highway 215, north of the intersection with Alessandro Road.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The main block was constructed using masonry-concrete units, and does not present any notable commercial architectural style of the mid-twentieth century. The main block was divided along the north-south axis, and the roof plane was raised on the east section with clerestory windows installed between the top of the exterior walls and the roof. The clerestory appears to have been raised to allow for additional air circulation. The entrance to the interior space of the main block is situated towards the north of the west (front) façade, and narrow, fixed light windows are set under in the exterior wall under the eaves to allow light into the interior space. The building was constructed upon a poured concrete foundation. The lot around the building is paved with asphalt and concrete. A temporary tent is installed in front of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6, 1-story commercial property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #) View looking east, May 2021.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1950 per County Assessor data

\*P7. Owner and Address:

P & B Tire Sales  
13906 Old Highway 215 Frontage Rd.  
Moreno Valley, CA 92553

\*P8. Recorded by:

Pamela Daly, Daly & Associates

2242 El Capitan Dr.  
Riverside, CA 92506

\*P9. Date Recorded: July 4, 2021

\*P10. Survey Type: (Describe)  
CEQA - Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Daly, Pamela. "Historic Resource Evaluation Report of Old 215 Project, Moreno Valley, Riverside County, CA." Daly & Associates, July 2021.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 13906 Old Highway 215 Frontage Road \*NRHP Status Code 6Z  
 Page 2 of 4

B1. Historic Name: Unknown B2. Common Name: P & B Tire  
 Sales Unknown B3. Original Use: Unknown B4. Present Use: Auto repair facility \*B5. Architectural Style: None \*B6.

**Construction History:** (Construction date, alterations, and date of alterations)

According to the Riverside County Assessor, the building was constructed in 1950.

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

\*B8. Related Features: Temporary storage outbuildings; free standing advertising signs.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme None Area None Period of Significance None Property Type Commercial Applicable Criteria None  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to property records with the Riverside County Assessor's Office, the property at 13906 Old Highway 215 Frontage Road was developed in 1950 with a commercial auto repair business, on the parcel. No evidence has been presented that the property at 13906 Old Highway 215 Frontage Road had any influence on events after 1950 that made a significant contribution to the history, or cultural heritage, of Edgemont, Moreno Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Moreno Valley, California, or the United States. The commercial auto repair building was designed as a modest style of Mid-Century commercial architecture, and does not contribute to the history of architecture in Moreno Valley, or Riverside County. Due to the disturbance of the ground in, and around the building, the property at 13906 Old Highway 215 Frontage Road does not appear to have the capacity to yield information important to the history of the local area. Based on these considerations, the property at 13906 Old Highway 215 Frontage Road does not appear eligible for listing in the California Register under Criterion 1, 2, 3, or 4. The building has retained the physical aspects of integrity that include materials, location, setting, association, and feeling. Because of the alterations to the original building the property has lost the integrity of aspects of design and workmanship. This property has been assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation. (See Continuation Sheet for additional text)

B11. Additional Resource Attributes: (List attributes and codes) None

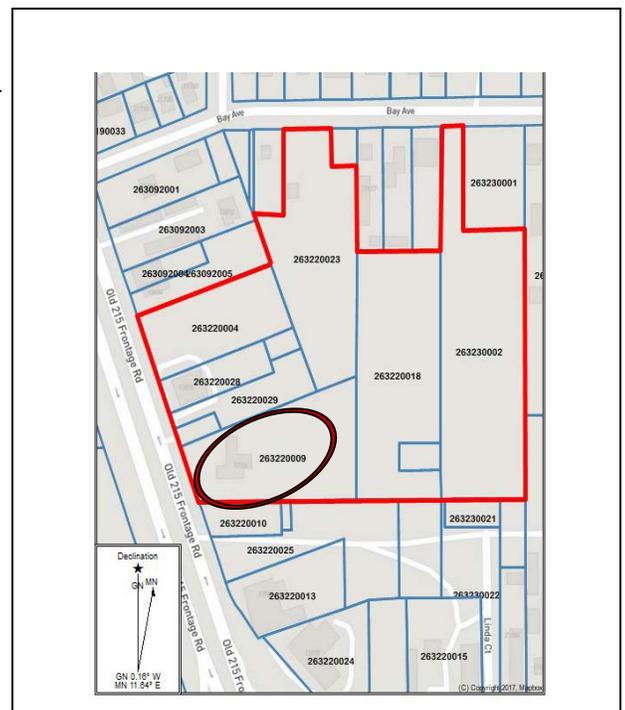
\*B12. References:

B13. Remarks: None.

\*B14. Evaluator: Pamela Daly, M.S.H.P.

\*Date of Evaluation: July 4, 2021

(This space reserved for official comments.)



