

JM Research and Consulting

Jennifer Mermilliod, M.A.

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Riverside, CA 92501

Phone 951-233-6897

jennifer@jmrc.biz

MEMORANDUM

DATE: June 24, 2022

TO: Jeremy Krout
EPD Solutions, Inc.
2 Park Plaza, Suite 1120
Irvine, CA Orange, CA 92614

FROM: Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

SUBJECT: Focused Cultural Resources Survey – Historic Resources Assessment for the Wood & Lurin Project, Riverside, Riverside County, California

Dear Mr. Krout,

JM Research & Consulting (JMRC) completed a focused Cultural Resources Survey – Historic Resources Assessment (HRA) of 16725 Dant Street (APN 266-130-016) in the City of Riverside, Riverside County for the proposed Wood & Lurin Project, which proposes construction of 96 single-family residences, a common open space area, and associated infrastructure on a 18.925-acre site.

The survey was requested by EPD Solutions based on the results of a Phase I-level Cultural Resources study, including archaeological investigation, completed by Material Culture Consultants in March 2021 (MCC 2021), which identified a single-family residence (1927) on the southeast corner of the project area that is proposed for demolition under the proposed project. Therefore, this HRA acts as a companion study to the MCC 2021 report to complete the Cultural Resources investigation as part of the environmental review process in compliance with CEQA (PRC §21000, et seq.) to evaluate the property for significance and eligibility for historic designation and to analyze potential impacts of the proposed project.

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards, acted as Principal Historic Consultant and managed the study, which included consultation, coordination, and compliance applicable and relevant to cultural resources planning (see resume, Attachment B). The intensive-level survey was conducted in April 2021 and included field survey and historic and building specific research to supplement the work performed by MCC in accordance with CEQA Guidelines. Research and review of source material included previous cultural resources studies and reports, Riverside County property records, tract and assessor maps, and historic newspapers,

and historic aerial photographs. Historic assessment records were also researched, although some books were unable to be accessed due to COVID-related closures and scheduled materials conservation. As this property was recently formerly within the unincorporated area of Riverside County, typical historic sources such as city directories, and Sanborn maps, were searched but did not provide additional information, and no building permits were found on file with either the city or county of Riverside.

Initially subdivided as the Woodcrest Acres (1924) tract from sectional lands owned by Riverside County, this area known generally as Woodcrest, which is now within Riverside city limits, was under agricultural development at least throughout the first half of in the 20th century. Woodcrest Acres was subdivided by Ben H. Reutepohler and W.W. Wilson, of which little is found or known. Historic aerials show that the Project Area was part of the 10.09-acre Lot 10 and under agricultural development from at least 1948 to the late-1970s. Historic Riverside County assessment records available for review (1936-1963) reveal the early, and likely original, owner of the parcel was Frank Dant (1936). The still-dirt road, Dant Street, was carved north-south down the center of the Lot between Krameria and Lurin Avenues, and the main but small ranch property, which was owned by Frank Dant from 1936 to 1959, was located just to the east across Dant Street on 2.5 acres. The Dant Ranch House is still extant, though altered, at 16698 Dant Street (P33-007826).

Although the Project Area was part of the holdings of the ranching family, some of the Dant clan lived and ranched in the Woodcrest area, and others owned ranch property here, but lived in nearby towns, including Riverside. The formerly 10.09-acre Lot 10 was quickly subdivided into five parcels (by 1936), and all but the main ranch property was only held briefly by one of the Dant clan, including Frank, Orville, Bryan, and Gertrude. In the 1950s, Albert and Aileen Wilson purchased all but the northeast quarter of the parcel. By 1966, the parcel was further subdivided, more by 1978, and developed with additional single-family residences still in a rural setting in the northwest, northeast, and eastern portions of the property.

