

Appendix F1 Cultural Resources Update

Appendices

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January 5, 2023

Nicole Vermilion
PlaceWorks, Inc.
Sent via email: nvermilion@placeworks.com

RE: California Historical Resources Information System Records Search Results and Architectural Evaluation Update for the Ontario Regional Sports Complex Project, Ontario, California

Greetings:

At the request of PlaceWorks, Inc., ECORP Consulting, Inc. conducted an updated records search of the California Historical Resources Information System (CHRIS) and an architectural evaluation update for the Ontario Regional Sports Complex Park Project. The Ontario Regional Sports Complex will include a semi-professional Minor League baseball stadium, retail and hospitality areas, a new City of Ontario recreation and aquatics center, and fields for sports such as baseball, soccer, and softball. Additionally, the Project proposes offsite improvements for water and sewer lines, improvements to the existing Chino Avenue, and new road construction to extend Vineyard Avenue on the west end of the Project area. The Project is situated within the boundaries of the Armstrong Ranch Specific Plan (City of Ontario 2016), which includes a previously an updated cultural resource records search summary and Phase II Historical and Architectural Significance Evaluation report (White 2016a, 2016b). The current updated records search and architectural evaluation update were completed to support the Project's proposed California Environmental Quality Act (CEQA) requirements. The following is a description of the CHRIS search results, the architectural evaluation update results, and recommended potential mitigation measures.

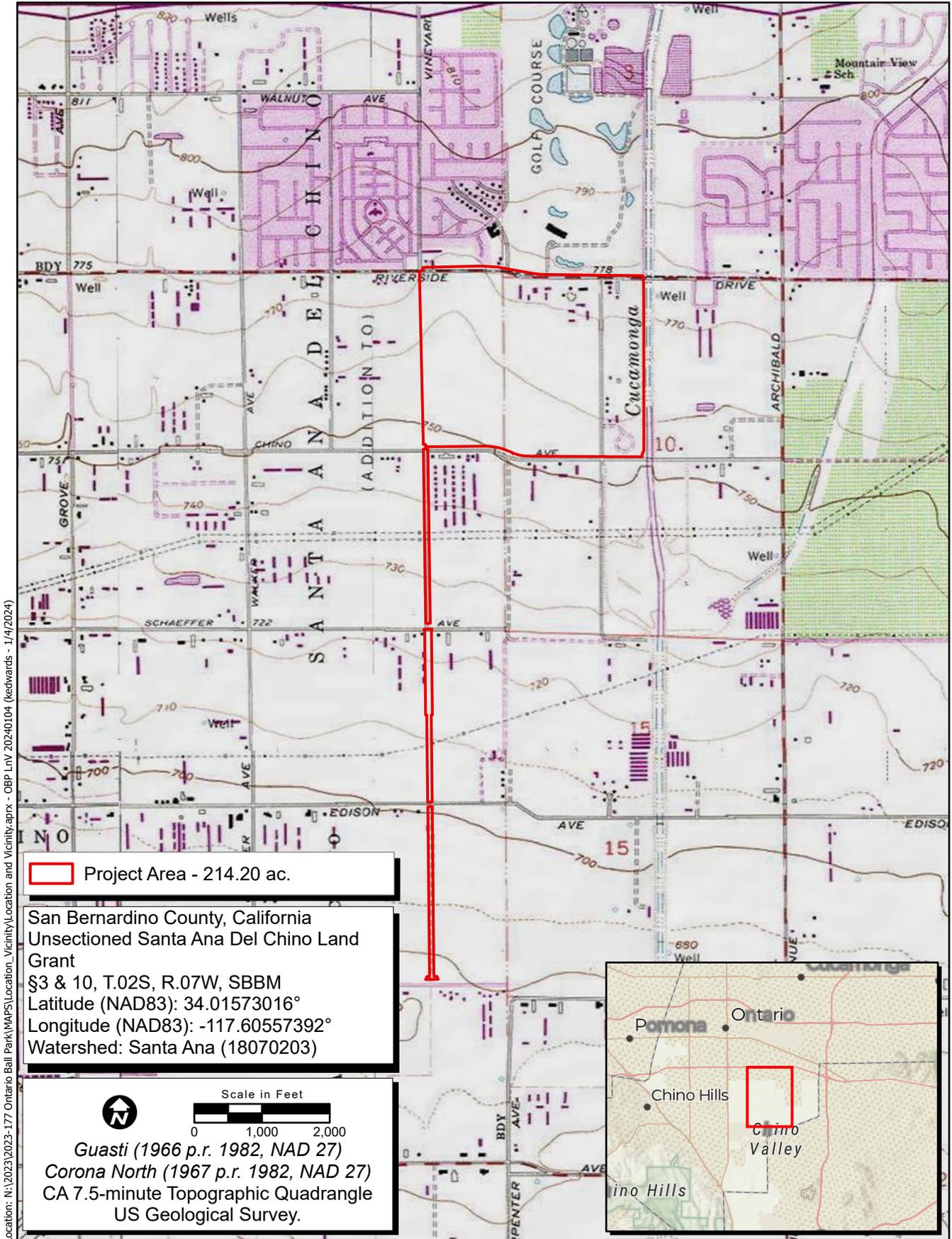
RECORDS SEARCH

Records Search Methods

ECORP conducted an updated records search for the Project Area at the South Central Coastal Information Center of the CHRIS at California State University-Fullerton on October 11, 2023 (Appendix A). The purpose of the records search was to determine the extent of previous surveys within 1 mile (1,600 meters) of the Proposed Project Area (Figure 1), and the presence of previously documented pre-contact or historic archaeological sites, historic-age structures, and features.

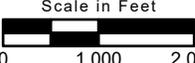
Records Search Results

Forty-three previous cultural resources investigations have been conducted within 1 mile of the Project Area, covering approximately 25 percent of the total area surrounding the Project Area within the records search radius (Appendix A). Of the 43 studies within the 1-mile radius, seven overlap the Project Area (Table 1). Appendix A lists the reports located within the Project Area and the 1-mile radius. These studies revealed the presence of pre-contact sites including lithic scatters, and historical sites including former farmhouses, electrical transmission structures, single-family residences, wells, cisterns, roads, and sites

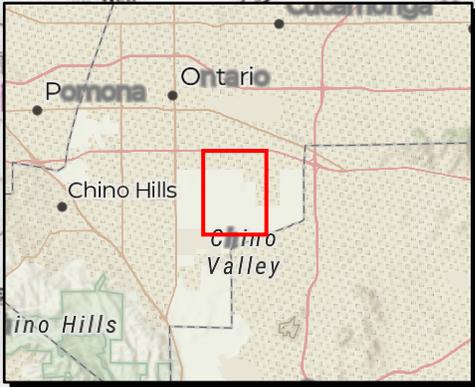


 Project Area - 214.20 ac.

San Bernardino County, California
 Unsectioned Santa Ana Del Chino Land Grant
 §3 & 10, T.02S, R.07W, SBBM
 Latitude (NAD83): 34.01573016°
 Longitude (NAD83): -117.60557392°
 Watershed: Santa Ana (18070203)

Guasti (1966 p.r. 1982, NAD 27)
 Corona North (1967 p.r. 1982, NAD 27)
 CA 7.5-minute Topographic Quadrangle
 US Geological Survey.



Location: N:\2023\2023-177 Ontario Ball Park\MAPS\Location_Vicinity.aprx - OBP Lrv 20240104 (kedwards - 1/4/2024)

Map Date: 1/4/2024
 Sources: ESRI, USGS

Figure 1. Project Location and Vicinity

associated with residential trash dumping. The previous studies were conducted between 1976 and 2016 and vary in size from 0.25 acre to 1,122 acres.

Table 1. Previous Cultural Studies that include or are within the Project Area			
Report Number	Author(s)	Report Title	Year
SB-317	Patricia Martz	Description and Evaluation of the Cultural Resources: Cucamonga, Demens, Deer, and Hillside Creek Channels, San Bernardino and Riverside Counties, California	1976
SB-800	Joseph E. Hearn	Archaeological-Historical Resources Assessment for Chino Avenue/Walker Avenue to Cucamonga Channel	1979
SB-5424	“Tom” Bai Tang, Deirdre Encarnacion, Daniel Ballester, Josh Smallwood, and Terri Jacquemain	Historical/Archaeological Resources Survey Report: Planning Area 4, Riverside Drive and Walker Avenue, City of Ontario, San Bernardino County, California	2006
SB-5702	Beth Gordon	CA8118/SCE Grove, 13524 South Grove Ave, Ontario, San Bernardino County, California 91761	2004
SB-5976	Matthew Wetherbee, Sarah Siren, and Gavin Archer	Cultural Resource Assessment New Model Colony East Backbone Infrastructure, City of Ontario, San Bernardino County, California	2007
SB-7977	Lee Panich, Tsim D. Schneider, and John Holson	Supplemental Archaeological Survey Report: Tehachapi Renewable Transmission Project Segment 8 East (Phases 2 and 3), San Bernardino County California	2010

The results of the records search indicate that 95 percent of the Project Area has been previously surveyed for cultural resources. These studies were conducted in smaller segments, at different times, by different consultants. In addition, the Armstrong Ranch Specific Plan’s Final Environmental Impact Report was completed 2017 and encompasses approximately 95 percent of the Project Area. The associated cultural resources report conducted updated records search and field visits to the Project Area to evaluate four historic-age structures, described further below (White 2016a, 2016b).

The records search also determined that 24 previously recorded pre-contact and historic-era cultural resources are located within 1 mile of the Project Area (Table 2). Of these, one is believed to be associated with Native American occupation of the vicinity and 23 are historic-era sites associated with mid-century housing development patterns. There are four previously recorded cultural resources within or adjacent to the Project Area, all of which are historic-age structures that are related to property formerly owned by Major Corliss Champion Moseley, but believed to have been built after he sold the property. No other archaeological resources were documented within the Project Area.