\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 4, 2021

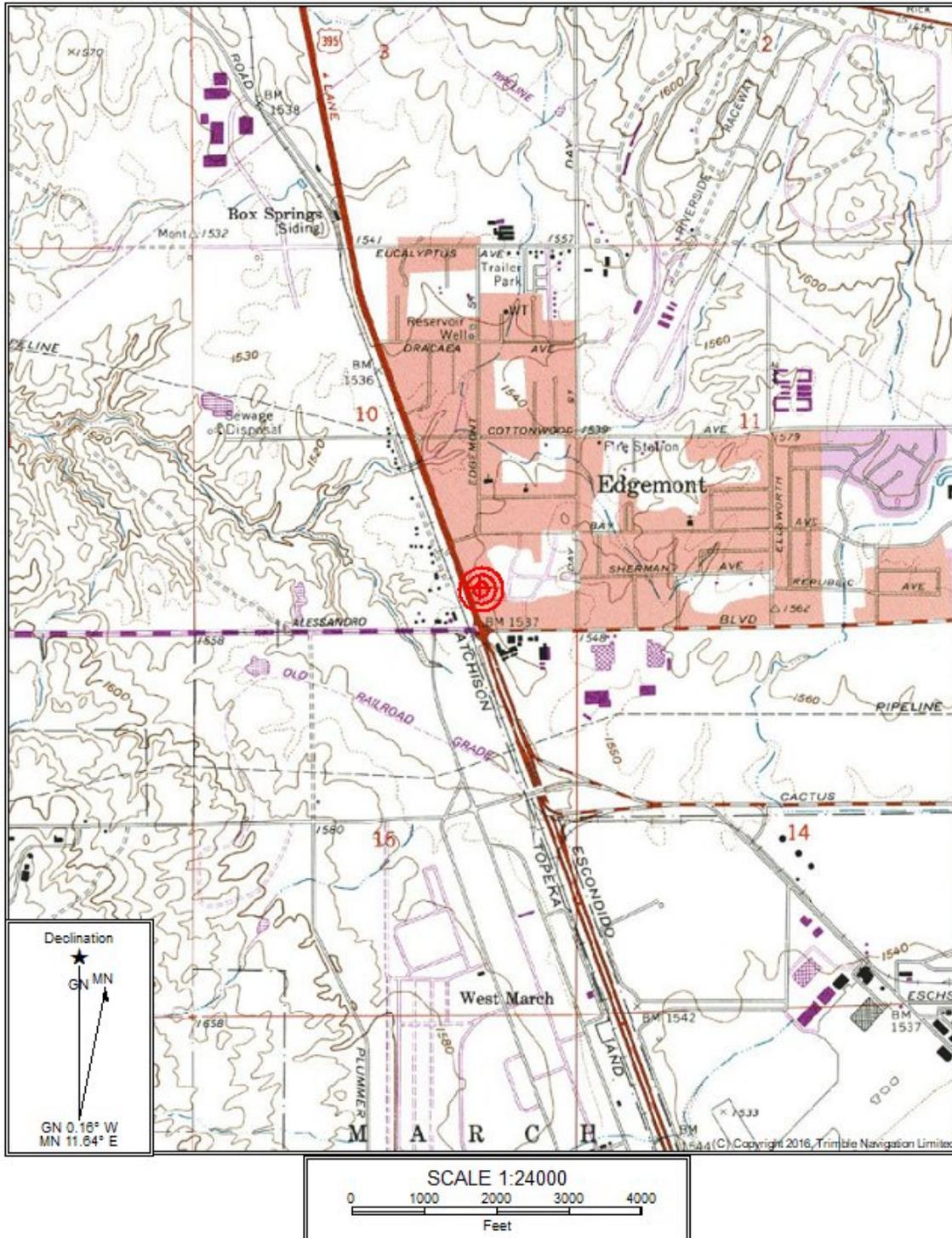
Continuation

Update



South façade of showing the raised roof of the east section of the building.

**LOCATION MAP**



**APPENDIX A: QUALIFICATIONS**



**Pamela Daly, M.S.H.P., Principal Architectural Historian**  
**Daly & Associates, 2242 El Capitan Drive, Riverside, CA 92506**  
**(951) 369-1366 [daly.rvrsde@sbcglobal.net](mailto:daly.rvrsde@sbcglobal.net)**

Ms. Daly is a 36 CFR 61 Qualified Architectural Historian with more than 25 years experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Master of Science degree in Historic Preservation at University of Vermont, and a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly has experience with federal agencies including U.S. Department of Housing and Urban Development, U.S. Air Force, U.S. Navy, U.S. Army Reserve, U.S. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She has authored over 75 historic resource assessment reports for approval by the State Historic Preservation Officer and other federal agencies, and over 190 reports for survey and evaluation of built-environment resources for the purposes of the California Environmental Quality Act (CEQA). Ms. Daly has successfully prepared nominations for listing important historic properties in the National Register of Historic Places.

Ms. Daly's expertise includes preparing studies of built-environment resources that include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey (HABS) documentation, Historic American Engineering Record (HAER) documentation, Historic American Landscape (HALS) documentation, interpretive signage, layout and production of brochures, websites, and video displays.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on airplane hangars, military housing, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, sewer treatments systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, historic roads, historic signage, airplane hangars, steam-powered belt and pulley systems, and a historic zanja.

From her training at the University of Vermont, Ms. Daly is qualified to prepare Historic Structure Reports (HSR) for built-environment resources. She has the expertise and equipment to perform chromochronology, mortar analysis, historic interior evaluations, and analysis of historic paint finishes. Ms. Daly has worked with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.