Although the heyday for citriculture in Riverside, vicinity, and southern California in general came to a swift close in the immediate post-WWII period with the wholesale subdivision of former groves for suburban residential and commercial development, the remaining acreage of Lot 10 was first planted to citrus at this time. New groves appear on adjacent properties on the 1966 historic aerial and within the Project Area by 1978. This anomaly was not part of the local or regional era of citriculture but part of a private citrus cooperative project. Known as the Woodcrest Acres Citrus Project of the Church of Jesus Christ of Latter-day Saints, the project constituted the largest single planting of citrus in California in many years and blanketed the once barren hills on either side of Van Buren Boulevard from March Air Force Base to Wood Road, and then further to Gamble Avenue on the south side of Van Buren, with rows of citrus – half navel and half Valencia oranges – 160 trees to an acre. The project employed jobless and needy church members and began in 1964 with the planting of 400 acres. An additional 400 acres were planted the following year, 40 more in 1966, and an additional 600 acres in 1972. In 1968, 4,000 boxes were harvested from the Woodcrest Acres Project, providing fresh fruit and juice for the church and selling the surplus throughout the west. The seemingly successful but relatively short-lived project saw the removal of many groves in the following decades, and by the early 1990s, the Project Area had been cleared and disked and remains today a primarily dirt lot.

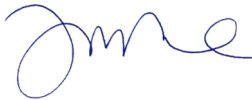
The single-family residence at 16725 Dant Street, which was associated with Frank Dant for only about a decade (1936-1947), is of common design and has been extensively modified by the enclosure of the front porch and inappropriate repair, replacement, or modification of character-defining features, including windows and window openings, main entry, eaves, and wall cladding. The setting has been somewhat compromised by the reduction of the property from approximately 10 acres to 4.52 acres and adjacent subdivision and improvements of its former acreage. Although

part of the small-scale agricultural development of the Woodcrest area, the reduced and compromised property is not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2); does not embody distinctive characteristics of a type, period, or represent the work of a master or possess high artistic value (NR/CR C/3); and has not yielded, or is likely to yield, further information important in history or prehistory (NR/CR Criteria D/4). Alterations have significantly compromised its integrity and redefined its design, the quality of which lacks architectural distinction, and important associations have not been established, precluding eligibility for local designation under any of the criteria in Title 20 of the Riverside Municipal Code. As the property does not appear to be eligible for listing in the National Register of Historic Places (NR), or California Register of Historical Resources (CR), or designation at the local level and is assigned a California Historic Resources (CHR) code of 6Z – Found ineligible for NR, CR, or Local designation through survey evaluation. The property was fully documented on California Department of Parks and Recreation DPR forms (attached).

The results of this focused study indicate that no further historic investigation is recommended. As the property has been found ineligible for designation, the property is not considered a historic resource under CEQA, and demolition under the proposed Wood & Lurin Project would not constitute an impact under CEQA. No mitigation measures are recommended.

Please contact me should you need any clarification or further assistance.

Regards,



Jennifer Mermilliod, Principal, JMRC

Attachment A

DPR Forms

Attachment B

Professional Resume

and historic aerial photographs. Historic assessment records were also researched, although some books were unable to be accessed due to COVID-related closures and scheduled materials conservation. As this property was recently formerly within the unincorporated area of Riverside County, typical historic sources such as city directories, and Sanborn maps, were searched but did not provide additional information, and no building permits were found on file with either the city or county of Riverside.

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Although the Project Area was part of the holdings of the ranching family, some of the Dant clan lived and ranched in the Woodcrest area, and others owned ranch property here, but lived in nearby towns, including Riverside. The formerly 10.09-acre Lot 10 was quickly subdivided into five parcels (by 1936), and all but the main ranch property was only held briefly by one of the Dant clan, including Frank, Orville, Bryan, and Gertrude. In the 1950s, Albert and Aileen Wilson purchased all but the northeast quarter of the parcel. By 1966, the parcel was further subdivided, more by 1978, and developed with additional single-family residences still in a rural setting in the northwest, northeast, and eastern portions of the property.