Table 2. Previously Recorded Cultural Resources within 1 mile of the Project Area

Site Number CA-SBD-	Primary Number P-36-	Recorder and Year	Age/ Period	Site Description	Within Project Area?
-	12195	Pamela Daily 2005	Historic	Building, Structure	No
-	12533	Robert Porter and William Jenson 2005	Historic	Site	No
-	13229	Josh Smallwood 2006	Historic	Building	No
-	13230	Josh Smallwood 2006	Historic	Building	No
-	13231	Josh Smallwood 2006	Historic	Building	No
-	13232	Josh Smallwood 2006	Historic	Building	No
-	13233	Josh Smallwood 2006	Historic	Building	No
-	13234	Josh Smallwood 2006	Historic	Building	No
-	13235	Josh Smallwood 2006	Historic	Building	No
-	13236	Josh Smallwood 2006	Historic	Building	No
-	13237	Josh Smallwood 2006	Historic	Building	No
-	13238	Josh Smallwood 2006	Historic	Building	No
-	13239	Josh Smallwood 2006	Historic	Building	No
-	13240	Josh Smallwood 2006	Historic	Building	No
-	13241	Josh Smallwood 2006	Historic	Building	Yes
-	13242	Josh Smallwood 2006	Historic	Building	Yes
-	13243	Josh Smallwood 2006	Historic	Building	Yes
-	13244	Josh Smallwood 2006	Historic	Building	Yes
-	23548	Michael H. Dice 2011	Historic	Building	No
-	24866	Dana E. Supernowicz 2010	Historic	Building	No
-	25440	Wendy L. Tinsley Becker 2010	Historic	Structure	No
-	26051	Riordan Goodwin 2019	Historic	Structure	No
33019H	33019	Jennifer Stropes 2019	Historic	Site	No
-	33020	Jennifer Stropes 2019	Pre-contact	Other	No

White (2016b) summarized the results of a Phase II significance evaluation for a total of six properties that were recorded within the Armstrong Ranch Specific Plan. The evaluations were made pursuant to criteria for eligibility for the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), and The City of Ontario’s Historic Context for the New Model Colony Plan Area (White

2016b). Of the six properties, four properties were determined to be historic age and therefore were recorded and evaluated. The following summarizes the findings for the four resources.

Resource P-36-13241, referred to as 9381-A Riverside Drive, is a historic structure consisting of a one-story, Ranch-style, single-family residence recorded by Josh Smallwood in 2006. Construction on the property had been observed in archival research as early as 1937 with significant increase of development between 1942 and 1945. The property was owned during this period by Major Corliss Champion, founder of Orange Blossom Dairy Farm. The farm was sold twice in 1945 and was renamed Ellsworth Ranch by new owner Rex C. Ellsworth (Smallwood 2006a). Ellsworth owned the property until 1975 and operated a breeding ranch for race horses (White 2016b). Smallwood evaluated the resource as not eligible for listing in the NRHP/CRHR.

Resource P-36-13242, referred to as 9381-B Riverside Drive, is a historic structure consisting of a multi-family residence of mixed construction with a vernacular design recorded by Josh Smallwood in 2006. The building was purported to have been used as farm worker's quarters associated with the Orange Blossom Dairy Farm/Ellsworth Ranch (Smallwood 2006b). Smallwood evaluated the resource as not eligible for listing in the NRHP/CRHR.

Resource P-36-13243, referred to as 9381-D Riverside Drive, is a historic structure consisting of a one-story Ranch-style building recorded by Josh Smallwood in 2006. The structure appeared at time of documentation to be a storage barn that had since been partially converted into a residence associated with the Orange Blossom Dairy Farm/Ellsworth Ranch (Smallwood 2006c). Smallwood evaluated the resource as not eligible for listing in the NRHP/CRHR.

Resource P-36-13244, referred to as 13165 Ontario Avenue, is a historic structure consisting of a one-story single-family residence with a vernacular design recorded Josh Smallwood in 2006. Archival research indicates the structure was constructed around 1949 by property owner John R. Stewart, with improvements completed in the late 1950s (Smallwood 2006d). Smallwood evaluated the resource as not eligible for listing in the NRHP/CRHR.

White (2016b) reevaluated the three resources that are located at 9381 Riverside Drive (P-36-13241 through P-36-13243) and concluded that although the complex does not appear to be eligible for inclusion on the NRHP under Criteria A, B, C, or D; due to the resources' association with Ellsworth, who was a known west coast horse breeder and owner of a number of successful race horses, he determined that the three resources at 9381 Riverside Drive appear eligible for inclusion on the CRHR under Criteria A and B, as well as for local significance pursuant to the City's Historic Context guidelines.

Based on the above information, ECORP completed an architectural evaluation update for the three resources at 9381 Riverside Drive (P-36-13241 through P-36-13243).

ARCHITECTURAL EVALUATION UPDATE METHODS

Field Visit

ECORP Architectural Historian Andrew Bursan, MCRP, conducted an intensive survey of resources P-36-13241, P-36-13242, and P-36-13243 at 9381 E. Riverside Drive (Assessor Parcel Numbers 0218-102-11-0000 and 0218-102-10-0000) on December 13, 2023. Mr. Bursan meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed walking around the building exteriors on the property, documentation with notes and photographs, noting of character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties.

Building Development and Archival Research

ECORP performed building development and archival research for the 9381 E. Riverside Drive property to establish a thorough and accurate historic context for the significance evaluations, and to confirm the building development history of 9381 E. Riverside Drive and associated parcels.

City of Ontario Building Department

ECORP obtained digitized permits from the City of Ontario Building Department via email on December 18, 2023 for 9381 E. Riverside Drive. ECORP obtain only two building permits: 2009 (Permit #B201000508) and 2011 (Permit #B201000506), both for an above-ground water tank system. ECORP reviewed all available permits and all information obtained from the City of Ontario was used in the preparation of the historic context and significance evaluations. The original building permits for the property were not located.

San Bernardino County Assessor

ECORP obtained assessor data for 9381 E. Riverside Drive on December 11, 2023. This assessor data gave information about construction dates and current owners.

Ontario History Room, Ontario Public Library

ECORP visited the Ontario Public Library on December 13, 2023 to research the subject property. ECORP also obtained information from the Ontario History Room via email on December 15, 2023 relating to an article about the property. The Ontario History Room's Collections included newspaper clippings, city directories, scrapbooks, digitized e-books, and historical photographs. All available information obtained from the library was used in preparation of the historic context and significance evaluations.

Historical Newspaper Review

ECORP reviewed historical newspapers from Ontario and surrounding cities in an effort to understand the development of the City of Ontario and 9381 E. Riverside Drive. These documents were used in preparation of the historic context and significance evaluations.

Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort for the following years: 1938, 1948, 1949, 1959, 1966, 1980, 1985, 1994, 1999, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (National Environmental Title Research LLC [NETR] 2023; University of California-Santa Barbara 2023).

Built Environment Resources Directory

ECORP reviewed the California Built Environment Resources Directory for San Bernardino County but the property at 9381 E. Riverside Drive in the Project Area was unlisted.

City of Ontario Historic Context

ECORP reviewed the City of Ontario Historic Context for the New Model Colony, which focuses on the history of the dairy industry in Ontario (Galvin 2004). Although the 9381 E. Riverside Drive property has functioned as a dairy since the late 1970s this is outside the period of significance and identified historic context range identified as being from 1900 to 1969. Therefore, this historic context was not applicable to the dairy history of the property.

HISTORIC CONTEXT

City of Ontario

In 1881, George Chaffey created the Etiwanda Irrigation community and used a series of flumes from the nearby mountains to irrigate the town then known as Etiwanda. By 1882, he had expanded his business to cover other areas of the former Rancho Cucamonga land grant including the planned community Ontario, named after his homeland in Canada (Upland Heritage 2021).

In 1887, the Atchison Topeka and Santa Fe Railroad passed through Ontario and Upland and the Upland railway station was subsequently constructed by the Bedford brothers. Due to the new train line that made it easier for locals to go to jobs outside the neighborhood, the area saw rapid growth and the construction of both residential and commercial properties. (Upland Heritage 2021). On December 10, 1891 the City of Ontario was incorporated as a city of 0.38 acre (City of Ontario n.d.a.).

The Chaffey brothers founded and constructed Chaffey College, a University of Southern California affiliate school, at 1245 Euclid Avenue in Ontario in 1901. From 1901 to 1960, it taught both high school and college courses. The Federal Works Project Administration replaced the original Chaffey College buildings in the 1930s. Chaffey College relocated to Rancho Cucamonga in 1960, and the original structure became Chaffey High School. (City of Ontario n.d.b).

In 1903, an act of Congress declared Ontario a "Model Irrigation Colony," noting innovations in standards of urban living, and served as an example of a successful irrigation project. The concrete irrigation systems and municipal water systems installed by the Chaffey brothers inspired nearby communities to follow suit (City of Ontario n.d.a).

Construction began on Pikes Peak Ocean to Ocean Highway through Ontario in 1912. As automobiles became more popular, and the Pikes Peak route became more complete in the 1920s, property owners along Holt Boulevard began to cater increasingly to motorists. Many residences were partly or fully converted into drive-up restaurants and farmers built roadside shacks to sell produce (City of Ontario n.d.c).

In 1923, taking advantage of some flat, unused crop land, businessmen Waldo Waterman and Achie Mitchell established Latimer Field. After being forced to relocate their aviation hobby multiple times, Mitchell and Waterman eventually settled at what is now Ontario World Airport. The airport served as a vital training ground for pilots during World War II (WWII; City of Ontario n.d.a).

In 1996, thanks to potential customers from the airport, as well as the 10, 60, and 15 freeways, Ontario developed what at the time was the largest single-story shopping mall in the world and the largest shopping center of any kind in California, the 131-acre Ontario Mills Mall. The Ontario Mills Mall developers intended it to meld amusement park and shopping mall elements to attract more consumers than either could alone. The AMC theater that opened at the mall featured 30 screens and was the one of biggest theaters in the world at the time of its completion (White 1996).

Today Ontario has an estimated population of approximately 179,000 people. The three main industries in Ontario are retail sales, transportation, warehousing, and health care. The population averages 3,507 people per square mile in Ontario (U.S. Census Bureau 2023).

California Ranch Properties

“For the last hundred years,” writes geographer Paul F. Starrs, “the fundamental unit of a livestock operation in the western United States has been the home ranch” (Starrs 1998). In California, the home ranch traces its roots to no-fence laws of the 1870s. No-fence laws shifted the burden of fence building from farmers to ranchers, signaling the end of free-range grazing as practiced on California’s Mexican-era ranchos (Jelinek 1982). Whereas ranchers had previously grazed their animals on California grasses with no regard for property boundaries, after 1870 they began acquiring their own private ranges enclosed within fences. The entire operation, called a home ranch, included family residences and outbuildings.

Unlike fruit orchards and other types of intensive agriculture where farmers supported families on 5, 10, or 20 acres by producing high-value farmed goods, ranching required vast acreage to raise cattle and sheep. “The term home ranch,” writes Starrs, “asserts viability, a size and substance sufficient to claim permanence and self-reliance” (Starrs 1998) It represented extensive agriculture, where supporting a family might require 160 acres or more. Home ranches were characterized by vast open spaces where herds roamed and grazed. If well located, they possessed flowing streams or groundwater wells for watering stock and irrigating fields planted in alfalfa or other forage crops. Spatially, home ranches were also characterized by flexibility: a rancher could add adjoining acreage to increase the size of a ranch or sell off portions when cash was needed.

The nucleus of the home ranch was the headquarters, typically set upon high ground and fronting a rural county road. The headquarters contained the main house for the ranching family. Architecturally, the main houses built on home ranches through the first half of the 20th century differed little from houses built in

town. They ranged from modest Minimal Traditional-style dwellings and prototypical Ranch-style houses to elaborate revival-style residences (Packard 1995). Around the main house stood a cluster of buildings, structures, and landscape features that supported ranching activities. These included barns, corrals, housing for ranch hands, stables for horses, shade trees, water towers, windmills, repair shops, and storage sheds for miscellaneous supplies (Starrs 1998). Silos and chicken coops were also common features of home ranches (Packard 1995). Many western ranches, particularly those in mountain states, had special enclosures for livestock and poultry, but benign winter weather in California made “light and cheap shelter” sufficient. “It is, in fact, frequently dispensed with altogether” noted an observer of 1920s California ranches (Wickson 1923).

Ranch Style (1930-1975)

All dwellings at 9381 E. Riverside Drive are Ranch-style houses. Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern U.S., but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes and Gardens*, and *House Beautiful*. Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the late 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-WWII suburban tract-style housing, often housing veterans who secured housing with Federal Housing Authority loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovecotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009; Horak et al. 2015; McAlester 2013).

Character-defining features include:

- rambling, elongated plans with a horizontal emphasis;
- one to two stories in height;
- low-pitched gabled or hipped roofs with overhanging, open eaves;
- general asymmetry;
- free-flowing interior spaces;
- designed connection to the outdoors;
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials;

- brick or stone chimneys details;
- attached garages often linked to residence by breezeways;
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters;
- functional and non-functional shutters details as trim around windows; and
- fenestration may include a picture window.

Development History of 9381 E. Riverside Drive

The 80-acre property at 9381 E. Riverside Drive first appears in a 1938 aerial image that depicts the property as having about 7 acres of planted trees in a rectangular formation near E. Riverside Drive on the northeast corner of the property. During this period, no buildings appear on the property and besides the 7-acre tree grove, the rest of the parcel looks fallow (NETR 2023).

By the time of the next aerial image in 1948, seven buildings including two single-family dwellings and five ancillary ranch buildings are seen clustered on the northeast corner of the property, replacing a portion of the former tree grove. The remaining portion of the property contains three large square corrals each ranging in size from 20 to 30 acres (NETR 2023).

By the late 1970s, the property had much of the same configuration as the 1940s but with the addition of two rectangular Ranch-style dwellings including a street facing 20-foot by 90-foot house and a 20-foot by 50-foot single-family dwelling at the center of the building cluster on the northeast corner of the property (NETR 2023).

After the property converted to a dairy in the late 1970s, four new buildings appear on the property including a street-facing circa 1978 Ranch-style house near the centered main entrance to the property. The dwelling is flanked to the west by a circa 1978 dairy barn-style building. By 1985 two hay storage canopies were at the center of the property. In 1994, six new linear cattle feeding trough canopies span the southern end of the property ranging from 450 feet to 1,000 feet in length. The property owners have not added new buildings or structures to the property since 1994 (NETR 2023).

Ownership History

Research shows the property having been used for agricultural purposes since the 1930s. In the early 1940s, Major C.C. Moseley operated the property briefly as a cattle ranch and later sold it in 1945 to restaurant chain owner W. "Tiny" Naylor in 1945. The property again sold to Rex Ellsworth in 1947 who operated it as an 80-acre thoroughbred racehorse breeding farm. Although Rex Ellsworth had a decorated career as a thoroughbred breeder and was the owner of the 1955 Kentucky Derby horse Swaps, Ellsworth's main horse breeding and training operations were 7 miles to the west in Chino, near the intersection of Schaefer Avenue and Pipeline Avenue. Newspaper articles associate Swaps and subsequent winning horses trained by Ellsworth with the Chino location, which he purchased in 1953 (officially listed 3985 Schaefer Avenue) with no mention of these horses training at the subject 9381 E. Riverside Drive location after 1953. The subject property most likely acted as an ancillary facility to their main operation in

Chino which was about 220 acres larger. The De Boer family purchased the property in the late 1970s and have operated a dairy on the property to the present day (San Bernardino County Sun 1947; The Mirror 1953; Chino Champion 1975).

PROPERTY DESCRIPTION

The 80-acre property at 9381 E. Riverside Drive contains dwellings and farm structures on the north end of the property and long, linear cattle corrals spanning the southern two-thirds of the property. An L-shaped gravel driveway leads to the center of the cluster of buildings at the north end of the property.

At the far northeast end of the property is a circa 1947 one-story, single-family, Ranch-style dwelling (P-36-13242) topped by a side gabled roof with slightly overhanging eaves (Figure 2). The rectangular shaped house features rough textured stucco and a chimney centered on the front façade. Besides one aluminum slider window on the front elevation, all window treatments and doors have been removed, leaving only window and door openings or window openings boarded with plywood.

Just to the west sits a circa 1966 one-story, single-family, Ranch-style dwelling (P-36-13241) topped by a cross gabled roof with rounded bargeboards on the projecting front gabled eastern section of the house (Figure 3). L-shaped in plan, the house features non-original rough textured stucco which is punctuated by non-original vinyl frame windows on all elevations. A flat panel wood door highlights the west end of the front façade and serves as the primary entrance.



Figure 2. Southern façade (view northwest; December 13, 2023).



Figure 3. Northern façade (view southeast; December 13, 2023).

Further to the south is a small circa 1955 one-story, single-family, Ranch-style house surmounted by a side gabled roof with a projecting wing on the east elevation topped by a front gabled roof. The house sits on a T-shaped plan with rough textured stucco cladding exterior elevation and vinyl frame windows interspersed on all sides of the dwelling (Figure 4).

This dwelling is flanked to the south by a circa 1948 one-story, single-family, Ranch-style house (P-36-13243) on an L-shaped plan (Figure 5). A side gabled roof tops the house and features three decorative dove-cote vents along the peak. Non-original rough textured stucco clads exterior surfaces and fenestration consists of non-original vinyl frame windows on all sides. Two wood frame doors on the east end of the south elevation provide the primary entrance along with three garage door openings on the same façade. Decorative vents punctuate gable faces.



Figure 4. Eastern façade (view west; December 13, 2023).



Figure 5. Western and Southern façades (view southwest; December 13, 2023).

At the very south end of the building cluster sit two circa 1948 farm storage buildings and 12 canopy structures built in the 1980s (Figure 6). The northernmost farm storage building features a front gabled corrugated metal roof, rough textured stucco cladding, and a rectangular plan. A sliding wood door serves as the primary entrance to the western façade. The building has limited fenestration and an exposed southern elevation.

The other circa 1948 farm storage building to the south is of corrugated metal construction and topped by a front gabled roof. Exposed sections of the building on the east and south elevations provide entrance to the building.

The property's northwestern corner contains a circa 1978 Ranch-style dwelling and dairy barn structure (Figures 7 and 8). The one-story Ranch-style dwelling features a side gabled roof, a rectangular plan, and rough textured stucco cladding with brick trim. Fenestration consists of aluminum slider windows on all sides. A centered and projecting front gabled section of the roof shelters a wood frame door which provides the primary entrance to the house that is by a brick chimney. Just to the west is a two-story, front gabled dairy barn on a rectangular plan. Window treatments consist of three aluminum slider windows on the primary north elevation. Two flat panel wood doors act as entrance ways on the primary façade and the west elevation contains three freight entrances with metal roll-up doors. Four brick pilasters on the primary façade distinguish the building.

Flanking the two farm storage buildings, to the east and west, are two hay canopy shelters with corrugated metal shed roofs supported by square wood posts. The remainder of the property to the south consists of six new linear cattle feeding trough canopy shelters spanning the southern end of the property ranging from roughly 1,000 feet to 450 feet in length. No new buildings or structures have been added to the property since 1994. Vegetation on the property consists of a grass lawn that surrounds the dwelling on the north end of the property and one pine along the north property line.



Figure 6. Eastern façade (view southwest; December 13, 2023).



Figure 7. Northern façade (view south; December 13, 2023).



Figure 8. Northern façade (view southeast; December 13, 2023).

EVALUATION

The property at 9381 E. Riverside Drive (P-36-13241, P-36-13242, and P-36-13243) does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Ontario Historic Landmark individually or as part of an existing historic district, as demonstrated below.

NRHP/CRHR Criterion A/1

Research shows the property at 9381 E. Riverside Drive as having been used for agricultural purposes since the 1930s. It later operated as a cattle ranch, thoroughbred racehorse breeding ranch, and finally as a dairy. While the property shares a history with thoroughbred horseracing, horse breeder Rex Ellsworth only used the property as his main headquarters from 1947 to 1953 before he achieved greater success after moving his headquarters to a Chino property 7 miles to the west. Evidence did not suggest that other uses of the property, including a cattle ranch and later a dairy started in the late 1970s, played an important role in events of the past. Both cattle ranches and dairies stand as common-place agricultural activities for the area and no information was located indicating that the property is associated with important innovations in ranching or dairy production. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, ECORP found 9381 E. Riverside Drive not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

Previous owners of the 9381 E. Riverside Drive property include C.C. Moseley, who operated the property briefly as a cattle ranch, restaurant chain owner W. "Tiny" Naylor, and Rex Ellsworth, who operated it as an 80-acre thoroughbred racehorse breeding farm starting in 1947. The De Boer family has operated a dairy on the property since the late 1970s. Although Rex Ellsworth had a decorated career as a thoroughbred breeder and was the owner of the 1955 Kentucky Derby winning horse Swaps, Ellsworth's main horse

breeding and training operation was 7 miles to the west in Chino, near the intersection of Schaefer Avenue and Pipeline Avenue. Newspaper articles associate the racehorse Swaps and subsequent winning horses trained by Ellsworth with the Chino location, which he purchased in 1953 (officially listed 3985 Schaefer Avenue) with no mention of these horses training at the subject 9381 E. Riverside Drive location after 1953. In addition, research found no indication that other property owners, besides Ellsworth, made a significant contribution to local history. There is no information in the archival record to suggest that the 9381 E. Riverside Drive is associated with the lives of persons significant in our past and ECORP found the property not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

9381 E. Riverside Drive represents a typical example of an agricultural property with Ranch-style dwellings and similar properties can be found throughout southwest San Bernardino County to the present day. The Ranch style dwellings on the property lack features found in better examples of the style such as board-and-batten siding, diamond pane windows, x-bracing, and more rambling plans. Research found no evidence that any of the dwellings on the property are the work of a master. Ancillary farm storage buildings and corrals have utilitarian designs and few distinguishable architectural characteristics. No building on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction. Therefore, ECORP found 9381 E Riverside Drive not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential of 9381 E. Riverside Drive is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. ECORP found 9381 E. Riverside Drive not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

9381 E. Riverside Drive maintains integrity of setting because the buildings on the property have not been relocated. The De Boer Dairy has operated the property since the late 1970s and completely reconfigured the corrals on the property and added a few new canopy shelters and two farm storage buildings. Dairy operation changes since the 1970s have dramatically changed the relationship between buildings and general farm operation from the 1947 period of significance. Due to this drastic change of use and physical layout, the property no longer retains integrity of setting, feeling, and association. The oldest buildings on the property are Ranch-style dwellings built from roughly 1947 to the 1960s. These dwellings have all undergone significant alterations including the replacement of original windows with vinyl frame windows, the replacement of original doors, cladding in non-original stucco, and building additions. The alterations have removed what few character-defining features the dwellings had. In addition, the two ancillary farm buildings have replacement cladding and altered entranceways. Therefore, the property lacks integrity of design, materials, and workmanship. Regardless of integrity, due to lack of historical significance, 9381 E. Riverside Drive does not meet NRHP or CRHR eligibility criteria as an individual

resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Ontario Historic Landmark Designation

An individual City of Ontario Historic Landmark must meet the following criteria contained in the Ontario Development Code Section 4.02.050 on its own merit:

1. It meets the criteria for listing in the National Register of Historic Places or

Per the significance evaluation above, ECORP found the property not eligible for the NRHP under any criterion.