Although the heyday for citriculture in Riverside, vicinity, and southern California in general came to a swift close in the immediate post-WWII period with the wholesale subdivision of former groves for suburban residential and commercial development, the remaining acreage of Lot 10 was first planted to citrus at this time. New groves appear on adjacent properties on the 1966 historic aerial and within the Project Area by 1978. This anomaly was not part of the local or regional era of citriculture but part of a private citrus cooperative project. Known as the Woodcrest Acres Citrus Project of the Church of Jesus Christ of Latter-day Saints, the project constituted the largest single planting of citrus in California in many years and blanketed the once barren hills on either side of Van Buren Boulevard from March Air Force Base to Wood Road, and then further to Gamble Avenue on the south side of Van Buren, with rows of citrus – half navel and half Valencia oranges – 160 trees to an acre. The project employed jobless and needy church members and began in 1964 with the planting of 400 acres. An additional 400 acres were planted the following year, 40 more in 1966, and an additional 600 acres in 1972. In 1968, 4,000 boxes were harvested from the Woodcrest Acres Project, providing fresh fruit and juice for the church and selling the surplus throughout the west. The seemingly successful but relatively short-lived project saw the removal of many groves in the following decades, and by the early 1990s, the Project Area had been cleared and disked and remains today a primarily dirt lot.

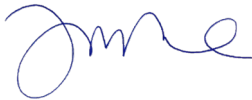
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Regards,



Jennifer Mermilliod, Principal, JMRC

Attachment A

DPR Forms

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) 16725 Dant Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside East Date _____ T 3S ; R 4W ; ¼ of _____ ¼ of Sec 29 ; S.B. B.M. _____

c. Address 16725 Dant Street City Riverside Zip Code 92506

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 266-130-016

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

This ca. 1920s single-family residence faces east from the west side of Dant Street and is set back from Lurin Avenue on the corner lot. The wood-framed, one-story building is rectangular in plan with multiple alterations and modifications and appears to rest on a combination raised and slab concrete foundation. The low-pitched, side-gabled roof covered with a combination of gray rolled roofing and brown composition shingles ends in moderate, boxed eaves over walls clad in a mixed-width horizontal boards – wide, flush boards on the east, medium-width clapboard on the south, and narrow clapboard on the north. Fenestration includes aluminum-framed, sliding windows of mixed age trimmed with broad flat boards and possibly a fixed or casement window on the south end and one visible double-hung window on the east elevation. A former entry porch is enclosed and topped by a shed roof extension of the side gable eave, and what appears to now be a north-facing entry door is partially hidden by a wood picket fence. The property is covered with natural vegetation, an original garage is no longer extant, a small wood or metal shed is found to the north amid construction and household debris, and the building is shaded by one mature tree. The residence is in poor condition, has been extensively altered, and retains no integrity.

P3b. Resource Attributes: (List attributes and codes) HP2 – Single-Family Property

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

P5b. Description of Photo: (view, date, Accession #) View to northwest. Photo taken on April 8, 2021



***P6. Date Constructed / Age and Sources:**

Historic Prehistoric Both
1927 (Assessors Records)

***P7. Owner and Address:**

Brett Crowder, Coastal Commercial Properties
1020 Second Street, Suite C
Encinitas, CA 92024

***P8. Recorded by:** (Name, org., and addr.)

Jennifer Mermilliod
JM Research & Consulting (JMRC)
5110 Magnolia Avenue
Riverside, CA 92506

***P9. Date Recorded:** April 8, 2021

***P10. Survey Type**

Intensive-Level

***P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2021. Historic Resources Assessment for the Wood & Lurin Project, Riverside, Riverside County, CA.