2. It meets the criteria for listing in the California Register of Historic Resources or

Per the significance evaluation above, ECORP found the property not eligible for the CRHR under any criterion.

3. It meets one or more of the following criteria:

A. It exemplifies or reflects special elements of the City's history

The property exhibits a history typical of agricultural properties in the area and does not have special elements of the City's history.

B. It is identified with persons or events significant in local, state, or national history

Previous owners of 9381 E. Riverside Drive include C.C. Moseley, who operated the property briefly as a cattle ranch, restaurant chain owner W. "Tiny" Naylor, and Rex Ellsworth, who operated it as an 80-acre thoroughbred racehorse breeding farm starting in 1947. The De Boer family has operated a dairy on the property since the late 1970s. Although Rex Ellsworth had a decorated career as a thoroughbred breeder and was the owner of the 1955 Kentucky Derby horse Swaps, Ellsworth's main horse breeding and training operation was 7 miles to the west in Chino, near the intersection of Schaefer Avenue and Pipeline Avenue. Newspaper articles associate the racehorse Swaps and subsequent winning horses trained by Ellsworth with the Chino location that he purchased in 1953 (officially listed 3985 Schaefer Avenue) with no mention of these horses training at the subject 9381 E. Riverside Drive location after 1953. There is no information in the archival record to suggest that 9381 E. Riverside Drive is associated with the lives of people significant in local, state, or national history.

C. It is representative of the work of a notable builder, designer, architect, or artist

Research found no evidence that 9381 E. Riverside Drive represents the work of a notable builder, designer, architect, or artist. Therefore, ECORP finds the property not eligible for association with notable builders, designers, architects, or artists.

D. It embodies distinguishing architectural characteristics of a style, type, period or method of construction

9381 E. Riverside Drive represents a typical example of an agricultural property with Ranch-style dwellings and similar properties can be found throughout southwest San Bernardino County to the present day. Ranch-style dwellings on the property lack the character-defining elements of the style such as board-and-batten siding, diamond pane windows, x-bracing, and more rambling plans. Ancillary farm storage buildings and corrals have utilitarian designs and few distinguishable architectural characteristics. Therefore, ECORP finds the property not eligible for embodying a distinguished architectural characteristic of a style, type, period, or method of construction.

E. It is noteworthy example of the use of indigenous materials or craftsmanship

The property at 9381 E. Riverside Drive contains Ranch-style dwellings and utilitarian farm buildings all built after WWII. They represent typical building types and construction methods of the era and ECORP finds the property not eligible for association with indigenous materials or craftsmanship.

F. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation

The property at 9381 E. Riverside Drive contains Ranch-style dwellings and utilitarian farm buildings all built after WW II. The current dairy operation has arranged corrals and farm-related elements much like other dairies in the area. Therefore, ECORP finds the property not eligible for representing a significant structural, engineering, or architectural achievement or innovation.

G. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community of the City

The property at 9381 E Riverside Drive is in an agricultural area on the southern end of the City of Ontario among many properties of a similar type and configuration. Therefore, ECORP finds the property not eligible as it does not represent a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood or community of the City.

H. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen

Ontario and southwestern San Bernardino County contain several dairy and agricultural operations similar to the property at 9381 E. Riverside Drive. Therefore, ECORP finds the property not eligible as one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Findings and Conclusions

No historic built environment resources were identified within the 9381 E. Riverside Drive property because of extensive archival research, field survey, and property significance evaluation. Therefore, the

property is not considered a historical resource for the purposes of CEQA. Further, no potential indirect impacts to historical resources were identified.

RECOMMENDATIONS

Based on the updated records search results and the previous cultural resource studies completed, approximately 95 percent of the Project Area has been previously surveyed; however, most of the offsite improvement locations have not been previously studied. All of the historic structures located within the Project Area were previously evaluated as not eligible; whether or not there was agency concurrence on those findings is not known. In addition, ECORP reevaluated the property at 9381 E. Riverside Drive (P-36-13241, P-36-13242, and P-36-13243) and found it not eligible under any of the criteria for listing in the NRHP, CRHR, or as a City of Ontario Historic Landmark individually or as part of an existing historic district. Therefore, the property is not considered a historical resource for the purposes of CEQA and no further action is required for the resources. Although there are no current known archaeological resources within the Project Area, the areas of the Project that have not been surveyed or studied could contain archaeological resources. ECORP recommends implementing the mitigation measures below to minimize potential impacts to cultural resources within the Project Area:

Cultural Resources

- CUL-1** Prior to the start of construction, the Project Proponent shall retain a qualified professional archaeologist to monitor all ground-disturbing activities associated with Project construction. Monitoring is not required for placement of equipment or fill inside excavations that were monitored, above-ground construction activities, or redistribution of soils that were previously monitored (such as the return of stockpiles to use in backfilling). The Monitoring Archaeologist shall meet or work under the direct supervision of someone meeting the Secretary of the Interior's professional qualifications standards for prehistoric and historic archaeology. The archaeologist shall be present at a pre-grading meeting(s), establish procedures for archeological resource monitoring during grading and construction, and establish, in conjunction with the City, procedures to temporarily halt or redirect all work to allow the sampling, identification, and evaluation of all resources as that are encountered by the archaeologist. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in conjunction with the City, that shall be taken for exploration and/or salvage in compliance with CEQA standards.
- CUL-2** If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify the San Bernadino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code (PRC), and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant

(MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

If you have any questions or would like to discuss these issues in further detail, please contact me at ssifuentes@ecorpconsulting.com or by phone at (909) 307-0046.

Sincerely,



Sonia Sifuentes

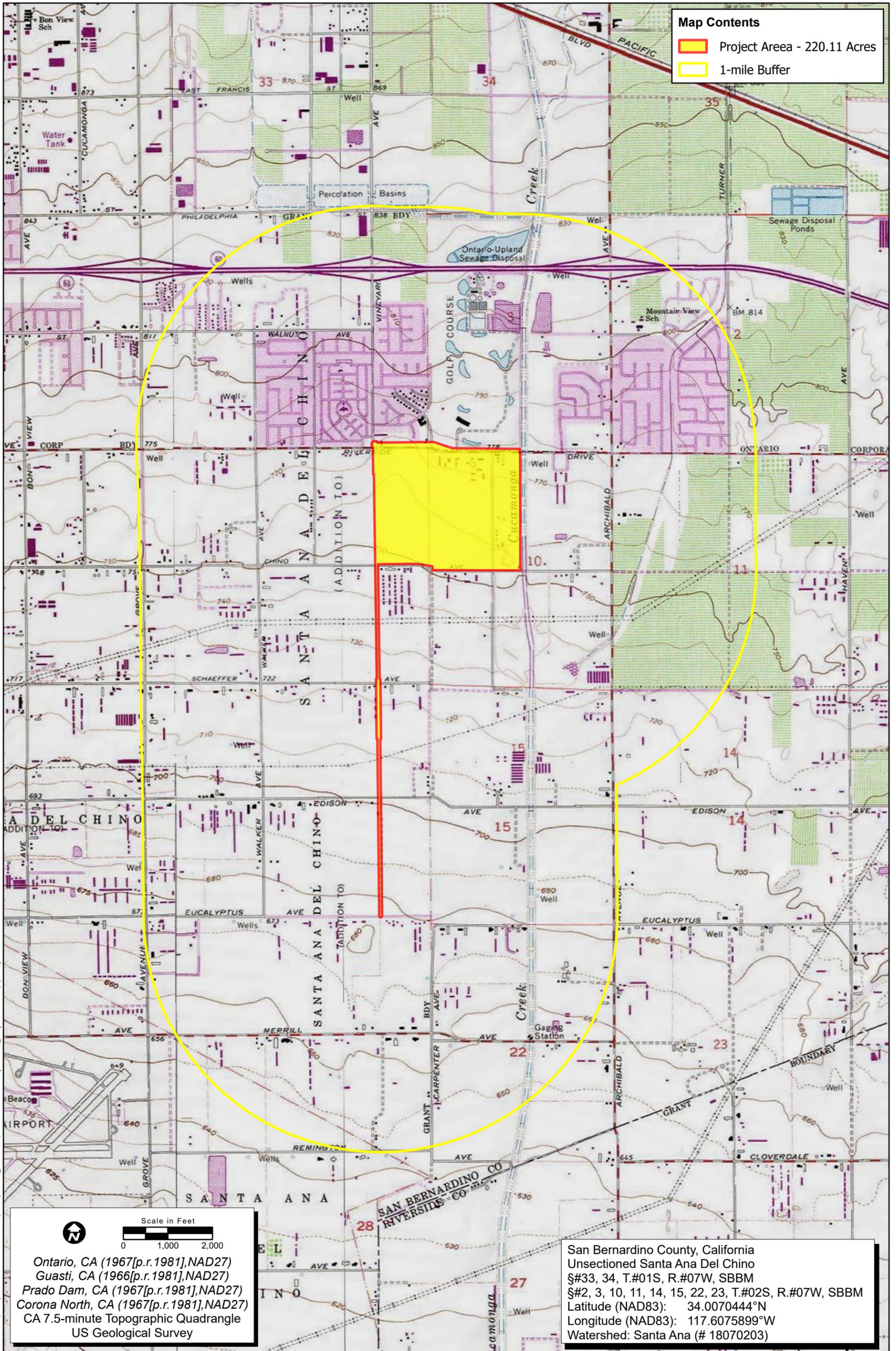
Southern California Cultural Resources Manager/Senior Archaeologist

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- _____. 2006c. California Department of Parks and Recreation (DPR) 532 form record for P-36-013423. On file at South Central Coastal Information Center at California State University, Fullerton.
- _____. 2006d. California Department of Parks and Recreation (DPR) 532 form record for P-36-013424. On file at South Central Coastal Information Center at California State University, Fullerton.
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Records Search Confirmation



Map Contents

- Project Area - 220.11 Acres
- 1-mile Buffer

Scale in Feet
 0 1,000 2,000

Ontario, CA (1967[p.r.1981],NAD27)
 Guasti, CA (1966[p.r.1981],NAD27)
 Prado Dam, CA (1967[p.r.1981],NAD27)
 Corona North, CA (1967[p.r.1981],NAD27)
 CA 7.5-minute Topographic Quadrangle
 US Geological Survey

San Bernardino County, California
 Unsectioned Santa Ana Del Chino
 §#33, 34, T.#01S, R.#07W, SBBM
 §#2, 3, 10, 11, 14, 15, 22, 23, T.#02S, R.#07W, SBBM
 Latitude (NAD83): 34.0070444°N
 Longitude (NAD83): 117.6075899°W
 Watershed: Santa Ana (# 18070203)

Location: N:\2023\2023-177 Ontario Ball Park\MAPS\Cultural_Resources\Cultural_Resources.aprx - OBP_RS (trotellini - 10/4/2023)

Map Date: 10/4/2023
 Sources: ESRI, USGS

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-00253	NADB-R - 1060253; Voided - 75-4.3A	1975	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	ETHNOGRAPHIC AND ARCHAEOLOGICAL BACKGROUND	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00254	NADB-R - 1060254; Voided - 75-4.3B	1975	SUSS, TERRY D.	ARCHAEOLOGICAL IMPACT REPORT: RESOURCES EVALUATION OF CUCAMONGA CREEK AREA, REMINGTON AVENUE - CHINO - CORONA ROAD, U.S.G.S. CORONA NORTH, CALIF.	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00307	NADB-R - 1060307; Voided - 76-3.5	1976	HARRIS, RUTH D.	ARCHAEOLOGICAL - HISTORICAL ASSESSMENT, PROPOSED ANNEXATION TO THE CITY OF ONTARIO	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00317	NADB-R - 1060317; Voided - 76-4.2	1976	MARTZ, PATRICIA	DESCRIPTION AND EVALUATION OF THE CULTURAL RESOURCES: CUCAMONGA, DEMENS, DEER AND HILLSIDE CREEK CHANNELS, SAN BERNARDINO AND RIVERSIDE COUNTIES, CALIFORNIA	ARCHAEOLOGICAL RESEARCH UNIT, UCR	36-000270, 36-000895, 36-000897, 36-000898, 36-000899, 36-000900, 36-000901, 36-000902, 36-015231
SB-00324	NADB-R - 1060324; Voided - 76-4.8	1976	HARRIS, RUTH D.	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT OF AREA BOUNDED BY PHILADELPHIA STREET ON THE NORTH, BAKER AVENUE ON THE EAST, RIVERSIDE DRIVE ON THE SOUTH, AND SULTANA AVENUE ON THE WEST	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00385	NADB-R - 1060385; Voided - 76-9.3	1976	HEARN, JOSEPH E.	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT: SEC. 4, T2S R7W, ONTARIO	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00596	NADB-R - 1060596; Voided - 78-1.3	1978	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT OF MERRILL AVENUE - FROM GROVE AVENUE TO ARCHIBALD AVENUE, CHINO AREA	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00655	NADB-R - 1060655; Voided - 78-6.2	1978	COTTRELL, MARIE G.	REPORT OF ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCE ASSESSMENT CONDUCTED FOR A 900- ACRE PARCEL LOCATED IN THE SOUTHWEST OF ONTARIO IN SAN BERNARDINO COUNTY, CALIFORNIA	ARCHAEOLOGICAL RESOURCE MANAGEMENT CORPORATION	
SB-00800	NADB-R - 1060800; Voided - 79-6.7	1979	HEARN, JOSEPH E.	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT FOR CHINO AVENUE/WALKER AVENUE TO CUCAMONGA CHANNEL	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-01112	NADB-R - 1061112; Voided - 81-4.2	1981	SMITH, GERALD A. and MICHAEL K. LERCH	CULTURAL RESOURCES ASSESSMENT OF TENTATIVE TRACT NO. 11917, YUCCA VALLEY, CALIFORNIA	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-01298	NADB-R - 1061298; Voided - 82-8.4	1982	SCIENTIFIC RESOURCE SURVEYS, INC.	ARCHAEOLOGICAL/PALEONTOLOGICAL/HI STORICAL SURVEY REPORT ON THE TRACE ORGANICS DEMONSTRATION STUDY SITE LOCATED IN THE ONTARIO AREA OF SAN BERNARDINO COUNTY, CALIFORNIA	SCIENTIFIC RESOURCE SURVEYS, INC.	
SB-01496	NADB-R - 1061496; Voided - 85-7.1	1985	DEL CHARIO, KATHLEEN C. and MARIE COTTRELL	CULTURAL RESOURCE ASSESSMENT OF A 505-ACRE PARCEL NEAR ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA	ARCHAEOLOGICAL RESOURCES MANAGEMENT CORPORATION	
SB-01499	NADB-R - 1061499; Voided - 85-7.4A-B	1985	FOSTER, JOHN M. and ROBERTA S. GREENWOOD	CULTURAL RESOURCES OVERVIEW: CALIFORNIA PORTION, PROPOSED PACIFIC TEXAS PIPELINE PROJECT	GREENWOOD AND ASSOCIATES	
SB-01768	NADB-R - 1061768; Voided - 88-1.11	1988	LSA ASSOCIATES, INC.	A CULTURAL RESOURCE ASSESSMENT, CHINO AIRPORT EXPANSION PROJECT, SAN BERNARDINO COUNTY	LSA ASSOCIATES, INC.	
SB-03012	NADB-R - 1063012	1995	OWEN, SHELLEY MARIE	CULTURAL RESOURCES SURVEY AND IMPACT ASSESSMENT FOR THE CAJON/EPTC PIPELINE PROJECT LOCATED IN PORTIONS OF LOS ANGELES, SAN BERNARDINO, AND ORANGE COUNTIES, CA	EIP ASSOCIATES	36-005689, 36-005690, 36-005691, 36-008124, 36-008125
SB-03584	NADB-R - 1063584	1998	BRECHBIEL, BRANT	CULTURAL RESOURCE RECORDS SEARCH & LITERATURE REVIEW FOR A PBMS TELECOMMUNICATIONS FACILITY: CM 161-212, ONTARIO, CA. 4PP	LSA	
SB-03590	NADB-R - 1063590	1974	PEAK, ANN S.	ARCHAEOLOGICAL ASSESSMENT OF THE CHINO BASIN MUNICIPAL WATER DISTRICT'S REGIONAL PLANT ADDITION #1, SAN BERNARDINO COUNTY, CA. 16PP	PEAK & ASSOCIATES	
SB-04136	NADB-R - 1064136	2002	DAHDL, MIRIAM	IDENTIFICATION & EVALUATION OF HISTORIC PROPERTY: PHILADELPHIA ST RECYCLED WATER PIPELINE, CITY OF ONTARIO, SAN BERNARDINO COUNTY, CA. 21PP	CRM TECH	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-04137	NADB-R - 1064137	2003	HOGAN, MICHAEL and BAI TANG	ADDENDUM OT HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY, PHILADELPHIA ST RECYCLED WATER PIPELINE, CITY OF ONTARIO, SAN BERNARDINO COUNTY, CA. 13PP	CRM TECH	
SB-04142	NADB-R - 1064142	2002	TANG, BAI and JOSH SMALLWOOD	IDENTIFICATION & EVALUATION OF HISTORICAL PROPERTIES: RECYCLED WATER FACILITIES IMPROVEMENTS PROJECT, REGIONAL PLANTS NO. 1 & NO. 4, CITIES OF ONTARIO & RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CA. 26PP	CRM TECH	
SB-04150	NADB-R - 1064150	2002	BUDINGER, FRED E.	PROPOSED WIRELESS DEVICE MONOPINE & EQUIPMENT CABINET; WHISPER LAKE SITE, 2450 RIVERSIDE DR, ONTARIO, CA. 12PP	TETRA TECH, INC	
SB-04171	NADB-R - 1064171	2001	MAXWELL, PAMELA	CULTURAL RESOURCES EVALUATION: CUCAMONGA AND DEER CREEK CHANNELS ECOSYSTEM RESTORATION. 10PP	CORPS OF ENGINEERS	
SB-04174	NADB-R - 1064174	1998	HEKIMIAN, KENNETH K.	PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FOR VACANT COMMERCIAL PROPERTY LOCATED AT THE NW CORNER OF S. ARCHIBALD AVE & E. RIVERSIDE DR, ONTARIO, CA. 12PP	HVN ENVIRONMENTAL SERVICE CO	
SB-04507	NADB-R - 1064507	2004	TIBBETT, CASEY	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT: GRAND PARK SPECIFIC PLAN, CITY OF ONTARIO, SAN BERNARDINO COUNTY, CA. 16PP	CRM TECH	
SB-04675	NADB-R - 1064675	2006	ENCARNACION, DEIRDRE	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, PLANNING AREA 5, ARCHIBALD AVENUE AND CHINO AVENUE, CITY OF ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA		
SB-04681	NADB-R - 1064681	2004	Aislin-Kay, Marnie	Cultural Resource Records Search and Site Visit Results for Cingular Telecommunications Facility Candidate SB-575-03 (VV Dairy), 8571 Merrill Avenue, Chino, San Bernardino County, California.		

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-05358	NADB-R - 1065358	1976	Sider, W.A.	Cucamonga Creek 1776-1976 After 200 Years.		
SB-05424	NADB-R - 1065424	2006	Tang, Bai "Tom", Deirdre Encarnacion, Daniel Ballester, Josh Smallwood, and Terri Jacquemain	Historical/Archaeological Resources Survey Report: Planning Area 4, Riverside Drive and Walker Avenue, City of Ontario, San Bernardino County, California.	CRM Tech	36-013229, 36-013230, 36-013231, 36-013232, 36-013233, 36-013234, 36-013235, 36-013236, 36-013237, 36-013238, 36-013239, 36-013240, 36-013241, 36-013242, 36-013243, 36-013244
SB-05476	NADB-R - 1065476	2007	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search Results and Site Visit for T-Mobile Candidate IE04935A (SCE Chino Mira Loma M226-T6), Chino Avenue and Old Archibald Ranch Road, Ontario, San Bernardino County, California	Michael Brandman Associates	
SB-05478	NADB-R - 1065478	2006	Bonner, Wayne H. and Sarah A. Williams	Cultural Resource Records Search Results and Site Visit for Royal Street Communications, LLC Telecommunications Facility Candidate LA0723D (Westwind Park), 2425 East Riverside Drive, Ontario, San Bernardino County, California	Michael brandman Associates	
SB-05700	NADB-R - 1065700	2006	Hogan, Michael and Bai "Tom" Tang	On-Call Archaeological Monitoring Services: Eastern Trunk Sewer/Kimball Interceptor Sewer, Cities of Ontario and Chino, San Bernardino County, California.	CRM TECH	36-012533
SB-05701	NADB-R - 1065701; Paleo -	2006	Wetherbee, Matthew and Sarah Siren	A Phase I Cultural Resources Inventory and a Paleontological Assessment for the 111-Acre Avenue Specific Plan Project, City of Ontario, San Bernardino County, California.	Stantec Consulting Inc.	
SB-05702	NADB-R - 1065702	2007	Encarnacion, Deirdre and Daniel Ballester	Identification and Evaluation of Historic Properties: RP-1 Outfall Parallel Pipeline Project, City of Ontario, San Bernardino County, California.		
SB-05729	NADB-R - 1065729	2004	Gordon, Beth	CA8118/SCE Grove, 13524 South Grove Ave, Ontario, San Bernardino County, California 91761.	RESCOM Environmental Corp	
SB-05787	NADB-R - 1065787	2006	Sanka, Jennifer	Phase I Cultural Resources Assessment Paleontological Records Review Merrill Avenue Project: Albers and Van Vliet Dairy Farms, Chino, San Bernardino County, California.		