Attachments: None Location Map Sketch 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 Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*CHR Status Code 6Z

*Resource Name or # (Assigned by recorder) 16725 Dant Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SFR/Farm B4. Present Use: SFR

*B5. Architectural Style: California Bungalow (altered)

*B6. Construction History: (Construction date, alterations and date of alterations)

1927 Single-family residence
ca. 1972 citrus grove (removed by 1994)
unknown Demolition of original garage

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

*B8. Related Features:
None

B9a. Architect: none B9b. Builder: unknown

*B10. Significance: Theme Early-20th Century Agriculture Area Woodcrest
Period of Significance 1920s-1970s Property Type SFR/Farm Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

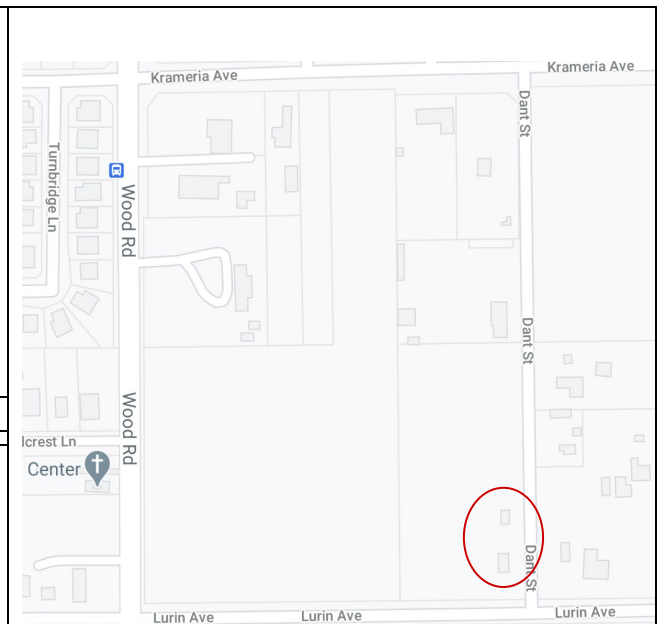
See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
County of Riverside 1924. Woodcrest Acres. M.B. 11/62.
County of Riverside 1936-1963. Historic Assessment Books.
County of Riverside 2009. Assessors Map. M.B. 266/13.
NETR 1948-2016. Historical Aerials Imagery. <https://netronline.com/>.
RivCo Historical Commission 1983. Historic Resources Inventory.
Riverside Daily Press 1933. Dant (obit.). December 29.
San Bernardino County Sun 1968. Riverside Orchards. September 12.
B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: April 16, 2021



***B10. Significance:**

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P5b. Additional Photographs:



Facade with obscured entry and north elevation, view SW
DPR 523L (1/95)



Yard, debris, and field beyond, view NW

Attachment B

Professional Resume



Jennifer Mermilliod, M.A.

JM Research & Consulting

4049 Almond Street, Suite 201

Riverside, CA 92501

951-233-6897

jennifer@jmrc.biz

Statement of Qualifications & Expertise

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

Project Design, Entitlement & Consultation
Regulatory Compliance – Section 106 & CEQA
Survey, Evaluation & Context Development
Design Review, Case Planning, & Plan Check

Historic Preservation Planning, Policy & Programs
Cultural Resources Treatment & Management
National Register, California Register, & Local Registration
Presentation, Public Relations, & Outreach

Education

UC, Riverside, M.A., History, specialization in Historic Preservation, 2001

UC, Riverside, B.A., History, 2000

Professional Experience

Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001

Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012

Contract Historic Preservation Senior Planner, City of Riverside, since 2016

Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-6, since 2016

Selected Projects

Preservation Planning, Policy & Programs

Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021

Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020

National Register Nomination: Evergreen Cemetery, Riverside, 2020-2021

First American Title Company, 4th & Main Apartment Project, City of Santa Ana, 2020-2021