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-05976	NADB-R - 1065976	2007	Wetherbee, Matthew, Sarah Siren and Gavin Archer	Cultural Resource Assessment New Model Colony East Backbone Infrastructure, City of Ontario, San Bernardino County, California.	Stantec	36-012533
SB-06095	NADB-R - 1066095	2009	Applied Earthworks	Confidential Cultural Resources Specialist Report for the Tehachapi Renewal Transmission Project.	Applied Earthworks	36-003690, 36-019845, 36-019846, 36-019847, 36-019848
SB-06665	NADB-R - 1066665	2009	Hogan, Michael, Deirdre Encarnacion, Harry M. Quinn, Daniel Ballester, and Laura Hensley Shaker	Identification and Evaluation of Historic Properties: 930 Zone Recycled Water Project, Cities of Chino Hills, Chino and Ontario, San Bernardino County, California.	CRM Tech	
SB-06928	NADB-R - 1066928	2010	Wlodarski, Robert J.	A Record Search and Field Reconnaissance Phase for the Proposed AT&T Wireless Telecommunications Site ES0342 (Anker Property) Located at 13524 Grove Avenue, Ontario, California 91761.	CARE	36-024866
SB-07956		2007	Doolittle, Christopher J.	Archaeological Survey report for Southern California Edison's G.O. 131-D Assessment of the Chino A-Bank System and System Split Project San Bernadino County, California	Eath Tech, Inc.	
SB-07968		2011	Holm, Lisa and John Holson	Supplemental Archaeological Survey Report: Tehachapi Renewable Transmission Project Segement 8 East (Phases 2 and 3) and West (Phase 4), Los Angeles and San Bernardino Counties, California	Pacific Legacy, Inc.	36-012533, 36-012621, 36-012622
SB-07977		2010	Panich, Lee, Tsim D. Schneider, and John Holson	Supplemental Archaeological Survey Report: Tehachapi Renewable Transmission Project Segment 8 East (Phases 2 and 3), San Bernardino County California	Pacific Legacy, Inc.	36-013330, 36-013636
SB-08257		2016	Tang, Bai	Due-Diligence Historical/Archaeological Resources Study Inland Empire Utilities Agency Recharge Basin Maintenance Plan Chino Basin Area, San Bernardino and Riverside Counties, California CRM TECH Contract No. 2989	CRM TECH	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-36-012195		Resource Name - SA CHUL Farms	Building, Structure	Historic	AH05; HP02; HP33; HP39	2005 (P. Daly, Chambers Group, Inc)	
P-36-012533			Site	Historic	AH07	2005 (Robert Porter, CRM Tech)	SB-05700, SB-05976, SB-07968
P-36-013229		Resource Name - CRM Tech 1790-1	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013230		Resource Name - CRM Tech 1790-2	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013231		Resource Name - CRM Tech 1790-3	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013232		Resource Name - CRM Tech 1790-4	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013233		Resource Name - CRM Tech 1790-5	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013234		Resource Name - CRM Tech 1790-6	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013235		Resource Name - CRM Tech 1790-7	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013236		Resource Name - CRM Tech 1790-8	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013237		Resource Name - CRM Tech 1790-9	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013238		Resource Name - CRM Tech 1790-10	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013239		Resource Name - CRM Tech 1790-11	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013240		Resource Name - CRM Tech 1790-12	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013241		Resource Name - CRM Tech 1790-13	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013242		Resource Name - CRM Tech 1790-14	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013243		Resource Name - CRM Tech 1790-15	Building	Historic	HP02	2006 (Josh Smallwood, CRM Tech)	SB-05424
P-36-013244		Resource Name - CRM Tech 1790-16	Building	Historic	HP02	2006 (Josh Smallwood, CRM TECH)	SB-05424

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-36-023548		Resource Name - Van Vilet Dairy	Building	Historic	HP33	2011 (Michael Dice, MBA)	
P-36-024866							SB-06928
P-36-025440		Resource Name - Chino-Mira Loma No. 1 Transmission Line	Structure	Historic	HP11	2010 (Wendy Tinsley Becker, Urbana Preservation & Planning)	SB-06037
P-36-026051		Resource Name - Devers-San Bernardino 220kV; Other - P-33-015035; Resource Name - SCE Hayfield-Chino 220kV Transmission Line; Other - Julian Hinds-Mirage 220kV, Devers-Mirage 220 kV, Devers-San Bernardino No. 1 220kV; Other - Mira Loma-Vista 220 kV, and Chino Mira Loma No. 3 220 kV Transmission Lines; Voided - 36-027693	Structure	Historic	HP11	2012 (Davidson, et al., LSA Associates, Inc.); 2013 (Wendy Tinsley/Steven Treffers, Urbana Preservation/SWCA); 2014 (Daniel Ballester, CRM Tech); 2018 (Robert Cunningham, ECORP); 2019 (Riordan Goodwin, LSA)	SB-07946, SB-07955, SB-08426
P-36-033019	CA-SBR-033019H	Resource Name - Merrill Commerce Center Temp-1	Site	Historic	AH04	2019 (Jennifer Stropes, BFSA)	
P-36-033020		Resource Name - Merrill Commerce Center Iso-1	Other	Prehistoric	AP02	2019 (Jennifer Stropes, BFSA)	

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: N/A

P1. Other Identifier: Orange Blossom and Ellsworth Ranch

***P2. Location:** Not for Publication Unrestricted

***a. County:** Riverside

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

***b. USGS 7.5' Quad:** Ontario **Date:** 1952 **T2S; R7W; Section 10** **S.B.B.M.**

c. Address: 9381 E. Riverside Drive City: Ontario Zip: 91761

d. UTM: 11S 447280 mE 3764416 mN

e. Other Locational Data:

***P3a. Description:**

The 80-acre property at 9381 E. Riverside Drive contains dwellings and farm structures on the north end of the property and long, linear cattle corrals spanning the southern two-thirds of the property. Three dwellings on this property were previously recorded: P-36-13241, P-36-13242, and P-36-13243. An L-shaped gravel driveway leads to the center of the cluster of buildings at the north end of the property. **See Continuation Sheet.**

***P3b. Resource Attributes:** HP33. Farm/ranch

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

P5a. Photo or Drawing



P5b. Description of Photo:

Overview of property
View south, December 13, 2023

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

Historic Prehistoric Both
c. 1948 (topographic maps)

***P7. Owner and Address:**

City of Ontario
303 E. B Street
Ontario, CA, 91761

***P8. Recorded by:**

Andrew Bursan
ECORP Consulting, Inc.
2861 Pullman Street
Santa Ana, CA 92705

***P9. Date Recorded:**

December 7, 2023

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

ECORP Consulting, Inc. 2023. Architectural History Inventory Report for the Orchard View Apartments Project, Butte County, California. Prepared for Pacific West Communities

***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 (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #**

- B1. Historic Name: Ellsworth/Orange Blossom Ranch
- B2. Common Name: 9381 E. Riverside Drive
- B3. Original Use: Cattle farm
- B4. Present Use: Dairy

***B5. Architectural Style:** Ranch

***B6. Construction History:**

- No original permits were located
- 2010: Permit #B201000506 for an above ground water tank system for \$10,000
- 2010: Permit #B201000508 for an above ground water tank system for \$14,000

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** Agricultural
Period of Significance: 1948

Area: Ontario
Property Type: Ranch

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of 9381 E. Riverside Drive using National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and City of Corona Landmark criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**

Andrew Bursan
ECORP Consulting, Inc.
2861 Pullman Street
Santa Ana, CA 92705

***Date of Evaluation:** December 20, 2023

(This space reserved for official comments.)



***P3a. Description (continued):**

At the far northeast end of the property is a circa 1947 one-story, single-family, Ranch-style dwelling (Resource P-36-13242) topped by a side gabled roof with slightly overhanging eaves (Figure 2). The rectangular shaped house features rough textured stucco and a chimney centered on the front façade. Besides one aluminum slider window on the front elevation, all window treatments and doors have been removed, leaving only window and door openings or window openings boarded with plywood.

Just to the west sits a circa 1966 one-story, single-family, Ranch-style dwelling (Resource P-36-13241) topped by a cross gabled roof with rounded bargeboards on the projecting front gabled eastern section of the house (Figure 3). L-shaped in plan, the house features non-original rough textured stucco which is punctuated by non-original vinyl frame windows on all elevations. A flat panel wood door highlights the west end of the front façade and serves as the primary entrance.

Further to the south is a small circa 1955 one-story, single-family, Ranch-style house surmounted by a side gabled roof with a projecting wing on the east elevation topped by a front gabled roof. The house sits on a T-shaped plan with rough textured stucco cladding exterior elevation and vinyl frame windows interspersed on all sides of the dwelling (Figure 4).

This dwelling is flanked to the south by a circa 1948 one-story, single-family, Ranch-style house (Resource P-36-13243) on an L-shaped plan (Figure 5). A side gabled roof tops the house and features three decorative dovetail vents along the peak. Non-original rough textured stucco clads exterior surfaces and fenestration consists of non-original vinyl frame windows on all sides. Two wood frame doors on the east end of the south elevation provide the primary entrance along with three garage door openings on the same façade. Decorative vents punctuate gable faces.

At the very south end of the building cluster sit two circa 1948 farm storage buildings and 12 canopy structures built in the 1980s (Figure 6). The northernmost farm storage building features a front gabled corrugated metal roof, rough textured stucco cladding, and a rectangular plan. A sliding wood door serves as the primary entrance to the western façade. The building has limited fenestration and an exposed southern elevation.

The other circa 1948 farm storage building to the south is of corrugated metal construction and topped by a front gabled roof. Exposed sections of the building on the east and south elevations provide entrance to the building.

The property's northwestern corner contains a circa 1978 Ranch-style dwelling and dairy barn structure (Figures 7 and 8). The one-story Ranch-style dwelling features a side gabled roof, a rectangular plan, and rough textured stucco cladding with brick trim. Fenestration consists of aluminum slider windows on all sides. A centered and projecting front gabled section of the roof shelters a wood frame door which provides the primary entrance to the house that is by a brick chimney. Just to the west is a two-story, front gabled dairy barn on a rectangular plan. Window treatments consist of three aluminum slider windows on the primary north elevation. Two flat panel wood doors act as entrance ways on the primary façade and the west elevation contains three freight entrances with metal roll-up doors. Four brick pilasters on the primary façade distinguish the building.

Flanking the two farm storage buildings, to the east and west, are two hay canopy shelters with corrugated metal shed roofs supported by square wood posts. The remainder of the property to the south consists of six new linear cattle feeding trough canopy shelters spanning the southern end of the property ranging from roughly 1,000 feet to 450 feet in length. No new buildings or structures have been added to the property since 1994. Vegetation on the property consists of a grass lawn that surrounds the dwelling on the north end of the property and one pine along the north property line.

B10. Significance (continued):

Historic Context

City of Ontario

In 1881, George Chaffey created the Etiwanda Irrigation community and used a series of flumes from the nearby mountains to irrigate the town then known as Etiwanda. By 1882, he had expanded his business to cover other areas of the former Rancho Cucamonga land grant including the planned community Ontario, named after his homeland in Canada (Upland Heritage 2021).

In 1887, the Atchison Topeka and Santa Fe Railroad passed through Ontario and Upland and the Upland railway station was subsequently constructed by the Bedford brothers. Due to the new train line that made it easier for locals

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*Resource Name or #: N/A

*Recorded by: Andrew Bursan

*Date: 12/20/2023

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to go to jobs outside the neighborhood, the area saw rapid growth and the construction of both residential and commercial properties. (Upland Heritage 2021). On December 10, 1891 the City of Ontario was incorporated as a city of 0.38 acre (City of Ontario n.d.a.).

The Chaffey brothers founded and constructed Chaffey College, a University of Southern California affiliate school, at 1245 Euclid Avenue in Ontario in 1901. From 1901 to 1960, it taught both high school and college courses. The Federal Works Project Administration replaced the original Chaffey College buildings in the 1930s. Chaffey College relocated to Rancho Cucamonga in 1960, and the original structure became Chaffey High School. (City of Ontario n.d.b).

In 1903, an act of Congress declared Ontario a "Model Irrigation Colony," noting innovations in standards of urban living, and served as an example of a successful irrigation project. The concrete irrigation systems and municipal water systems installed by the Chaffey brothers inspired nearby communities to follow suit (City of Ontario n.d.a).

Construction began on Pikes Peak Ocean to Ocean Highway through Ontario in 1912. As automobiles became more popular, and the Pikes Peak route became more complete in the 1920s, property owners along Holt Boulevard began to cater increasingly to motorists. Many residences were partly or fully converted into drive-up restaurants and farmers built roadside shacks to sell produce (City of Ontario n.d.c).

In 1923, taking advantage of some flat, unused crop land, businessmen Waldo Waterman and Achie Mitchell established Latimer Field. After being forced to relocate their aviation hobby multiple times, Mitchell and Waterman eventually settled at what is now Ontario World Airport. The airport served as a vital training ground for pilots during World War II (WWII; City of Ontario n.d.a).

In 1996, thanks to potential customers from the airport, as well as the 10, 60, and 15 freeways, Ontario developed what at the time was the largest single-story shopping mall in the world and the largest shopping center of any kind in California, the 131-acre Ontario Mills Mall. The Ontario Mills Mall developers intended it to meld amusement park and shopping mall elements to attract more consumers than either could alone. The AMC theater that opened at the mall featured 30 screens and was the one of biggest theaters in the world at the time of its completion (White 1996).

Today Ontario has an estimated population of approximately 179,000 people. The three main industries in Ontario are retail sales, transportation, warehousing, and health care. The population averages 3,507 people per square mile in Ontario (U.S. Census Bureau 2023).

California Ranch Properties

"For the last hundred years," writes geographer Paul F. Starrs, "the fundamental unit of a livestock operation in the western United States has been the home ranch" (Starrs 1998). In California, the home ranch traces its roots to no-fence laws of the 1870s. No-fence laws shifted the burden of fence building from farmers to ranchers, signaling the end of free-range grazing as practiced on California's Mexican-era ranchos (Jelinek 1982). Whereas ranchers had previously grazed their animals on California grasses with no regard for property boundaries, after 1870 they began acquiring their own private ranges enclosed within fences. The entire operation, called a home ranch, included family residences and outbuildings.

Unlike fruit orchards and other types of intensive agriculture where farmers supported families on 5, 10, or 20 acres by producing high-value farmed goods, ranching required vast acreage to raise cattle and sheep. "The term home ranch," writes Starrs, "asserts viability, a size and substance sufficient to claim permanence and self-reliance" (Starrs 1998) It represented extensive agriculture, where supporting a family might require 160 acres or more. Home ranches were characterized by vast open spaces where herds roamed and grazed. If well located, they possessed flowing streams or groundwater wells for watering stock and irrigating fields planted in alfalfa or other forage crops. Spatially, home ranches were also characterized by flexibility: a rancher could add adjoining acreage to increase the size of a ranch or sell off portions when cash was needed.

The nucleus of the home ranch was the headquarters, typically set upon high ground and fronting a rural county road. The headquarters contained the main house for the ranching family. Architecturally, the main houses built on home ranches through the first half of the 20th century differed little from houses built in town. They ranged from modest Minimal Traditional-style dwellings and prototypical Ranch-style houses to elaborate revival-style residences (Packard 1995). Around the main house stood a cluster of buildings, structures, and landscape features that supported ranching activities. These included barns, corrals, housing for ranch hands, stables for horses, shade trees, water towers, windmills, repair shops, and storage sheds for miscellaneous supplies (Starrs 1998). Silos and chicken coops were also common features of home ranches (Packard 1995). Many western ranches, particularly those in mountain states, had special enclosures for livestock and poultry, but benign winter weather in California made "light and cheap shelter" sufficient. "It is, in fact, frequently dispensed with altogether" noted an observer of 1920s California ranches (Wickson 1923).

Ranch Style (1930-1975)

All dwellings at 9381 E. Riverside Drive are Ranch-style houses. Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern U.S., but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes and Gardens*, and *House Beautiful*. Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the late 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-WWII suburban tract-style housing, often housing veterans who secured housing with Federal Housing Authority loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovescotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009; Horak et al. 2015; McAlester 2013).

Character-defining features include:

- rambling, elongated plans with a horizontal emphasis;
- one to two stories in height;
- low-pitched gabled or hipped roofs with overhanging, open eaves;
- general asymmetry;
- free-flowing interior spaces;
- designed connection to the outdoors;
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials;
- brick or stone chimneys details;
- attached garages often linked to residence by breezeways;
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters;
- functional and non-functional shutters details as trim around windows; and
- fenestration may include a picture window.

Development History of 9381 E. Riverside Drive

The 80-acre property at 9381 E. Riverside Drive first appears in a 1938 aerial image that depicts the property as having about 7 acres of planted trees in a rectangular formation near E. Riverside Drive on the northeast corner of the property. During this period, no buildings appear on the property and besides the 7-acre tree grove, the rest of the parcel looks fallow (NETR 2023).

By the time of the next aerial image in 1948, seven buildings including two single-family dwellings and five ancillary ranch buildings are seen clustered on the northeast corner of the property, replacing a portion of the former tree grove. The remaining portion of the property contains three large square corrals each ranging in size from 20 to 30 acres (NETR 2023).

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*Resource Name or #: N/A

*Recorded by: Andrew Bursan

*Date: 12/20/2023

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By the late 1970s, the property had much of the same configuration as the 1940s but with the addition of two rectangular Ranch-style dwellings including a street facing 20-foot by 90-foot house and a 20-foot by 50-foot single-family dwelling at the center of the building cluster on the northeast corner of the property (NETR 2023).

After the property converted to a dairy in the late 1970s, four new buildings appear on the property including a street-facing circa 1978 Ranch-style house near the centered main entrance to the property. The dwelling is flanked to the west by a circa 1978 dairy barn-style building. By 1985 two hay storage canopies were at the center of the property. In 1994, six new linear cattle feeding trough canopies span the southern end of the property ranging from 450 feet to 1,000 feet in length. The property owners have not added new buildings or structures to the property since 1994 (NETR 2023).

Ownership History

Research shows the property having been used for agricultural purposes since the 1930s. In the early 1940s, Major C.C. Moseley operated the property briefly as a cattle ranch and later sold it in 1945 to restaurant chain owner W. "Tiny" Naylor in 1945. The property again sold to Rex Ellsworth in 1947 who operated it as an 80-acre thoroughbred racehorse breeding farm. Although Rex Ellsworth had a decorated career as a thoroughbred breeder and was the owner of the 1955 Kentucky Derby horse Swaps, Ellsworth's main horse breeding and training operations were 7 miles to the west in Chino, near the intersection of Schaefer Avenue and Pipeline Avenue. Newspaper articles associate Swaps and subsequent winning horses trained by Ellsworth with the Chino location, which he purchased in 1953 (officially listed 3985 Schaefer Avenue) with no mention of these horses training at the subject 9381 E. Riverside Drive location after 1953. The subject property most likely acted as an ancillary facility to their main operation in Chino which was about 220 acres larger. The De Boer family purchased the property in the late 1970s and have operated a dairy on the property to the present day (San Bernardino County Sun 1947; The Mirror 1953; Chino Champion 1975).

Evaluation

The property at 9381 E. Riverside Drive (Resources P-36-13241, P-36-13242, and P-36-13243) does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Ontario Historic Landmark individually or as part of an existing historic district, as demonstrated below.