National Register Nomination: Bumann Ranch, Encinitas, 2020

San Jacinto General Plan Update, City of San Jacinto, 2019

Landmark Nomination: Bigelow's Bungalow, Riverside, 2018

Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017

San Jacinto Downtown Specific Plan, City of San Jacinto, 2017

National Register Nomination: Jefferson Elementary School, Corona, 2017

Citywide Streetlight LED Conversion Project, City of Riverside, 2017

City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017

Landmark Plaque: The Patsy O'Toole House, Riverside, 2016

Landmark Plaque: The Nielson Pool House, Riverside, 2016

Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016

History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016

City of Redlands Certified Local Government Program Development, 2015

Chicago/Linden Strategic Plan, City of Riverside, 2013

National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013

California Baptist University Specific Plan, Riverside, 2012

Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012

Historic District Nomination: Segment of State Route 18, Corona, 2012

Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012

National Register Nomination: Grand Boulevard, Corona, 2011

California Register Nomination: The Jackson Building, Riverside, 2009

Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008

California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005

National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004

Structure of Merit Nomination: House at 3855-59 11th Street, Riverside, 2003

National Register Nomination: Camarillo Ranch House, Camarillo, 2003

CEQA Compliance

VitaPakt, Trumark Homes, Covina, 2021
Covina Bowl, Covina, 2020
La Atalaya, Altura Credit Union Member House, Riverside, 2019
Entrada, Wakeland Housing & Development, Riverside, 2019
Main Library, City of Riverside, 2018
Redlands YMCA Properties, Redlands, 2017
Marywood Retreat Center, Orange, 2013-2017
Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016
Rhunau, Rhunau, Clark Building, Riverside, 2016
Arlington Plaza, Riverside, 2016
Mission Lofts, Riverside, 2015
Lakeside Temescal Valley Project Lake Corona, Corona, CA
Harris Farm Townhomes, Riverside, 2015
Dhammakaya Retreat, Azusa, 2013
Riverside Plaza Harris' Department Store, Riverside, 2012
Old Town Plaza, San Jacinto, 2011
Pfennighausen Ranch, Pedley, County of Riverside, 2010
March Field Historic District Garage Building #113, March Joint Powers Authority, 2009
Five Points Realignment, City of Riverside, 2008
Fox Block, City of Riverside, 2007

Section 106 & CEQA Compliance

Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-present
Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017
HRRR, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014
HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005
HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004
HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001

Section 106 Compliance

Entrada, Wakeland Housing & Development, Riverside, 2019
Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017
HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013
Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013
Wattstar Cinema and Education, Los Angeles, 2010
County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003

Professional Activities

Publications

The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange. Press Release co-authored for immediate by The New Home Company. April 2018.

The Grandest Boulevard. Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club. Press Release authored for immediate release by City of Riverside. October 4, 2016.

Historic Resources Inventory Database Web site: Instructions for Online Navigation. Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

Historic Resources Inventory: Instructions for Recording and Viewing. Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

Awards

California Preservation Foundation Award – Latino Context, City of Riverside. 2019.

Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.

California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.

IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.

Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.

Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.

Presentations, Speaking Engagements, and Instruction

City of Riverside Cultural Heritage Board Continuing Education Program TBD 2021

Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA. Women In Tandem (WIT). COVID HOLD.

The History of the Automobile in Riverside, Riverside Historical Society Four-Part Lecture Series. 2018-2021.

Part 1. The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913. 2018.

Part 2. From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928. 2019.

Part 3. COVID HOLD – Tentatively rescheduled April 11, 2021.

Part 4. COVID HOLD.

Historic Preservation: The Field of Public History. Notre Dame High School Career Day. September 2018.

Historic Preservation: The Field of Public History. Riverside East Rotary Club. July 2018.

Historic Preservation: The Field of Public History. Riverside Uptown Kiwanis. December 2017.

Architecture: Form, Function, and Ornamentation. Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

How to Research Your Historic Home. City of Riverside Public Workshop. October 2010.

Riverside's Hidden Histories: The Gems Among Us – Nava Tires. Mission Inn Foundation and Museum. June 17, 2010.

The Art of the Survey. Riverside County Historical Commission 5th Annual Symposium. October 26, 2007.

The Field of Public History. California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

Arlington Heights, the Realization and Preservation of a California Dream. CPF Conference. May 14, 2005.

How to Research Your Historic Home. Riverside County Historical Commission History Workshop. April 16, 2004.

Affiliations & Service

National Trust for Historic Preservation, General Member #58551599.

California Preservation Foundation, General Member #21244.

Old Riverside Foundation, General Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.

Riverside Historic Society, Lifetime Member