NRHP/CRHR Criterion A/1

Research shows the property at 9381 E. Riverside Drive as having been used for agricultural purposes since the 1930s. It later operated as a cattle ranch, thoroughbred racehorse breeding ranch, and finally as a dairy. While the property shares a history with thoroughbred horseracing, horse breeder Rex Ellsworth only used the property as his main headquarters from 1947 to 1953 before he achieved greater success after moving his headquarters to a Chino property 7 miles to the west. Evidence did not suggest that other uses of the property, including a cattle ranch and later a dairy started in the late 1970s, played an important role in events of the past. Both cattle ranches and dairies stand as common-place agricultural activities for the area and no information was located indicating that the property is associated with important innovations in ranching or dairy production. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, ECORP found 9381 E. Riverside Drive not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

Previous owners of the 9381 E. Riverside Drive property include C.C. Moseley, who operated the property briefly as a cattle ranch, restaurant chain owner W. "Tiny" Naylor, and Rex Ellsworth, who operated it as an 80-acre thoroughbred racehorse breeding farm starting in 1947. The De Boer family has operated a dairy on the property since the late 1970s. Although Rex Ellsworth had a decorated career as a thoroughbred breeder and was the owner of the 1955 Kentucky Derby winning horse Swaps, Ellsworth's main horse breeding and training operation was 7 miles to the west in Chino, near the intersection of Schaefer Avenue and Pipeline Avenue. Newspaper articles associate the racehorse Swaps and subsequent winning horses trained by Ellsworth with the Chino location, which he purchased in 1953 (officially listed 3985 Schaefer Avenue) with no mention of these horses training at the subject 9381 E. Riverside Drive location after 1953. In addition, research found no indication that other property owners, besides Ellsworth, made a significant contribution to local history. There is no information in the archival record to suggest that the 9381 E. Riverside Drive is associated with the lives of persons significant in our past and ECORP found the property not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

9381 E. Riverside Drive represents a typical example of an agricultural property with Ranch-style dwellings and similar properties can be found throughout southwest San Bernardino County to the present day. The Ranch style

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*Resource Name or #: N/A

*Recorded by: Andrew Bursan

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dwelling on the property lack features found in better examples of the style such as board-and-batten siding, diamond pane windows, x-bracing, and more rambling plans. Research found no evidence that any of the dwellings on the property are the work of a master. Ancillary farm storage buildings and corrals have utilitarian designs and few distinguishable architectural characteristics. No building on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction. Therefore, ECORP found 9381 E. Riverside Drive not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential of 9381 E. Riverside Drive is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. ECORP found 9381 E. Riverside Drive not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

9381 E. Riverside Drive maintains integrity of setting because the buildings on the property have not been relocated. The De Boer Dairy has operated the property since the late 1970s and completely reconfigured the corrals on the property and added a few new canopy shelters and two farm storage buildings. Dairy operation changes since the 1970s have dramatically changed the relationship between buildings and general farm operation from the 1947 period of significance. Due to this drastic change of use and physical layout, the property no longer retains integrity of setting, feeling, and association. The oldest buildings on the property are Ranch-style dwellings built from roughly 1947 to the 1960s. These dwellings have all undergone significant alterations including the replacement of original windows with vinyl frame windows, the replacement of original doors, cladding in non-original stucco, and building additions. The alterations have removed what few character-defining features the dwellings had. In addition, the two ancillary farm buildings have replacement cladding and altered entranceways. Therefore, the property lacks integrity of design, materials, and workmanship. Regardless of integrity, due to lack of historical significance, 9381 E. Riverside Drive does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Ontario Historic Landmark Designation

An individual City of Ontario Historic Landmark must meet the following criteria contained in the Ontario Development Code Section 4.02.050 on its own merit:

1. It meets the criteria for listing in the National Register of Historic Places or

Per the significance evaluation above, ECORP found the property not eligible for the NRHP under any criterion.

2. It meets the criteria for listing in the California Register of Historic Resources or

Per the significance evaluation above, ECORP found the property not eligible for the CRHR under any criterion.

3. It meets one or more of the following criteria:

A. It exemplifies or reflects special elements of the City's history

The property exhibits a history typical of agricultural properties in the area and does not have special elements of the City's history.

B. It is identified with persons or events significant in local, state, or national history

Previous owners of 9381 E. Riverside Drive include C.C. Moseley, who operated the property briefly as a cattle ranch, restaurant chain owner W. "Tiny" Naylor, and Rex Ellsworth, who operated it as an 80-acre thoroughbred racehorse breeding farm starting in 1947. The De Boer family has operated a dairy on the property since the late 1970s. Although Rex Ellsworth had a decorated career as a thoroughbred breeder and was the owner of the 1955 Kentucky Derby horse Swaps, Ellsworth's main horse breeding and training operation was 7 miles to the west in Chino, near the intersection of Schaefer Avenue and Pipeline Avenue. Newspaper articles associate the racehorse Swaps and subsequent winning horses trained by Ellsworth with the Chino location that he purchased in 1953 (officially listed 3985 Schaefer Avenue) with no mention of these horses training at the subject 9381 E. Riverside Drive location after 1953. There is no information in the archival record to suggest that 9381 E. Riverside Drive is associated with the lives of people significant in local, state, or national history.

C. It is representative of the work of a notable builder, designer, architect, or artist

Research found no evidence that 9381 E. Riverside Drive represents the work of a notable builder, designer, architect, or artist. Therefore, ECORP finds the property not eligible for association with notable builders, designers, architects, or artists.

D. It embodies distinguishing architectural characteristics of a style, type, period or method of construction

9381 E. Riverside Drive represents a typical example of an agricultural property with Ranch-style dwellings and similar properties can be found throughout southwest San Bernardino County to the present day. Ranch-style dwellings on the property lack the character-defining elements of the style such as board-and-batten siding, diamond pane windows, x-bracing, and more rambling plans. Ancillary farm storage buildings and corrals have utilitarian designs and few distinguishable architectural characteristics. Therefore, ECORP finds the property not eligible for embodying a distinguished architectural characteristic of a style, type, period, or method of construction.

E. It is noteworthy example of the use of indigenous materials or craftsmanship

The property at 9381 E. Riverside Drive contains Ranch-style dwellings and utilitarian farm buildings all built after WWII. They represent typical building types and construction methods of the era and ECORP finds the property not eligible for association with indigenous materials or craftsmanship.

F. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation

The property at 9381 E. Riverside Drive contains Ranch-style dwellings and utilitarian farm buildings all built after WW II. The current dairy operation has arranged corrals and farm-related elements much like other dairies in the area. Therefore, ECORP finds the property not eligible for representing a significant structural, engineering, or architectural achievement or innovation.

G. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community of the City

The property at 9381 E Riverside Drive is in an agricultural area on the southern end of the City of Ontario among many properties of a similar type and configuration. Therefore, ECORP finds the property not eligible as it does not represent a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood or community of the City.

H. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen

Ontario and southwestern San Bernardino County contain several dairy and agricultural operations similar to the property at 9381 E. Riverside Drive. Therefore, ECORP finds the property not eligible as one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

B12. References (continued):

Chino Champion. 1975. "Era of Glamour ends for Chino's Ellsworth Ranch" Newspapers.com: Chino Champion (Chino California), January 24, 1975, pg. 1.

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Figure 2. Southern façade (view northwest; December 13, 2023).



Figure 3. Northern façade (view southeast; December 13, 2023).



Figure 4. Eastern façade (view west; December 13, 2023).



Figure 5. Western and Southern façades (view southwest; December 13, 2023).



Figure 6. Eastern façade (view southwest; December 13, 2023).

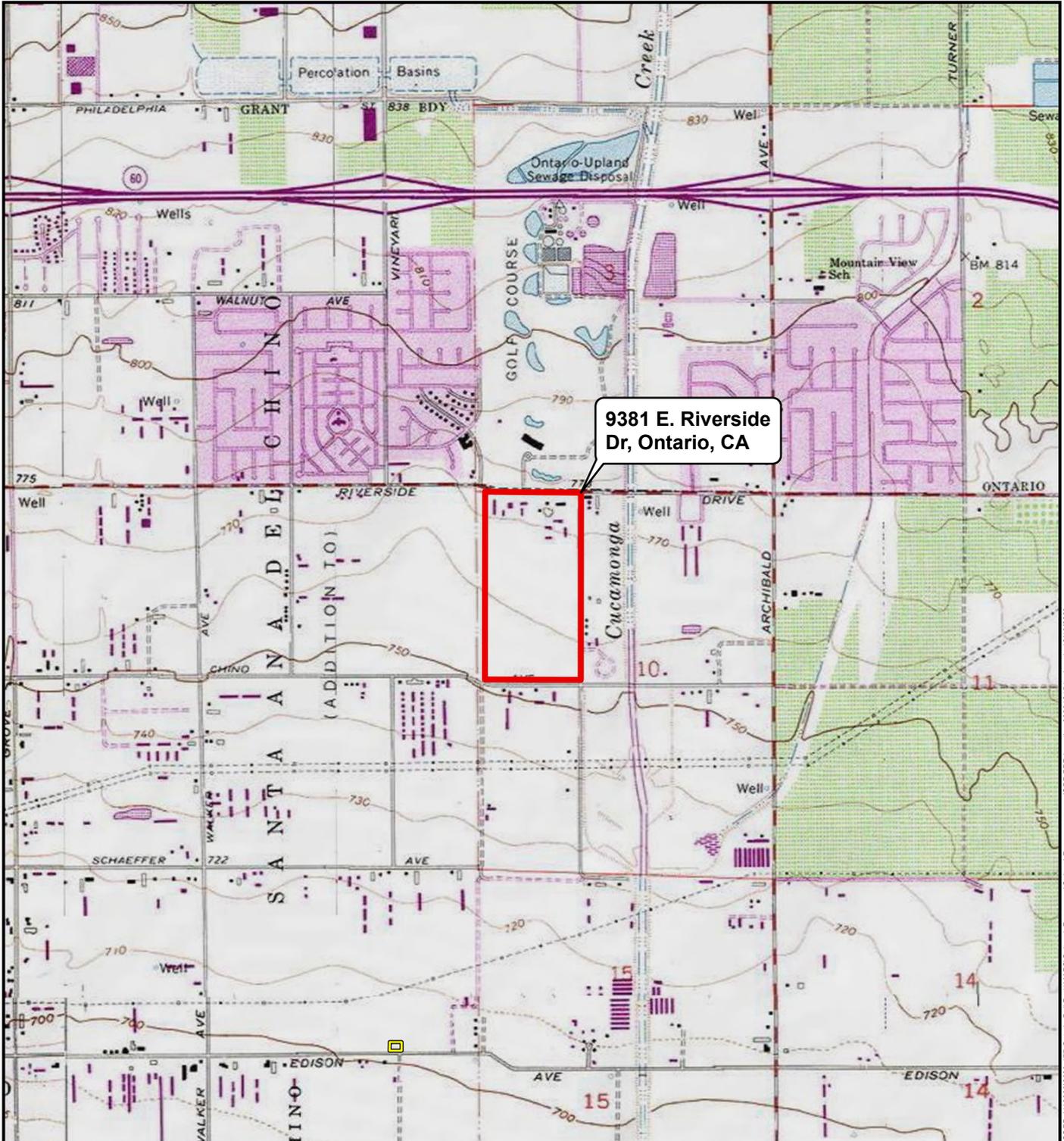


Figure 7. Northern façade (view south; December 13, 2023).



Figure 8. Northern façade (view southeast; December 13, 2023).

LOCATION MAP



DPR 523J (1/95)

*Required Information

